



DELRAY BEACH HOUSING AUTHORITY

REGULAR BOARD MEETING JULY 16, 2009 MINUTES

I. CALL TO ORDER

Meeting called to order at 8:50a.m

II. ROLL CALL

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

III. APPROVAL OF AMENDED AGENDA

Motion to approve Amended Agenda made by Commissioner Silver. Motion seconded by Commissioner Hepp. All in favor. Motion passed.

IV. APPROVAL OF MINUTES OF June 18, 2009

Motion to approve Minutes of June 18, 2009 meeting made by Commissioner Hepp. Motion seconded by Commissioner Weil. All in favor. Motion passed.

V. RECOGNITION OF VISITORS

Kathy Rainey-Holman – Families First
Shannette Morris – Concerned Citizen

VI. PUBLIC COMMENTARY

None

VII. CONSENT

- a. Section 8 Coordinator's Report – Bridgette Huff
- b. Chief Financial Officer's Report – Naomi Durham
- c. Administrative/Grant Report – Nina Levine
- d. Quality Control Report – Jakeleen Fernandez
- e. Property Manager's Report – Yvette Evans
- f. Family Self-Sufficiency Quarterly Report – Kathy Rainey-Holman

Motion to approve Consent Agenda made by Commissioner Weil. Motion seconded by Commissioner Silver. All in favor. Motion passed.

VIII. CORRESPONDENCE

Correspondence to HUD

IX. OLD BUSINESS

a. Chief Operations Officer's Report –

1. Note was made that due to the shortage in financial support from HUD an application for additional Section 8 Housing Assistance funding was submitted and a tele-conference took place on July 13. This conference covered a needs assessment of the DBHA's Section 8 Program. Once a response is received to this request, the Board will be updated. The current program will be monitored closely, with no further vouchers being issued. Also, a request has been submitted to HUD to reduce the Agency's payment standards.

2. Notification has been received that, once again, the Delray Beach Housing Authority has been classified by HUD as a HIGH PERFORMER.

b. President/CEO's Report –

At this time in the meeting the President/CEO introduced Nguyen Tran. Mr. Tran is the new Development Officer for the DBHA and came to the Agency with extensive experience in government as well as private industry. He formerly also worked for the City of Delray Beach in charge of plattings with the Planning department.

At this time the Board was informed that Chairman Angela Randolph would no longer be serving on the Board of Commissioners. This was due to her completion of 2 4-year terms. The time limitation is governed by the City of Delray Beach, and limits time to 2 4 year terms, although Florida Statutes place no limits on Board service. At the July 13 City Commission Meeting, Ms. Shelly Petrolia was selected to fill the vacancy. Later during today's meeting an Interim Chairman and Interim Vice-Chairman will be selected.

1. 82 NW 5th Avenue – West Settlers Office Building Update –

Approval of the plan was received from the State Historic Preservation Board. The required documentation has been submitted to HUD for approval to draw down funds and close on the purchase of the land.

2. Update on Redevelopment of Carver Estates –

The Developer approached the DBHA with a proposal to apply for \$10 million from new stimulus funds, to be used for public housing units. Working cooperatively with the Developer the application was submitted on July 6. The submission is for 100% low income property, which is inconsistent with the Master Development Agreement (MDA) as well as approvals previously received from the City of Delray Beach. Attention was brought to the fact that the transactional attorney's, Gholston & Storrs, previously engaged to assist with the preparation of the MDA, were re-engaged to assist with this item. This firm pointed out that when the land was transferred to the LLC, the Capital Account was to be established (\$7 million). This was not done as required by the MDA. Note was made that this, also, is another breach of the MDA. If funding is granted, approval of a new site plan will be required. Funding is restricted to only Public Housing and would go into the DBHA's account with the Treasury and could only be drawn on by the Housing Authority.

c. Approval of Contract between the National Association of Housing and Redevelopment Officials (NAHRO) and the Delray Beach Housing Authority for Commissioner Training on Ethics –

This training, scheduled for August 24 and 25th (1-1/2 days) will be held at the DBHA office. After a brief discussion, a motion to approve the Contract was made by Commissioner Silver. Motion seconded by Commissioner Hepp. All in favor. Motion passed.

X. NEW BUSINESS

a. Election of Interim Chairman and Interim Vice-Chairman – Due to the current Chairman's inability to serve, as noted previously at today's meeting, Commissioner Silver nominated Vice-Chairman Weinman. Commissioner Morris nominated Commissioner Hepp. With a 3-3 vote, noting that this

interim period would only be until October, when the Annual Board Meeting is held and annual elections are conducted. Another vote was taken and Vice-Chairman Weinman was unanimously elected as Interim-Chairman.

A nomination of Commissioner Hepp for the position of Interim Vice-Chairman was made by Commissioner Weil. With there being no other nominations, Commissioner Hepp was unanimously elected as Interim Vice-Chairman. This term, also expires with the Annual Board Meeting in October.

- b. Approval to Issue RFP for Banking Services – It was mentioned that the last RFP for banking services was in 1999. At that time Fidelity Federal responded and was very accommodating and met all the financial needs of the DBHA. Recently Fidelity Federal was taken over by National City, services began to deteriorate and fees were increased. After a brief discussion, it was noted that the RFP will be developed, reviewed by DBHA legal counsel and issued. Results will then be presented to the Board. Motion to approve made by Interim Vice-Chairman Hepp. Motion seconded by Commissioner Silver. All in favor. Motion passed.
- c. Resolution 2009-05 – Ratifying a Memorandum of Agreement Between the Delray Beach Housing Authority, the City of Delray Beach, the City of Boynton Beach and Other Consortium Members for the Purpose of Applying For Neighborhood Stabilization Program (NSP2) Funding – After a brief discussion noting that a detailed description had been furnished to the Board prior to today’s meeting and that the program provides the opportunity for individuals participating in the Family Self-Sufficiency Program to possibly leave the Section 8 Program and move on to homeownership, approval was recommended. Motion to approve Resolution 2009-05 was made by Commissioner Silver. Motion seconded by Interim Vice-Chairman Hepp. All in favor. Motion passed.

XI. COMMENTS

a. **President/CEO**

Due to staff vacation schedules, it was decided to hold the Regular Board Meeting for the month of August on August 25. This would follow the conclusion of the NAHRO training on Ethics, discussed at this meeting.

b. **Attorney**

None

c. **Commissioners**

None

XII. ADJOURNMENT

9:40 a.m.

