



DELRAY BEACH HOUSING AUTHORITY

SPECIAL BOARD MEETING **JANUARY 18, 2008** **MINUTES**

CALL TO ORDER

Meeting called to order at 9:10 a.m.

ROLL CALL

Joseph Bernadel	-	Absent
Angela Randolph	-	Present
Alfred Etienne	-	Absent
Sylvia Morris	-	Absent
Thuy Shutt	-	Present
Christel Silver	-	Present
Morris Weinman	-	Present

RECOGNITION OF VISITORS

Cito Beguristian – Auburn Development
Josh Pera´ - Delray Estates
Tom Hinnners – Auburn Development
Dawn Guzzetta – Auburn Development
Kathy Rainey-Homes – Families First
Dominic Graziano – CMPS
Don Raufrano – R2T
Christine Graziano – ERA
Tom Lavash - ERA

APPROVAL OF AGENDA

With the removal of the presentation by Archstone Construction (Item V) and adding a discussion led by Tom Hinnners of Auburn Development, regarding the General Contractor item, a motion to approve the Agenda was made by Commissioner Weinman. Motion seconded by Commissioner Shutt. All in favor. Motion passed

PRESENTATION BY DEVELOPER

Prior to the Developer's presentation, Mr. Tom Hinnners, of Auburn Development noted that he had met with the DBHA's President/CEO on January 7 and had explained that Archstone had not been selected as the General Contractor for the Redevelopment Project. Archstone had been retained to assist with value engineering preconstruction work to assist in the preparation of loan documents. The General Contractor will not be selected until all construction documents are completed. This will not take place for another few months. At that time, the General Contractor portion will be put out for bids, requiring at least 3 bids to be selected from. Mr. Hinnners did state that there had been discussions with Matt Montgomery, of Archstone, regarding Auburn Development obtaining controlling interest in the company, due to the advantages for a Developer having its own General Contractor.

Mr. Gil Pastoriza, legal counsel for the Delray Beach Housing Authority, inquired that if, in fact, Auburn Development did in fact become controlling interest in Archstone, what assurances could be

given that the due process in selection of the General Contractor for the project would be adhered to. Mr. Hinnners gave all assurances that the lowest bidder would be selected and that the selection process would be followed and be unquestionable.

At this time, Cito Beguristian, of Auburn Development presented an update from last month's meeting. The presentation included such items as the Village Square plat application, the South Florida Water Management District permit, and the Palm Beach School District's approval for assistance to teachers purchasing homes at Village Square.

An MDA update was distributed, showing approvals received, pending and explanations for delays in the project. He noted that the Villages of Delray Site Plan approval is expected in February, with initial comments already having been received. Revised Plans, responding to comments will be submitted during the week of January 21. Conditional Use, also for the Villages of Delray has been submitted and is also anticipated to receive approval next month. Traffic Concurrency has also been approved for the Villages of Delray.

Note was made that completion dates had been delayed from the original dates in the MDA for approximately one year, in part due to current market conditions. Mr. Beguristian mentioned that the DBHA would be receiving \$1.5 million in developer's fees, \$7 million for land.

VI. PRESENTATION BY ERA ON PRELIMINARY MARKET STUDY

Mr. Tom Lavash of ERA (Economic Research Associates) noted key findings in the preliminary study relating to the redevelopment project of Carver Estates.

At this time in the meeting, due to some Commissioners needing to leave early, the Meeting advanced to remaining items on the Agenda. The first being:

- ◆ The addition to the Agenda was made at this time included the CWHIP Agreement noting that this application was between the City of Delray Beach, Auburn Development the Chamber of Commerce, the School District of Palm Beach County and the Delray Beach Housing Authority. The application would be a \$5 million public-private partnership. Each participant would be making a contribution to the application. The DBHA's contribution would be the 18 acre site of Carver Estates.

Note was made that DBHA legal counsel had reviewed the agreement as well as Knox LaSister, of Smart, Inc. A motion to approve this item was made by Commissioner Weinman. Motion seconded by Commissioner Shutt. All in favor. Motion passed.

VI. APPROVAL OF INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE DELRAY BEACH HOUSING AUTHORITY

Discussed at the previous Regular Board Meeting and having received the updated Agreement relating to the \$1 million promised by County Commissioner Addie Green, note was made that this funding was to be used for the infrastructure of the roadway. Mr. Pastoriza's written comments relating to the transfer of this Agreement to the Developer included procedures to be followed in order to obtain drawing these funds down. Motion to approve the Interlocal Agreement contingent upon Auburn Development accepting outlined requirements was made by Commissioner Weinman. Motion seconded by Commissioner Shutt. All in favor. Motion passed. A letter from Mr. Hinnners, agreeing to these procedures was executed.

At this time the meeting returned to the presentation by Tom Lavash of ERA. Mr. Lavash concluded that Auburn Development was well within the range of ERA's preliminary market study findings in terms of sales per month

VII. ADJOURNMENT

Meeting adjourned at 11:30 a.m.