



DELRAY BEACH HOUSING AUTHORITY

REGULAR BOARD MEETING **JUNE 18, 2009** **MINUTES**

I. CALL TO ORDER

Meeting called to order at 8:50a.m

II. ROLL CALL

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

III. APPROVAL OF AGENDA

With the addition of the Engagement Letter from Kevin Kenny of the NCT Group under Old Business, Item D, a motion to approve the Agenda was made by Vice Chairman Weinman. Motion seconded by Commissioner Hepp. All in favor. Motion passed.

IV. APPROVAL OF MINUTES OF MAY 27, 2009

Motion to approve Minutes of May 27, 2009 Regular Board Meeting made by Vice Chairman Weinman. Motion seconded by Commissioner Aronson . All in favor. Motion passed.

V. RECOGNITION OF VISITORS

Chuck Ridley – Resident of Delray Beach
Brian Hinnners – The Auburn Group
Kevin Kenny – The NCT Group
David London – Resident of Delray Beach
Perry Rowen – Resident of Delray Beach
Connie Staudinger – The Auburn Group

VI. PUBLIC COMMENTARY

Chuck Ridley, a long time resident of Delray Beach, noted that he is serving as the spokesman for the Group of the NW/SW Community Stakeholders, which consists of residents, business owners, faith based and non-profits looking at the re-generation of the NW/SW section of Delray Beach. This was the area in which Carver Estates had been located. Mr. Ridley noted that an item that came before the Group at their last meeting was the presentation by the DBHA's President/CEO giving an overview of the current status of the redevelopment project. He also noted that the Auburn Group had been invited to make a presentation on June 25. Mr. Ridley relayed that the Group had requested that he make a presentation to the City Commission, asking that they suspend making a decision on the Village project until the Community has had the opportunity to have a discussion with the DBHA and Auburn. Also, he had

expressed the Group/s desire to have some in-put and contribution to a project having such a huge impact on their community.

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

Motion to approve Consent Agenda with the above noted change was made by Vice-Chairman Weinman. Motion seconded by Commissioner Morris. All in favor. Motion passed.

VIII. CORRESPONDENCE

Journal of Housing

IX. OLD BUSINESS

- a. Chief Operations Officer's Report – Note was made that a revised Operating Budget was included in today's information packet. This revision includes the American Recovery and Reinvestment Act (ARRA) amount of \$393,601 as income. \$290,250 of these funds is allocated for land acquisition for the NW 5th Avenue property office building expenses. \$146,000 from the previous budget will now be available as income. The position of Development Officer has been place back in the budget at an amount of \$60,000.

For the 2008 calendar year, HUD had determine the DBHA funding based on restricted reserves accumulated through the years. These reserves were a factor in determining funding for the current year. The DBHA was underfunded by \$150,000 per month which resulted in the necessity to use reserves that were in place to offer the funding shortage.

- b. President/CEO's Report –

- 1. 82 NW 5th Avenue – West Settlers Office Building Update – The Historic Preservation Board has approved the plans. There still remains an issue of their requiring a plat. It was noted by the new Development Officer, who begins work on July 13 but came to the meeting, that this was not necessary. Contact will be made with the Development Services Management Group. This Group is comprised of all City of Delray Beach department heads and the City Manager.
- 2. Tax Credit Training – The President/CEO attended training in Miami sponsored by the Reznick Group on Tax Credits. It was noted for financing, the minimum tax credit size project is \$5 million. The DBHA's project is \$4 million. After reviewing the project costs, Commissioner Hepp felt that the proposed budget was not too high and was in fact, in line with current costs. Once permits are obtained, costs will be re-examined closely and will be submitted to the banks for financing. Preliminary site plans and financials have already been submitted to Legacy Bank. This bank wants to examine everything, in detail, before considering financing.
- 3. Development Officer's Position – This position has been advertised and interviews will take place on May 28 and June 4. Note was made that almost 50 responses were received and some were exceptional. An update will be brought back to the Board at the next meeting.
- 4. City Commission Workshop – This was held on May 12 and proved to be very successful. A request has been made to do the same presentation, including the NW 5th Avenue project for the CRA's Board on June 25 at 5:00 pm at City Hall.

- c. Retainer Letter for Gary Cohen, Mediator – Gilberto Pastoriza, DBHA legal counsel, noted that the mediation, in an attempt to settle the dispute between the DBHA and the Auburn Group, is scheduled for Monday, June 1. This mediation will be attended by the President/CEO and due to the Chairman

not being available, the Vice Chairman. Mr. Cohen has been approved by both party's attorneys and a retainer letter has been submitted today for Board approval. It was noted that both the DBHA and the Auburn Group have agreed that the cost for this shall be divided 50/50. Approval was recommended. Motion to approve made by Vice Chairman Weinman. Motion seconded by Commissioner Silver. All in favor. Motion passed.

- d. DBHA Commissioner Training – It was noted that only NAHRO furnishes both Commissioner Fundamentals and Ethics and the Housing Community Development Commissioner training. A cost analysis had been conducted and it was found that it would be quite expensive to have it conducted at the Housing Authority's office. After a brief discussion it was decided that this item would be explored further and will be brought back at the next Board Meeting.
- e. President/CEO's Annual Evaluation – The period covered is 4/1/2008 to 3/31/2009. Evaluation forms had been distributed to the Board at the last meeting. These evaluation forms will be returned to the CEO prior to next month's meeting and will be discussed then.

X. NEW BUSINESS

Resolution 2009-03- Section 8 Management Assessment Program (SEMAP) – An annual requirement of HUD, it is anticipated that the DBHA will, once again, be designated as a High Performer. The certification will be transmitted electronically once approval by the Board is received. This process is where HUD grades Housing Authorities and designates them either as a High Performer, Standard Performer or Troubled. For the last ten (10) years, the DBHA has been designated as a High Performer, except for one exception when it was missed by a few points. After a brief description of the submission contents, approval was recommended. Motion to approve Resolution 2009-03 was made by Vice-Chairman Weinman. Motion seconded by Commissioner Silver. All in favor. Motion passed.

XI. COMMENTS

a. President/CEO

- 1. **Mediation Summary** – This summary was sent to the Board via e-mail prior to today's meeting. It summarizes the DBHA's complaint and position.
- 2. **Letter received from the Auburn Group** – This communication was also forwarded to Board Members prior to today's meeting. The letter offers that Auburn, on behalf of the Delray Beach Housing Authority, would apply for the latest round of stimulus money made available to Public Housing Authorities under the new Capital Fund Recovery Competition. Their letter notes the possibility of receiving up to \$20 million. Note was made that these funds must be spent on Public Housing units or Public Housing land and would apply only to the rental portion of the Redevelopment project. At the recommendation of Gilberto Pastoriza the Board was encouraged to instruct DBHA staff to work with Auburn in the filing of a co-application. Motion to instruct Staff to work with the Auburn Group to complete this application as quickly as possible was made by Commissioner Silver. Motion seconded by Vice-Chairman Weinman. All in favor. Motion passed. An amended motion was made to include that DBHA staff and Auburn's staff examine the documents relating to this application to get a better understanding of what is expected and explore answers to questions raised. A Special Board meeting of the DBHA Board of Commissioners will be held to answer as many questions as possible was made by Vice Chairman Weinman. Motion seconded by Commissioner Hepp, All in favor. Motion passed.

b. Attorney
None

c. Commissioners
None

XII. ADJOURNMENT

10:15 a.m.

