

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
Held at 5:00 PM, Thursday, September 21, 2006
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 •(954) 525-6444

Item 1. ROLL CALL

The meeting was called to order and upon roll call the following answered present: Robert Kelley, Chair; Quinn Fazio Goodchild, Vice Chair; Shirley Carson. Also attending were staff member Michael Tadros, CFO; Attorney Jacob Horowitz and Attorney Frank Henry. Josie Smith also attended.

Absent: James Camp III

Item 2. REVIEW AND APPROVAL OF THE SEPTEMBER 21, 2006 AGENDA

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

Item Three: Review and Approval of the August 10, 2006 Regular Minutes

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

(a) Review and Approval of the August 17, 2006 Special Minutes

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

(b) Review and Approval of the August 24, 2006 Special Minutes

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

Item Four: SECRETARY'S REPORT

1. Robert P. Kelley Building Update

The Interim ED updated the Board on this item; he also gave the Board a handout with a breakdown of the expenses and what has been done to the Kelley building. The Interim ED also informed the Board that all inspections were completed and all the documents submitted and that the permanent CO was forthcoming.

2. Dixie Court Redevelopment Update

The Interim ED discussed this item with the Board. The Dixie Court redevelopment is progressing. Kristen Packard, Financial Advisor and Ken Naylor, Project Manager, for the Dixie Court Project are both working on putting together a tax credit submission for the perimeter of Dixie Court. The Interim ED also discussed doing a similar tax credit application for Dr. Kennedy homes.

Kristen Packard and Molly Berquist also suggested that the agency put out the RFQ for a developer for Dr. Kennedy Homes to deal with the planning issues. The Board was in favor of the agency going forward with the Dixie Court perimeter and Dr. Kennedy Homes redevelopment.

3. Stranahan Homes Update

The Stranahan homes are complete; there are a few final inspections to be done and as soon as that is completed they will install the appliances and close on the homes. The agency will arrange a ceremony after the families have settled in.

4. Broward County Rental Assistance Grant

The Interim ED discussed this item with the Board and requested that the Board approve **Resolution 1136** authorizing him to sign, on behalf of the agency, any and all documents needed to obtain grant funds for the Tenant Based Rental Assistance Program for Eligible Recipients with Children and Disabled Individuals and Families from Broward County.

Commissioner Goodchild moved approval of Resolution 1136 authorizing the Interim Director, Tam English, to sign the Broward County Tenant Based Rental Assistance Grant and any and all documents needed to obtain grant funds on behalf of the agency. Commissioner Carson seconded. All voted in the affirmative.

5. Property Insurance

The agency's property and wind insurance premium for the 2006 – 2007 term increased 125% with higher deductibles. The Interim ED discussed options with the Board. After discussion, it was recommend that the agency not renew the current insurance policy which expires October 1, 2006.

The RFP was put out for property insurance and the Board will be contacted as soon as the new quotes are available.

6. Discussion of HUD Letter

This is an ongoing item with the Board; Attorney Frank Henry updated the Board on the response and recent developments regarding the letter from HUD Field Office in Miami. He also stated that, in his opinion, there was no agency action from HUD other than the local representatives expressing their belief that the housing authority was in violation of the ACC Contract by employing Tam English, former Commissioner, as Interim Director. HUD was also requesting closure to this issue by September 15, 2006.

Board Attorney, Jacob Horowitz, sent a letter to HUD regarding the September 15, 2006 deadline, and to update HUD on the steps taken so far by the agency to resolve the issue. The Interim ED also suggested that the agency request a legal opinion form HUD Washington or HUD Atlanta.

The Chair, Robert Kelley, previously requested a meeting with Karen Cato-Turner, Director of Public Housing, but was denied. The Board suggested that Commissioner Kelley call her directly and request another meeting.

7. Search for New Executive Director

Copies of all applications received were sent to each Commissioner for review. The Board discussed this item. Commissioner Kelley recommended that each Commissioner individually rate the applicants, compile a list of the 3 to 5 top candidates and then report to the Board at the October 12, 2006 Board meeting. The Commissioner will go over each list and pick the top five candidates.

8. Agency Plan & Section 8 Admin Plan

The Agency Plan for year 2007 and the Section 8 Administrative Plan are completed and copies placed in site offices for review. A public meeting, as required, has been scheduled for Thursday, October 12, 2006, at 6:00 PM at the Sailboat Bend Community room at 425 SW 4th Avenue.

Copies of the Agency Plan and the Section 8 Administrative Plan were presented to the Commissioners at the September Board meeting. The Interim ED discussed this item with the Board. The plans will be approved at the October 12, 2006 Board meeting and the Commissioners will be required to attend the public meeting immediately following the Board meeting.

9. Schedule Executive Session

Note Correction on Agenda Item 9: Next scheduled Board meeting date was changed from November 9, 2006 to October 12, 2006.

The Interim ED requested that an Executive Session be scheduled for the next Board meeting, October 12, 2006, or at another date depending on the Litigation Attorney and the Commissioners schedule. The Executive Session will be to discuss the following litigation pending in the Seventeenth Judicial Circuit Court in Broward County, Florida:

- Joseph Newman v. The Housing Authority of the City of Fort Lauderdale and Philip Goombs
- Doris Paschall v. The Housing Authority of the City of Fort Lauderdale and Philip Goombs

The following persons shall be in attendance at the Executive Session:

Chairman Robert Kelley, Vice-chair Quinn Fazio Goodchild, Commissioner James D. Camp III, Commissioner Shirley Carson, Interim Executive Director Tam English, Attorney Frank Henry, Attorney Neil McGuinness, Attorney David Tolces, Attorney Jacob Horowitz.

Commissioner Goodchild moved the motion to accept. Commissioner Carson seconded. All voted in the affirmative.

Item Five: New Business

Adjournment

There being no further discussion, the meeting was adjourned.

Commissioner

ATTEST:

Secretary