



Delray Beach Housing Authority

REGULAR BOARD MEETING **JANUARY 21, 2010** **DISCUSSION**

Due to the absence of Commissioners Silver, Petrolia, Morris and Vice-Chairman Hepp, there was not a quorum for today's meeting. The meeting proceeded as a discussion only.

AT 8:50 a.m. the discussion began with Kevin Kenny, of the NCT Group, reviewing the annual audit for fiscal year ending March 31, 2009. Mr. Kenny described the audit results, including items such as financial statements, management's discussion and analysis, information required by HUD, including compliance matters, government audit procedures and controls. He also described recommendations made relating to the Section 8 Program. In closing, Mr. Kenny noted that there were no issues of concern and that the DBHA was in conformity with all rules and regulations.

The Chief Operations Officer noted that with the submission date of January 15 for the Annual and Five Year Plans quickly approaching, the DBHA had requested an extension due to the dissolution of the Master Development Agreement with the Auburn Group and the desire to include results from the Strategic Planning Session. A response to this request will be received at a meeting with HUD scheduled for Tuesday, January 26.

Note was made that preparations were underway for the completion of the 2010-2011 Operating Budget. Keeping in mind the uncertainties relating to HUD's funding, the budget will remain on the conservative side. A draft of this item will be presented to the Board at the February Board Meeting.

The Development Officer noted that the West Settler's Office Building update included the submission of revised plans, was submitted to the City's Planning and Zoning Department and certification was received on January 8, 2010. A Pre-Bid meeting for the project was held with an excellent turn out. 50 general contracting firms attended. Bid openings are scheduled for February 11.

The President/CEO mentioned how successful the Strategic Planning Session, held on Saturday, January 9th had been. The overall opinion of the community was that elderly housing should be included, there should be mixed income property and also a mix of rental and homeownership. Representatives of JMWA (consulting architects for the redevelopment project) were present at the meeting and heard recommendations from the Board. They will prepare a color rendition of the project for presentations and grant applications. Options of change to the current plans were discussed.