

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:00 PM Thursday, August 11, 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; Quinn Fazio Goodchild, Vice Chair; Tam English; Ruby Slaton; Robert Kelley. Also attending the meeting were the following staff members: Veronica Lopez, Section 8 Director; Jack Jones, Director of Public Housing; LaToya Gibson, Section 8 Department. Attorney Frank Henry of Bennett Aiello Henry & McGuinness, LLP; Attorney David Tolces of Goren, Cherof, Doody & Ezrol, PA and URC Representatives Marcenia Wood and Barbara Williams also attended.

Absent: None

Item 2. REVIEW AND APPROVAL OF THE AUGUST 11, 2005 AGENDA

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

Item 3. REVIEW AND APPROVAL OF THE JULY 7, 2005 REGULAR MINUTES

The Minutes were reviewed and one change noted (date). Commissioner English moved approval; Commissioner Slaton seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

Note: Item 1 was discussed last.

1. Correspondence to Commissioners

An item continued from the July 7, 2005 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 with the Board.

At the Housing Authority's regular Board meeting on July 7, 2005, the Commissioners authorized Mr. Frank Henry and Mr. David Tolces to conduct an investigation of matters contained in an anonymous letter mailed to the Commissioners and others.

The report from the investigation was provided to the Commissioners for review, the Chair requested that the Commissioners comment on whether they were satisfied with the findings of the report or whether they would like to discuss it.

Commissioner Kelly thanked Mr. Henry for the thoroughness of his report and said he thought it was appropriate to poll the Commissioners to see if there were any items unresolved in their minds and once they were defined, they would make a decision on how to handle them. Commissioner Kelly moved the motion to:

- a) Thank Mr. Henry for his work
- b) Poll the group to find out their concerns then determine whether they wanted them answered by the Director or by other investigation; Commissioner Goodchild seconded. All voted in the affirmative.

Mr. Tolces informed the Board that the report the Commissioners received was technically not a public record and maybe subject to investigation based on commentary and further review from the Board. The investigation was not necessarily complete until the Board accepts those findings and the report, he also requested that the Board attempt as best they could to refrain from discussing specific facts pertaining to the response from the Attorney.

Commissioner Kelley had five items he felt needed further explanation. Commissioner Goodchild said she was satisfied with the investigation and suggested that the Board reviewed the operations and human resources policies to ensure proper procedures were being followed.

Commissioner Slaton was also satisfied with the investigation. Commissioner English had several questionable and unresolved issues that he expounded on.

Commissioner Watson said she was satisfied with the investigation as asked for however, there seemed to be other matters beyond the scope of the current investigation and other matters that remained uninvestigated that the Board would like to see results. After discussion the Board concluded that an outside individual should investigate matters that were put on the list and matters called from the various conversations here in public.

Commissioner English moved the motion that the Board engages an outside counsel or investigator to investigate the allegations that were numerated there and anything else that arises during the process of the investigation and report to the Board by the next Board meeting; Commissioner Kelley seconded. All voted in the affirmative.

Commissioner Kelley also expressed concerns that the Board took an anonymous letter; but because of the seriousness of the allegations, was very hesitant to ask anyone here to make any further comments because of libel. Commissioner Kelley moved the motion that there should be no open forum, any further allegations should be referred to the investigator and let the investigator take those allegations, maybe even under oath, so that they are factual; Commissioner English seconded. All voted in the affirmative.

The public would also be informed that any other concerns or allegations should be directed to the investigator through the United Resident Counsel (URC).

Mr. Tolces asked the Board how they would go about hiring an investigator. After discussion, Commissioner Kelley moved a motion authorizing Commissioner Goodchild to select an investigator; Commissioner English seconded. All voted in the affirmative.

Commissioner English moved a motion authorizing Mr. Henry to draft a response to HUD on behalf of the agency regarding their request in a letter to the Chair; Commissioner Kelley seconded. All voted in the affirmative.

2. Fiscal Year 2005 Second Quarter Financial Reports

Included in the Agenda, as **Attachment 1**, were the financial reports for quarter ending June 30, 2005, for the following programs:

- a. Public Housing
- b. Section 8 Housing Assistance Program
- c. Affordable Housing

The Executive Director reviewed the reports with the Board and responded to questions.

Commissioner English requested further explanation on budget overrun in Affordable Housing general expense item from the Executive Director.

**3. Public Housing Assessment System (PHAS) &
Section 8 Management Assessment Program (SEMAP)**

Attachment 2 was a copy of the PHAS and SEMAP scores (both high performers) for fiscal year ended 12/31/2004. The Executive Director discussed this item with the Board.

Item Five: NEW BUSINESS

1. Dixie Court

Ms. Marcenia Wood, Interim President for the URC, who was present at the Board meeting, was allowed to express her concerns regarding the Dixie Court Demolition. Some of her main concerns were:

- a) Was there going to be an emergency meeting prior to the demolition of the Dixie Court units, so they can hash things out as there were a lot of issues still to be addressed.
- b) The biggest concern was available housing for the low-income families.
- c) Timelines, confirmation from the Housing Authority on what the actual plans are.

The Executive Director responded to this item and assured Ms. Wood that she would receive the information she requested on the Dixie Court issue.

There being no further discussion, the meeting was adjourned.

Commissioner

ATTEST:

Secretary