

**DELRAY BEACH HOUSING AUTHORITY**

**REGULAR BOARD MEETING**

**MAY 27, 2009**

**MINUTES**

**I. CALL TO ORDER**

Meeting called to order at 8:50a.m

**II. ROLL CALL**

Angela Randolph - Present  
Morris Weinman - Present  
Choli Aronson - Present  
Joseph Hepp - Present  
Sylvia Morris - Present  
Christel Silver - Present  
Shelly Weil - Present

**III. APPROVAL OF AGENDA**

Motion to approve the Agenda made by Vice Chairman Weinman. Motion seconded by Commissioner Silver. All in favor. Motion passed.

**IV. APPROVAL OF MINUTES OF MARCH 19, 2009**

- a. Motion to approve minutes of April 2, 2009 Special Board Meeting made by Vice Chairman Weinman. Motion seconded by Commissioner Hepp. All in favor. Motion passed.
- b. Motion to approve minutes of April 16, 2009 Regular Board Meeting made by Vice Chairman Weinman. Motion seconded by Commissioner Silver. All in favor. Motion passed.

**V. RECOGNITION OF VISITORS**

Scott Haywood – Delray Beach Resident  
Gregory Clay – Families First  
Perry Rowen  
Connie Staudinger – Auburn Group

**VI. PUBLIC COMMENTARY**

None

At this time, the newest member of the Board of Commissioners, Ms. Choli Aronson, was introduced and gave a brief description of herself and her experience. She was welcomed by the Board.

**VII. CONSENT**

At the request of the Chairman, the Quality Control Report was moved to Old Business, Item A

- a. Section 8 Coordinator's Report – Bridgette Huff
- b. Chief Financial Officer's Report – Naomi Durham
- c. Administrative/Grant Report – Nina Levine
- d. Property Manager's Report – Yvette Evans

Motion to approve Consent Agenda with the above noted change was made by Vice-Chairman Weinman. Motion seconded by Commissioner Hepp. All in favor. Motion passed.

**VIII. CORRESPONDENCE**

Journal of Housing

**IX. OLD BUSINESS**

- a. Quality Control Report – Jakeleen Fernandez – It was noted that as a result of Jakeleen's perseverance and hard work, the DBHA was able to recoup a total of \$40,006.75 from the Florida Housing Finance Corporation relating to the Tenant Based rental Assistance Program (TBRA). This program was for a period of two years, resulting from the devastation of Hurricanes Francis and Jean.
- b. President/CEO's Report –
  - 1. 82 NW 5<sup>th</sup> Avenue – West Settlers Office Building Update – Note was made that the approval process was still ongoing. A meeting was held with the CRA, Planning & Zoning and the DBHA's architect. Planning & Zoning has approved the parking arrangements to permit the DBHA to use space at Mt. Olive Baptist Church which is across the street from the building site.
  - 2. Tax Credit Training – The President/CEO attended training in Miami sponsored by the Reznick Group on Tax Credits. It was noted for financing, the minimum tax credit size project is \$5 million. The DBHA's project is \$4 million. After reviewing the project costs, Commissioner Hepp felt that the proposed budget was not too high and was in fact, in line with current costs. Once permits are obtained, costs will be re-examined closely and will be submitted to the banks for financing. Preliminary site plans and financials have already been submitted to Legacy Bank. This bank wants to examine everything, in detail, before considering financing.
  - 3. Development Officer's Position – This position has been advertised and interviews will take place on May 28 and June 4. Note was made that almost 50 responses were received and some were exceptional. An update will be brought back to the Board at the next meeting.
  - 4. City Commission Workshop – This was held on May 12 and proved to be very successful. A request has been made to do the same presentation, including the NW 5<sup>th</sup> Avenue project for the CRA's Board on June 25 at 5:00 pm at City Hall.
- c. Retainer Letter for Gary Cohen, Mediator – Gilberto Pastoriza, DBHA legal counsel, noted that the mediation, in an attempt to settle the dispute between the DBHA and the Auburn Group, is scheduled for Monday, June 1. This mediation will be attended by the President/CEO and due to the Chairman not being available, the Vice Chairman. Mr. Cohen has been approved by both party's attorneys and a retainer letter has been submitted today for Board approval. It was noted that both the DBHA and the Auburn Group have agreed that the cost for this shall be divided 50/50. Approval was recommended. Motion to approve made by Vice Chairman Weinman. Motion seconded by Commissioner Silver. All in favor. Motion passed.
- d. DBHA Commissioner Training – It was noted that only NAHRO furnishes both Commissioner Fundamentals and Ethics and the Housing Community Development Commissioner training. A cost analysis had been conducted and it was found that it would be quite expensive to have it conducted at the Housing Authority's office. After a brief discussion it was decided that this item would be explored further and will be brought back at the next Board Meeting.

- e. President/CEO's Annual Evaluation – The period covered is 4/1/2008 to 3/31/2009. Evaluation forms had been distributed to the Board at the last meeting. These evaluation forms will be returned to the CEO prior to next month's meeting and will be discussed then.

X. **NEW BUSINESS**

Resolution 2009-03- Section 8 Management Assessment Program (SEMAP) – An annual requirement of HUD, it is anticipated that the DBHA will, once again, be designated as a High Performer. The certification will be transmitted electronically once approval by the Board is received. This process is where HUD grades Housing Authoritys and designates them either as a High Performer, Standard Performer or Troubled. For the last ten (10) years, the DBHA has been designated as a High Performer, except for one exception when it was missed by a few points. After a brief description of the submission contents, approval was recommended. Motion to approve Resolution 2009-03 was made by Vice-Chairman Weinman. Motion seconded by Commissioner Silver. All in favor. Motion passed.

XI. **COMMENTS**

a. **President/CEO**

1. **Mediation Summary** – This summary was sent to the Board via e-mail prior to today's meeting. It summarizes the DBHA's complaint and position.
2. **Letter received from the Auburn Group** – This communication was also forwarded to Board Members prior to today's meeting. The letter offers that Auburn, on behalf of the Delray Beach Housing Authority, would apply for the latest round of stimulus money made available to Public Housing Authoritys under the new Capital Fund Recovery Competition. Their letter notes the possibility of receiving up to \$20 million. Note was made that these funds must be spent on Public Housing units or Public Housing land and would apply only to the rental portion of the Redevelopment project. At the recommendation of Gilberto Pastoriza the Board was encouraged to instruct DBHA staff to work with Auburn in the filing of a co-application. Motion to instruct Staff to work with the Auburn Group to complete this application as quickly as possible was made by Commissioner Silver. Motion seconded by Vice-Chairman Weinman. All in favor. Motion passed. An amended motion was made to include that DBHA staff and Auburn's staff examine the documents relating to this application to get a better understanding of what is expected and explore answers to questions raised. A Special Board meeting of the DBHA Board of Commissioners will be held to answer as many questions as possible was made by Vice Chairman Weinman. Motion seconded by Commissioner Hepp, All in favor. Motion passed.

b. **Attorney**  
None

c. **Commissioners**  
None

XII. **ADJOURNMENT**

10:15 a.m.