

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:00 PM Thursday, April 14, 2005
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 •(954) 525-6444**

Item 1. ROLL CALL

Upon roll call the following answered present: Tam English, Chair; Reesa Watson, Vice Chair; Robert Kelley. Also attending was Veronica Lopez, Section 8 Director.

Absent: Ruby Slaton (sick) & Quinn Fazio Goodchild

Item 2. REVIEW AND APPROVAL OF THE APRIL 14, 2005 AGENDA

The Agenda was reviewed and no corrections or changes noted. Commissioner Kelley moved approval; Commissioner Watson seconded. All voted in the affirmative.

Item 3. REVIEW AND APPROVAL OF THE MARCH 10, 2005 REGULAR MINUTES

The Minutes were reviewed and no corrections or changes noted. Commissioner Watson moved approval; Commissioner Kelley seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

1. Bank of America's Proposed Loan Terms & Conditions for Stranahan Site

Attachment 1 was the preliminary outline of proposed terms and conditions on a loan consideration request to build seven single-family homes on the Stranahan Site (500 block of SW 20th Avenue)

Plans to build seven single-family homes for low and very-low income first-time homebuyers began in Summer 2001 when the City of Fort Lauderdale deeded this vacant lot to the HACFL for the expressed purpose. The lottery to select the list of eligible families was conducted; at which time the families selected their lots. The seven families also met with HACFL staff, builders Tresslar Young and I.M.R. Builders to select a model home.

The Ground breaking ceremony took place on July 27, 2004. All families have been pre-qualified through the Housing Finance Authority of Broward County (HFA) for loans and are anxiously awaiting the construction of their new homes.

The Housing Authority was working with the HFA's bank to procure construction loans for the families but they have been dragging this out for a couple of years now, they were given until April 12, 2005 to respond. The bank apparently changed hands and this was given low priority.

The Executive Director discussed the proposed terms and conditions on the loan consideration from Bank of America and requested that the Board agree in concept and approve by motion the H/A proceeding with the short term loan from Bank of America to facilitate construction prices agreed on last year for the Stranahan Site Single Family Homes.

Commissioner Watson moved the motion to approve; Commissioner Kelley seconded. All voted in the affirmative.

2. Revision 1 of the Capital Fund Program (CFP) Budget for FY 2004

The revised 2004 CFP budget was presented to the commissioners at the board meeting. The main revisions were work items that have been rescheduled for completion to comply with the completion schedules approved by USHUD.

The Executive Director explained the changes to the budget and the timelines for completion to the Board and requested that the Board approve the Revision of the 2004 CFP FL14 P010 501-04 budget by adopting Resolution 1110.

Commissioner Kelley moved approval; Commissioner Watson seconded. All voted in the affirmative.

Item 5. NEW BUSINESS

For the Board's Information:

The Executive Director reviewed a recent letter of complaint from the owner of Cooper Properties with the Board. The items in the letter were discussed with the ED.

The Board's consensus was that the Section 8 Department perform the duties of the HUD Program as outlined in the regulations as well as ensuring good customer service protocol.

There being no further discussion, the meeting was adjourned.

Commissioner

ATTEST:

Secretary