

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**of the**  
**HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE**  
**Held 1:30 PM Thursday, June 8, 2006**  
**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; Robert Kelley; Tam English; James Camp; Shirley Carson arrived at 5:08. Also attending were staff member Michael Tadros, CFO, and Attorney Jacob Horowitz, Assistant General Counsel for the Board; Attorney Frank Henry; Attorney Rod Feiner, Coker & Feiner; Ken Naylor of Carlisle Development Group; Molly Berquist of Packard Consulting; Marcenia Wood, URC President and Barbara Williams, Sunnyreach Resident Association President, were also in attendance.

Absent: none

**Item 2. REVIEW AND APPROVAL OF THE JUNE 8, 2006 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 APRIL 12, 2006 REGULAR MINUTES**

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

**Item 4. SECRETARY'S REPORT**

**1. Reappointment of Tam English to the Housing Authority Board**

Mayor Naugle has re-appointed Mr. Tam English to the Board.

**2. Appointment of James D. Camp III to the Housing Authority Board**

The Mayor has appointed a new Commissioner, James Camp III, to the Housing Authority Board.

**3. Board Election of Officers**

This is an annual item scheduled for the May Board meeting, however, the Board did not meet during the Month of May 2006. Commissioner Goodchild, Vice Chair, declined the position of Chair. Commissioner English moved the motion to appoint Commissioner Kelley as Chair and Commissioner Goodchild as Vice Chair. Commissioner Camp seconded the motion. All voted in the Affirmative.

**4. Dixie Court Redevelopment Update & Press Release**

**Attachment 1** was a copy of the proposed press release for the Dixie Court Redevelopment Project. The Executive Director (ED) discussed the proposed press release with the Board and was requested to modify paragraph on "population served" and to clarify qualifications. The ED also discussed the revised site plan with the Board. Ken Naylor of the Carlisle Development Group and Molly Berquist of Packard Consulting also gave an update and provided additional correspondence to the Board on the Dixie Court redevelopment. The following points were discussed:

- Sources and use of funds
- Site plan approval timeline
- Estimated time frame for:
  - a) Developing construction drawings – 2 months
  - b) Permitting – 4 months
  - c) Construction period – 15 months (conservative)
  - d) Lease-up – 6 months (conservative)
  - e) Placed and service deadline for tax credits (must be placed in service by 12/31/2008)
  - f) Florida Housing Finance SAIL loan

**Note:** item 9 was discussed after item 4

**5. Presentation of Financial Reports for Quarter Ending March 31, 2006**

**Attachment 2** was the financial reports for quarter ending March 31, 2006, for the following programs:

- Public Housing
- Section 8
- Affordable Housing

The ED and Michael Tadros, CFO, reviewed the highlights of each program with the Board.

**6. Public Housing Assessment System (PHAS) Score Report for fiscal year 2004**

**Attachment 3** was the HUD PHAS score report summary for fiscal year 2004

The PHAS score for fiscal year 2004 was 93, that gave the housing authority a designated status of high performer. Due to the impact of hurricane Wilma the housing authority requested and was granted a waiver from HUD for fiscal year 2005 so the agency will not be scored on PHAS or SEMAP for 2005.

**7. Approval of Invoices for Payment (over \$25,000)**

A motion was requested to approve the following invoices presented for payment:

- USHUD – Reimbursement - Invoice in the amount of \$176,575, reimbursement to USHUD for money that was advanced to run the Section 8 MOD Rehab program, this program was transferred and this money was not spent. Commissioner English moved the motion to approve the reimbursement of \$176,575 to HUD; Commissioner Camp seconded. All voted in the affirmative.
- New Recon – Stranahan Project. Change order for sidewalk.  
This was deferred; additional information will be provided to the Board for approval of the sidewalk change order.

**8. Report on Bids/ Request for Proposals**

- Pest Control Services - invitation for bids for pest control services was advertised in May 2006. Two (2) bids were received - Michael Tadros provided correspondence and discussed this item with the Board. Orange Pest Control Services also made an alternate bid – They proposed the Pest Control Management System (major spraying inside and quarterly spraying outside.) The Broward County schools and Palm Beach Community College are also using the alternative method. The City of Fort Lauderdale has also contracted with them. Orange Pest Control Services was recommended to provide pest control services for the housing authority. The ED recommended that they do a test site with the alternative method. Commissioner English moved the motion to accept the Orange Pest Control Services bid with the management option to try the other method on a limited basis; Commissioner Carson seconded. All voted in the affirmative.
- Electrical Work – invitation for bids to do electrical work at Sunnyland Homes & Suncrest Court was advertised May 2006. Four (4) bids were received - The bid from Altron Electric was recommended for electrical upgrades at Sunnyland Homes and Suncrest Court. Commissioner English moved the motion to accept the electrical bid, with the options, from Altron Electric; Commissioner Goodchild seconded. All voted in the affirmative.

**9. Consideration of Site Plan for BP Service Station/ SW 18 Avenue (Sunnyreach)**

This item has been discussed on previous Board Agendas. **Attachment 4** was a memo prepared by Attorney David Tolces and additional correspondence on the status of the above referenced matter.

Attorney Rod Feiner discussed the proposed modernized site plan with the Board and a motion was requested to approve the site plan and a letter of no objection from the Board to rescind the contract with the housing authority.

Commissioner English moved the motion to approve the site plan and issue a letter of "no objection" to rescind the contract between BP and the housing authority; Commissioner Goodchild seconded. All voted in the affirmative. Attorney Jacob Horowitz, Assistant General Counsel for the Board will prepare the letter.

**10. Department Reports**

The Board was updated on the following items:

- Section 8 move - The agency was offered a temporary C/O on May 19, 2005, the Section 8 office moved into the new facility and is operating at full capacity. Maintenance will be moving next week. Management will be moving by weekend to make room for the summer program.
- Step-Up move - Step-Up also moved before the end of May
- HUD's New Asset Management - The agency is currently within HUD's timelines and the accounts are being set up.
- Affordable Housing - Stranahan Site, this projects should be completed within 30 days.

**11. Secretary/Executive Director's Report**

The Executive Director discussed the following items:

- RFP - SAIL Program funds request – The application for SAIL funds from the Housing Finance was approved for \$1m.
- Letter from the City Manager re Dr. Kennedy Homes sewer connection fees and park impact fees. The sewer fees were waived and the impact fees paid.
- Letter from Independent Living Community Services (ILCS) - HUD ROSS Grant – The ILCS would like to partner with the housing authority to secure a ROSS grant in order to assist the residents in public housing. The Board gave their approval to move forward with the proposal.

**12. Attorney's Report**

**Attachment 5** was a memorandum regarding the HACFL plumbing contract - potential conflict of interest. This was an old business item, the memo was self-explanatory and was not discussed.

**Item Five: New Business**

**1. Settlement & Lawsuit Update**

Attorney Frank Henry updated the Board on a \$15, 000 settlement agreement on a lawsuit filed by a former housing authority employee. He is currently working on two other lawsuits and requested that the Board hold an executive session to discuss.

**2. Letter From Executive Director (ED)**

The E D offered his letter of resignation to the board.

Commissioner Kelley, Chair, stated that he, as chair, and Frank Henry, Labor Attorney, would meet with the ED on Tuesday, June 13, 2006 to discuss severance. He also requested that a special Board meeting be called one week from today (6/15/06) to discuss this matter.

There being no further discussion the meeting was adjourned.

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Commissioner

ATTEST:

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Secretary