



## DELRAY BEACH HOUSING AUTHORITY

### **SPECIAL BOARD MEETING** **FRIDAY, FEBRUARY 22, 2008** **MINUTES**

#### **CALL TO ORDER**

Meeting called to order at 8:50 a.m.

#### **ROLL CALL**

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

#### **APPROVAL OF AGENDA**

Motion to approve Agenda was made by Commissioner Shutt. Motion seconded by Commissioner Etienne. All in favor. Motion passed.

#### **RECOGNITION OF VISITORS**

Wesley Shuler – Tropical Landscaping  
Jose Rodriguez – Principle Construction  
Tyrone Smith – Tropical Landscaping  
Jeff Hatcher – Hatcher Construction  
Derrick Pearson – Hatcher Construction  
Manuel Sanchez – S. Group, Inc.  
Alex Crespo – S. Group, Inc.  
Ron Davis – Hardie Industries  
Harold Davidson – HBR Developers, LLC  
Don Rufrano – R2T, Inc.  
Kim Ajy – R2T, Inc.  
Don Graziano – CMT Group  
City Beguiristian – Auburn Development  
Connie Hicks – Auburn Development

#### **DISCUSSION ON OPERATING AGREEMENT FOR THE VILLAGES OF DELRAY, LLC**

Cito Beguiristian, of Auburn Development presented an update, noting that on Monday, February 25, it is planned to go before the City of Delray Beach's Planning and Zoning Department for the review of the site plan for the rental development portion of the project. It was also noted that part of the procedure for the submissions of site plans for the project, is that they be

brought before the Board of Commissioners of the Delray Beach Housing Authority for approval. The President/CEO stated that this document has not been formally presented to the Board as of this meeting date as well as this procedure had not been followed previously. Gilberto Pastoriza, Delray Beach Housing Authority legal counsel, advised that in the best interest of the DBHA, the Board should have the opportunity to review the submissions. This would permit the Board of Commissioners to have the opportunity to include their input into the submittal documents. Commissioner Shutt, as noted at several previous meetings, reiterated her concerns regarding Auburn's failure to furnish the Board with requested information in a timely manner.

At this time, Mr. Beguiristian displayed the proposed site plan for the rental portion of the project. He noted that it was the same site plan that was submitted to the City previously, just with a few modifications. These modifications had been requested by the City. He also reviewed other changes, including the For Sale portion, which included a second swimming pool, additional restrooms, and a tot lot with an entertainment center. In summary, it was noted that there would be a total of 264 rental units; 24 1 bedroom units and the balance evenly distributed between 2 and 3 bedroom units (212 affordable units and the remaining 52 would be workforce). It was also mentioned that there was a shortage of 62 parking spaces (578 are required), and this would be addressed.

At this time, a brief discussion took place, with Chairman Bernadel noting that it was the consensus of the entire Board that in view of the lateness of this presentation the explanations furnished did not support an efficient decision by the Commissioners for the submission of the site plan. The Board of Commissioners requested deferral of the presentation to the Planning and Zoning Board at this time.

Mr. Pastoriza suggested that, for the benefit of the new members of the Board, the approval process, time frames, and when submissions are to be submitted to the City be reviewed. Mr. Beguiristian briefly reviewed the approval process, what is the time frame for that process, when are drawings into the City, etc.

Chairman Bernadel noted, that as a partner in the project for the redevelopment of Carver Estates, there is a responsibility of the Board to make significant input. Presently, the Board does not feel that they were afforded this opportunity. After a lengthy discussion, Mr. Pastoriza suggested that Auburn have a Master Development Plan made available to the DBHA. It should describe Phase I - the For Sale component, Phase II - the Rental component; how are they integrated, do they have cross access, is there access from the for rent portion to the for sale component, etc. Knox LaSister, of Smart, Inc. noted that there should be a process put in place, so that when plans have been prepared, they can be ready for technical review and then brought to the Board for their input. Chairman Bernadel noted that, in agreement with the entire Board and on the advice of legal counsel, that there be a delay in the presentation of the Site Plan to the Planning and Zoning Board. The presentation should take place when the Board has had the opportunity to review the Plans and made significant comments that can be integrated into the document. Motion to postpone, as co-applicant, until DBHA comments have been incorporated into the document has been made by Commissioner Shutt. Motion seconded by Commissioner Morris. All in favor. Motion passed.

## **DISCUSSION ON OPERATING AGREEMENT FOR THE VILLAGES OF DELRAY, LLC, -**

Mr. Pastoriza reviewed his comments (letter dated 2/20/2008 to Tom Hinnens of Auburn Development) relating to Mr. Hinnens memo (dated 2/14/2008) sent to the President/CEO relating to the Operating Agreement. Items that were in agreement with both parties were not discussed. Mr. Beguiristian stated that, at this time, items that Auburn were not in accord with the Housing Authority could not be discussed, due to Auburn not having come to a decision on what their response would be. A response would be made available next week. Mr. Beguiristian suggested that a new Operating Agreement would be prepared, but Mr. Pastoriza recommended not preparing a new Agreement, but rather, making required adjustments to the existing one.

## **REDEVELOPMENT BUDGET AND FINANCIAL STATEMENTS FOR THE CARVER ESTATES REDEVELOPMENT PROJECT**

Mr. Beguiristian stated that this information was in the process of being prepared. Chairman Bernadel noted that this has been a consistent request, since the beginning of the project by the Board of Commissioners and that as of this date, the requested information had not been received. He noted that proceeding further with the project was not possible without the requested documentation and that it was a major concern to the Board.

## **ADJOURNMENT**

9:45 a.m.