

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
of the  
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
5:00 PM Thursday, September 8, 2005  
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 •(954) 525-6444**

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**Item 1. ROLL CALL**

Upon roll call the following answered present: Quinn Fazio Goodchild, Vice Chair; Ruby Slaton; Tam English; Robert Kelley. Also attending were Attorney Frank Henry of Bennett Aiello Henry & McGuinness, LLP; Attorney David Tolces of Goren, Cherof, Doody & Ezrol, PA; Marcenia Wood, URC Representative; staff members Doris Paschall, Director of Affordable Housing and Jack Jones, Public Housing Director.

Absent: Reesa Watson, Chair

**Item 2. REVIEW AND APPROVAL OF THE SEPTEMBER 8, 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 AUGUST 11, 2005 REGULAR MINUTES**

The Minutes were reviewed and one spelling change noted. Commissioner Slaton moved approval; Commissioner Kelley seconded. All voted in the affirmative.

**Item 4. SECRETARY'S REPORT**

**1. Update on Correspondence to Commissioners**

An item continued from the August 11, 2005 Board meeting. At the Housing Authority's regular Board meeting on August 11, 2005, the Commissioners authorized Commissioner Goodchild, Vice Chair, to select and hire an investigator to continue with the unresolved issues in the current investigation and other matters beyond the scope of the current investigation.

Commissioner Goodchild interviewed potential investigators/attorneys and hired A-I Investigative Agency to continue with the investigation. Attorney David Tolces was present to discuss this item with the Board. The Board was informed that there was still many unresolved issue and that a complete report would be presented when the results of the investigation are finalized. The Commissioners agreed that when the report is completed the Vice Chair advise the Executive Director to contact the Chair and request a special meeting to discuss the final report.

Commissioner Kelley had the following questions:

- a) Did anyone come forward with new allegations
- b) Have any illegal actions being uncovered.
- c) Have the authors of the anonymous letter been uncovered
- d) Do we have any pending lawsuits
- e) Has HUD expressed any concerns

Commissioner Goodchild informed the Board that her plans to move forward with the investigation was to wrap it up as cleanly as possible and stay focused. Also, with the assistance of Attorney David Tolces, closely monitor the activities of the investigators, streamline and stick to the issues.

**2. 2004 Fiscal Year Audit**

Copies of the completed audit for FYE December 31, 2004 were handed out at the Board meeting for review and discussion at the next Board meeting.

**3. Explanation of Affordable Housing Budget Overrun**

Financial reports for the quarter ending June 30, 2005, were presented at the August 11, 2005 Board meeting. Commissioner English requested further explanation on the budget overrun for the Affordable Housing Program. Doris Paschall, Director of Affordable Housing, was present to explain the budget overrun to the Board.

Commissioner English requested that the quarterly financial report presented to the Board be more detailed.

**4. Matching Contribution to the Red Cross for Victims of Hurricane Katrina**

The Executive Director discussed his plan to request cash contributions from the Housing Authority staff for the Red Cross hurricane relief fund and to match the total funds collected with a contribution from the Affordable Housing Program. The Board recommended that this item be revisited after the hurricane season ends.

**Item Five: NEW BUSINESS**

**1. 2005 Legislature – Public Housing Changes**

The 2005 Legislature approved changes that would allow the governing board of an authority to approve and implement policies for per diem, travel and other expenses of its officials, officers, board members, employees and authorized persons in a manner consistent with federal guidelines, notwithstanding (F.S. 112.061)

The Housing Authority of the City of Fort Lauderdale (HACFL) is currently using the Florida State Law for travel expenses, (Florida Statutes 112.061) However, due to the recent increase in gas prices the HACFL is requesting Board approval to implement policies for per diem and mileage reimbursement as a result of this change.

The Executive Director discussed this item with the Board and requested that the Board adopt Resolution 1112 approving the use of the new guidelines as it pertains to per diem and mileage reimbursement according to the new Florida Statutes which would be the Federal Guidelines.

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

**2. Dixie Court - Tax Credit Appeal**

This item has been discussed on previous Board Agendas. Financing options were presented at the November 2004 Board meeting. The Executive Director provided additional information to the Board on this item.

The Executive Director discussed this item with the Board and requested Board approval to hire Attorney Warren Husband of Metz, Hauser, Husband & Daughton, P.A., on a contingency basis, to submit a petition to appeal the 9% tax credit results for the Dixie Court project.

Commissioner Kelley moved the motion to approve the appeal; Commissioner Slaton seconded. All voted in the affirmative except for Commissioner English who voted in the negative.

**3. Bank of America Loan for Stranahan Site Single Family Homes**

This item was approved by motion at the April 14, 2005 Board meeting. However, a Board resolution was requested to authorize the Executive Director to execute all documents to secure mortgage financing with Bank of America for the Stranahan Site Single Family Homes.

The Executive Director requested that the Board adopt Resolution 1113 authorizing him to execute all documents required to secure mortgage financing with Bank of America under the terms discussed and agreed upon pursuant to Motions previously approved by the Board. Commission English moved approval; Commissioner Slaton seconded. All voted in the affirmative.

At the August 11, 2005 Board meeting Commissioner English raised the issue and there was some discussion regarding the affordable housing program where people were allowed to purchase homes without the benefit of a lottery.

Commission English recommended that a policy and procedure be put in place that guaranteed equal access to everyone who is eligible for affordable housing. This recommendation would ensure openness and transparency for all.

Commissioner English recommended that the Board approve the implementation of a policy and procedure or a process for the selection of eligible clients for the Affordable Housing Program. He further recommended that until there was an approved plan; effective September 8, 2005, the Affordable Housing Program not transfer anymore homes to anyone that was not drawn from a lottery process without Board approval.

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

There being no further discussion, the meeting was adjourned.

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Commissioner

ATTEST:

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Secretary