

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
Held at 4:30 PM, Thursday, October 12, 2006
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 •(954) 525-6444

Item One: ROLL CALL

The meeting was called to order and the following answered present: Robert Kelley, Chair; Quinn Fazio Goodchild, Vice Chair; Shirley Carson; Nicholas Tranakas. Also attending were Board Attorney Jacob Horowitz, and Labor Attorney Frank Henry; staff members Michael Tadros, CFO; Andrew Walen, Chief Administrative Officer and Veronica Lopez, Section 8 Director.

Absent: James Camp III (out of town)

Item Two: REVIEW AND APPROVAL OF THE OCTOBER 12, 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 SEPTEMBER 21, 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.

Item Four: SECRETARY'S REPORT

1. Introduction of New Board Member

Mayor Naugle has appointed Nicholas Tranakas, M.D. to the Housing Authority Board of Commissioners. The Interim Executive Director and the Commissioners welcomed the new Commissioner to the Board.

2. Approval of Annual PHA Plan for Fiscal Year 2007 & Revised Section 8 Administrative Plan

Copies of the PHA Agency Plan for 2007 and the revised Section 8 Admin Plan were presented to the Commissioners during the September 21, 2006 board meeting. Copies were also sent to City Hall and displayed in the public housing community centers and offices for forty-five (45) days as required by HUD. The plan was also discussed at the public hearing held on October 12, 2006, at 6:00 PM, immediately following the Board meeting.

Andrea Walen, Chief Administrative Officer, reviewed the changes to the 2007 Agency Plan with the Board. The changes included:

- The revised Section 8 Administrative Plan
- The housing authority seeking funding to demolish and redevelop the remaining 72 units in Dixie Court and also 132 units in Dr. Kennedy Homes
- Capital Fund Budget (site improvements)

The Interim E D recommended that the Board adopt **Resolution 1137** approving the PHA Streamlined Annual Agency Plan for FY 2007 for submission to HUD. Commissioner Goodchild moved the approval of Resolution 1137; Commissioner Carson seconded. All voted in the affirmative.

The Interim E D also recommended that the Board adopt **Resolution 1138** approving the Revised Section 8 Administrative Plan for submission to HUD. Commissioner Goodchild moved the approval of Resolution 1138; Commissioner Carson seconded. All voted in the affirmative.

3. Kelley Building Update

The Permanent Certificate of Occupancy (CO) for the Kelley Building was issued on September 20, 2006. The Interim E D presented Commissioner Kelley with a copy of the CO. He also informed the Board that there were still a few minor issues with the A/C. An Engineer was hired to provide an analysis and the problem should be identified in a week or two. The Builder and the Architect are also very proactive in trying to resolve the issue.

4. Presentation of Financial Reports for Quarter Ending September 30, 2006

Copies of the financial reports for quarter ending September 30, 2006 were forwarded to the Commissioners prior to the Board meeting. The Interim ED pointed out that one change (position of the depreciation expense) was made to the financial reports after they were sent to the Commissioners.

Financial reports on the following programs were presented for discussion:

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

Mike Tadros, CFO, reviewed the major line items on the financial reports with the Board. Commissioner Tranakas moved the motion to accept the financial reports as presented; Commissioner Goodchild seconded. All voted in the affirmative.

5. Discussion of HUD Letter

This is an ongoing item with the Board. Commissioner Kelley provided a brief overview with respect to the status of the most recent response letter to Karen Cato-Turner, Director of Public Housing, he also discussed several other options to try and resolved this issue with HUD.

After discussing the options the Board recommended the following:

- That Commissioner Kelley continue his effort with HUD Miami to try to set up a meeting with Karen Cato-Turner; and in the interest of time go ahead and file an appeal to HUD in Washington.
- That Mr. English continue as Interim Executive Director until this issue is resolved
- That his compensation be allocated from non-public housing funds.
- That Attorney Michael Symes prepare letter of appeal to HUD Washington

Commissioner Tranakas moved the motion to accept the recommendations from the Board; Commissioner Carson seconded. All voted in the affirmative.

6. Search for New Executive Director

This is an ongoing item with the Board. At the September 21, 2006 Board meeting it was recommended that each Commissioner compiled their short list (3 to 5.) and present at the next board meeting. The Board discussed this item and selected the top six (6) candidates to be interviewed for the Executive Director position.

It was recommended that Attorney Jacob Horowitz contact the selected candidates to confirm the level of interest and report to the Commissioners. After this process is completed interviews will be scheduled.

Commissioner Tranakas moved a motion directing Attorney Jacob Horowitz to make initial preliminary calls to determine interest of selected candidates for the ED position. Commissioner Goodchild seconded. All voted in the affirmative.

The Board also recommended that a special meeting be scheduled for November 2, 2006 @ 5:00 PM to follow-up on this item. Commissioner Goodchild moved the motion to accept; Commissioner Carson seconded. All voted in the affirmative.

9. Schedule Executive Session

The Interim ED requested that an Executive Session be scheduled for the next Board meeting, November 9, 2006, or at another date depending on the Litigation Attorney and the Commissioners schedule. The Executive Session will be to discuss pending litigation matters.

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, Commissioner Nick Tranakas, 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 Tranakas seconded. All voted in the affirmative.

Item Five: New Business

Adjournment

There being no further discussion, the meeting was adjourned.

Commissioner

ATTEST:

Secretary