



DELRAY BEACH HOUSING AUTHORITY

REGULAR BOARD MEETING

MAY 16, 2008

MINUTES

CALL TO ORDER

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

ROLL CALL

Joseph Bernadel - Present
Angela Randolph - Present
Sylvia Morris - Present
Thuy Shutt - Absent
Christel Silver - Absent
Morris Weinman - Present
Russell Yeager - Present

APPROVAL OF AGENDA

After removing Item B, under Old Business (Revising Interlocal Agreement between Palm Beach County, the City of Delray Beach and the Delray Beach Housing Authority, a motion to approve the Agenda was made by Commissioner Weinman. Motion seconded by Commission Morris. All in favor. Motion passed.

RECOGNITION OF VISITORS

Elizabeth Alpert – City of Delray Beach

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. Development Officer's Report – Kelvin Crockett

Motion to approve Consent Agenda made by Commissioner Weinman. Motion seconded by Commissioner Morris. All in favor. Motion passed.

VIII. CORRESPONDENCE

NAHRO Newsletter

Journal of Housing

IX. OLD BUSINESS

- A. President/CEO's Report
 1. Demolition Update – Demolition continues to proceed on schedule.

2. Update on NW 5th Avenue Property – A design for the new DBHA permanent location had been distributed to the Board. There were mixed feelings regarding the design. The President/CEO is still working with the Architect on the design .

A preliminary appraisal was received and proved to be significantly less than the original offer of \$675,000 to the CRA. Note was made that there had been some difficulty locating comparable sales and the CRA had requested revisiting the appraisal due to their recent purchases of properties. The appraisal value was \$243,000 and it was thought that the land will appraise at less than \$657,000 but more than \$243,000.

Note was made that meetings were scheduled for the following week with National City, and HSBC. One of these banks does not do construction loans and one does not do pre-development loans. Attempts will be made to obtain a partnership between the 2 banks.

3. HOPE VI – The HOPE VI in house team this year, consists of Shirley Erazo and Tiffany Ramos. Efforts have begun and it is expected that the June 20 deadline will be met. Resident required meetings have been scheduled for May 15, 29, June 2 and 4.
4. Recording of Deed – The recording of the Deed process began after the last Board Meeting. Receipt of the recording is expected shortly.

- B. Operating Agreement – Gilberto Pastoriza, legal counsel for the Beach Housing Authority, noted that all changes requested at the last Board Meeting had been included by Auburn Development’s legal counsel. Approval is recommended. Motion to approve made by Commissioner Weinman. Motion seconded by Commissioner Morris. All in favor. Motion passed.

X. NEW BUSINESS

- A. Approval of Resolution 2008-05 – Approving the SEMAP Certification – An annual requirement of HUD, this self-certification indicates all management performance relating to the Section 8 Program. The DBHA through its review of administrative performance is certifying to indicators that will result in a high performer rating. Approval is recommended. Motion to approve made by Commissioner Weinman. Motion seconded by Vice-Chairman Randolph. All in favor. Motion passed.
- B. Approval of Resolution 2008-06 – Revising the Annual Plan to Reflect the Actual Amount For the Capital Fund Program – Noting that the original amount of \$317,000 and that the Annual Plan is now being amended to reflect the actual amount of

\$310,950. Included in this Resolution is an amendment to Part B, Page 29 of Subsection E indicating that the DBHA plans to replace Public Housing up to 199 units off site by utilizing Replacement Housing Factor Funding, as well as other resources. Approval was recommended. Motion to approve Resolution 2008-06 was made by Commissioner Weinman. Motion seconded by Vice-Chairman Randolph. All in favor. Motion passed.

XI. COMMENTS

None

XII. ADJOURNMENT

Meeting adjourned at 9:20 a.m.