



Delray Beach Housing Authority

ANNUAL BOARD MEETING NOVEMBER 19, 2009 MINUTES

I. CALL TO ORDER

Meeting called to order at 8:55 a.m.

II. ROLL CALL

Morris Weinman	-	Present
Choli Aronson	-	Present
Joseph Hepp	-	Present
Sylvia Morris	-	Present
Shelly Petrolia	-	Present
Christel Silver	-	Present
Shelly Weil	-	Absent

III. APPROVAL OF AMENDED AGENDA

Noting that the Amended Agenda included the minutes from the October 14, 2009 meeting, a motion to approve the Amended Agenda was made by Commissioner Petrolia. Motion seconded by Interim-Vice Chairman Hepp. All in favor. Motion passed.

ANNUAL ELECTIONS

- a. Election of Chairman – With Interim-Vice Chairman Hepp nominating Interim-Chairman Weinman for the position of Chairman, and closing the nominations with the one nomination, by acclamation Interim-Chairman Weinman was elected as Chairman.
- b. Vice Chairman – With Commissioner Morris nominating Interim-Vice Chairman Hepp for the position of Vice Chairman and closing the nominations with the one nomination, by acclamation Interim-Vice Chairman Hepp was elected Vice- Chairman.

IV. APPROVAL OF MINUTES

- a. Minutes of October 8, 2009 Special Meeting – Motion to approve made by Commissioner Aronson. Motion seconded by Commissioner Petrolia. All in favor. Motion passed.
- b. Minutes of October 14, 2009 Regular Meeting – Motion to approve made by Commissioner Petrolia. Motion seconded by Commissioner Aronson. All in favor. Motion passed.

V. RECOGNITION OF VISITORS

David London – Section 8 Participant
Cheryl Moronta – Colonial Bank

VII. PUBLIC COMMENTARY

David London – a Section 8 Program participant related information having to do with an affordable housing project in New York which consisted of 53 units called Platinum Green Affordable Housing.

VIII. CONSENT

- a. Section 8 Coordinators' Report – Bridgette Huff
- b. Chief Financial Officer's Report – Naomi Durham
- c. Quality Control Report – Jakeleen Fernandez

IX. CORRESPONDENCE

Journal of Housing

X. OLD BUSINESS

- a. Presentations By Responders to Banking Request For Proposals
 - 1. Legacy Bank – Representing legacy Bank were Wendy Stephens, Matthew Sheehan and Dennis Bedley. Their brief presentation consisted of noting that they are a local bank with state of the art technology and personalized customer service. All employees are part owners of the bank. It was noted that Legacy was not familiar with New Market Tax Credits., but is lending money and this year alone have lent over \$10 million for a variety of projects. They also have had no dealings with HUD.
 - 2. TD Bank - Here today from TD Bank were Tom Treal, Michelle Govito, Paolo Casabone and Pamela Ramkalawan. It was noted that TD Bank is part of the TD Bank Financial Group, who has approximately \$134 billion in assets in the United States. There is also a global wealth business, a majority interest in TD Ameri Trade and also a wholesale banking division which does securities through TD Securities. TD Bank is one of two banks in the United States having a AAA rating. They are projecting earning about \$4 billion this year. They are a full service institution with 100 locations, open 7 days a week, 361 days a year. They also have been rated the second strongest bank in North America and one of the top 20 in the world. If chosen the DBHA would have a dedicated representative with personal, direct service. TD Bank's personalized customer service was described and it was noted that they have a AAA rating from Moody's. They are also currently making construction loans.
 - 3. BB&T Bank – Present from this bank was Joan Julian, Lorie Garland, Cheryl Moronta and Mike Betty. It was noted that BB&T was founded in 1872 and currently have approximately 31,000 employees. They are headquartered in Winston Salem, North Carolina. The are approximately 800 branches. BB&T recently took over Colonia and who was in receivership. BB&T's decision making is made on a local level. They are a FHA and FDA lender and very

involved in the mortgage industry and are also a member of the Housing Industry Leadership Counsel and have partnered with the City of Hollywood, the West Palm Beach Mayor's Office, the Neighborhood Stabilization Program and the Broward County Housing Authority. J.D. Powers has rated them number 1 in mortgage origination and number 2 in mortgage providers. They offer personalized service and everything is done in-house. A breakdown of their individualized services was described. It was noted that BB&T has a government financing division which solely handles municipalities and authorities like the DBHA. They are one of the top 50 banks in the world. Note was made that they had taken TARP (Troubled Asset Relief Program) funds, but had repaid it and the repayment was approved by the Government. BB&T does do HUD lending and is familiar with New Market Tax Credits.

