

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:00 PM Thursday, July 7, 2005
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 •(954) 525-6444

Item 1. ROLL CALL

Upon roll call the following answered present: Reesa Watson, Chair; Tam English; Robert Kelley. Also attending were Attorneys' David Tolces & Frank Henry; Deputy Directors' Andrea Walen and Joe Newman, Kristen Packard, Financial Advisor and Shawn Dewar, Accountant.

Absent: Quinn Fazio Goodchild, Vice Chair and Ruby Slaton (out of town)

Item 2. REVIEW AND APPROVAL OF THE JULY 7, 2005 AGENDA

The Agenda was reviewed and one item (correspondence to Commissioners) was added to new business. Commissioner Kelley moved approval; Commissioner English seconded. All voted in the affirmative.

Item 3. REVIEW AND APPROVAL OF THE MAY 12, 2005 REGULAR MINUTES

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

Item 4. SECRETARY'S REPORT

Note: New Business item was discussed first.

1. Purchase Order Approvals

The Housing Authority of the City of Fort Lauderdale, in reviewing its current staff positions, has established the need to amend the list of persons with signature authority to approve purchase orders. **Attachment 1** was the amended list of persons with signature authority to approve purchase orders that will obligate the Housing Authority.

The Executive Director discussed this item with the Board and recommended that the Board approve the amended purchase order approvals by adopting Resolution 1111.

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

2. The Demolition and Re-development of Dixie Court Apartments

This item has been discussed on previous Board Agendas. Financing options were presented at the November 2004 Board meeting. The Executive Director updated the Board on developments since the last discussion. The alternative financing (Plan B) utilizing the 4% LIHTC and Bonds (**Attachment 2**) was presented. Financial Advisor Kristen Packard was present to assist with the presentation and address questions and concerns from the Board.

Commissioner English voiced his concerns regarding this project, he was not happy with the fact that:

- This was no financial Commitment
- No Architect
- No Plans
- No permits; and
- 78 public housing units were taken off line eighteen months too early.

Commissioner English went on to say that things should have been put in place before the residents were moved out, and that the demolition should not be done until a viable plan was in place.

The Executive Director explained that whereas no financing agreement has yet been signed, the 4% LIHTC and Bond financing has been and will continue to be available from Broward County Housing Finance Agency. However, the cash equity from that source is significantly less than that of the 9% LIHTC. In addition, the Hope VI Demolition/relocation Allowance Funds and seventy-eight (78) Relocation vouchers issued by HUD had urgent timelines attached. If the HACFL were to forfeit these funds we would have to secure additional cash to pay these costs.

Kristen Packard, Financial Advisor, discussed this item further and suggested that the Board and staff consider procuring a sub-developer/co-developer to meet the needs of the Housing Authority in terms of staffing from a project management level. Commissioner Kelley moved the motion to approve the hiring of a sub-developer/co-developer to assist with the Dixie Court Project; Commissioner English seconded. All voted in the affirmative.

After extensive discussions regarding the demolition and redevelopment of the Dixie Court project, the Executive Director requested that the Board approve by motion, the demolition of the 78 units. Commissioner Kelley moved the motion to approve; Commissioner English seconded. All voted in the affirmative.

3. Dixie Court Roadway and Parking

This is an ongoing project to complete the rehab of the seventy-two (72) existing units and provide adequate access and parking for the units along the perimeter (2nd Street and 9th & 11th Avenue). Joe Newman, Deputy Director, updated the Board on the current status of this project as well as the projected completion dates. Parking areas are just about completed and the project should be wrapped up in two weeks. This will add much needed parking to the perimeter units.

4. Maintenance & Step-Up Warehouse Facility & Adjacent Parking Update

This is an ongoing item with the Board. Joe Newman, Deputy Director, gave a presentation including pictures on the status of the warehouse renovation. The project is moving along slowly and this was mainly because of revisions to the work plan and permit revisions are not processed quickly through the City.

5. Elderly Day Care – Sunny Reach Acres

The Area Agency on Aging of Broward County operated the elderly day care facility located at Sunny Reach Acres. However, this agency ceased funding that operation effective June 30, 2005. The center was previously operated by the Housing Authority (1983 –1995) and was taken over by the Area Agency in 1995. The Executive Director presented this item to the board and discussed the options open to the Housing Authority relative to this program. He also informed the Board that the public housing budget could not fund a full time daycare at this time, but could look into transporting residents to the new location. The food program will continue to use the daycare facility at Sunnyreach and the residents can also use the facilities for their own recreation.

Item Five: NEW BUSINESS

1. Correspondence to Commissioners

The Commissioners received two sets of anonymous correspondence, one dealing specifically with the Summer Program and one with an exhaustive list of allegations which was also copied to HUD, the Mayor of Fort Lauderdale and the media.

The Board requested that the Housing Authority have an Attorney present at the Board meeting.

Attorney Frank Henry of Bennett Aiello Henry & McGuinness, LLP and Attorney David Tolces of Goren, Cherof, Doody & Ezrol, PA., were present to discuss this item. Attorney Henry shared with the Board that his office was currently defending three formal claims from former Housing Authority Employees. One was a lawsuit in Federal Court and two EEOC claims that were dismissed for lack of merit. He went on to offer his impressions about this letter that seem to be related to those claims and that the types of allegations that are in this letter were similar to the ones in the two EEOC claims.

Commissioner Kelley moved the motion to permit Attorney Frank Henry to investigate the allegations as quickly as possible. Commissioner English seconded. All voted in the affirmative.

Attorney David Tolces will assist with the handling of matters unrelated to Attorney Frank Henry's area of work. The attorneys will report written findings and recommendations to the Chair and if necessary, a special Board meeting will be called to continue discussion of this item.

Commissioner Watson, Chair, expressed concern with the current problems/issues in the Section 8 department that needed to be addressed.

There being no further discussion, the meeting was adjourned.

Commissioner

ATTEST:

Secretary