4. City National Bank – Represented by Ian Schweid and Kimberly Camejo it was stated that city National Bank has been in business for 64 years, is a community bank and has done a lot with municipalities and local communities, and a good deal with Delray Beach and the CRA. Mr. Schweid mentioned that his bank is one of the most stable in the United States and customer service is a priority with personalized contacts. City National is currently actively lending funds and has experience with HUD. They are not familiar with New Market Tax Credits and have not taken any TARP funds.

At this point in the meeting, after a discussion relating to each presentation. A vote was taken of each Commissioner present and by a unanimous vote City National Bank was selected. A motion was made by Commissioner Silver to have the President/CEO negotiate a lower fee with City National Bank. Motion was seconded by Vice-Chairman Hepp. All in favor. Motion passed.

- c. Chief Operations Officer's Report – Shirley Erazo
 1. Housing Choice Voucher (HCV) Family Self-Sufficiency Program Coordinator Funding Application – An application to HUD for the HCV Family Self-Sufficiency Program Coordinator's Grant has been submitted for a requested amount of \$50,917. This amount will cover the Family Self-Sufficiency Coordinator's position currently administered by Families First.
 2. Delray Beach Housing Authority Annual and Five Year Plan – Preparations have begun for the initial stage of the Annual and 5 Year Plan which are due to HUD by January 15, 2010. It will include all goals and accomplishments made during the past year and coming years. Goals for the coming years will include items from the upcoming Strategic Planning Sessions.
 3. Annual Operating Budget – Work will begin on the Housing Authority's Annual Budget for fiscal year 2010-2011, taking into consideration the economy and HUD's uncertainties relating to additional funding opportunities. A draft copy will be presented at the January, 2010 Board Meeting.
 4. Reporting of Section 8 Voucher Management System (VMS) –The July, 2009 report has been completed and approved by HUD. An estimated report for August and September, 2009 has been submitted. Actuals will be transmitted to HUD at the end of this month.

5. Annual Employee Incentive Luncheon – This event is scheduled for December 22, 2009 at 11:30 at the Cheesecake Factory, located at 5520 Glades Road in Boca Raton.
- d. President/CEO's Report –
1. Update on the Redevelopment of Carver Estates – As previously reported, the Quit Claim Deed to the 18 acres has been recorded and ownership is now back in the Delray Beach Housing Authority's name. The 2009 Tax bill has been received and will be paid by the November 30, 2009 deadline. Research is being done to determine if the previous Non-Advalorem tax status to determine if they had been paid.

Note was made that since the last meeting, working with Smart, Inc. and the law firm of Goulston-Storrs efforts have been made to assist the DBHA with the submission of a letter to HUD, noting that this project is the same as the original project for a rental community development. At this point, Knox LaSister, of Smart, Inc. described guidelines for the \$10 million Capital Fund Recovery Grant were very limited in threshold issues in terms of funding considerations. When the Grant is awarded, if the Developer is no longer in place, that is considered a threshold issue, which would mean that HUD would could recapture the funds. The DBHA took the position that the change that had been made was so small that it should not fall back to what would be their normal position with respect to this type of situation. No word, as of yet has been received from HUD as to how they plan to respond.

It was noted that feedback from the community, regarding the units to be built should be a less dense site and that the build out should be more consistent with what the community is looking for at this time. The planned 66 units would be considered Public Housing units, under the Annual Contributions Contract. The community feels that these 66 units should be elderly units. The \$10 million would only be for the 66 units to be built on the 3.8 acres.

XI. NEW BUSINESS

First Amendment to the Sales/Purchase Agreement for 82 NW 5th Avenue – Note was made that the DBHA had entered into a Purchase Agreement with the CRA to purchase .31 acres to be used as the West Settlers Office Building and new permanent home of the Delray Beach Housing Authority. This Amendment is a request to obtain an extension for building permits due to the switch to LEED Certification. The CRA has granted an extension until June, 2010. Motion to approve this First Amendment was made by Commissioner Morris. Motion seconded by Commissioner Aronson. All in favor. Motion passed.

XII. COMMENTS

- a. President/CEO - none
- b. Attorney – none
- c. Commissioners – none

XIII. ADJOURNMENT

Meeting adjourned at 11:35

