

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:00 PM Thursday, December 14, 2006
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. 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. James Camp III arrived at 5:04 PM. Also attending were staff members Noel Graham, Maintenance Director and Michael Tadros, CFO. Labor Attorney, Frank Henry and Board Attorney, Julie Klahr, also attended.

Absent: none

Item 2. REVIEW AND APPROVAL OF THE DECEMBER 14, 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 3. REVIEW AND APPROVAL OF THE NOVEMBER 9, 2006 REGULAR MINUTES

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

Item 4. SECRETARY'S REPORT

1. Public Housing Site Review

At the November 9, 2006 regular meeting the Board requested a breakdown of the maintenance needs for the public housing sites. Noel Graham, Director of Maintenance, was present to discuss the memo dated 12/1/06 (attachment 1) regarding the capital needs at our 8 public housing site.

The Interim E. D. and Noel Graham reviewed the data with the Board, major concerns:

- Sewer lines

Suggestions:

- Take existing capital funds and maximize on the sites where it's needed the most and sites where there are no immediate plans to redevelop.
- Staff put together a plan to project viability and timelines on maintenance repairs and redevelopment of public housing sites.
- Commissioners to visit sites/ plan workshop

2. Public Housing Budget & Financial Report Review

Another item requested from November 9, 2006 Board meeting. Mike Tadros, CFO, was present to discuss the 2004, 2005 & 2006 public housing budgets and financial reports. Copies of the budgets and financial reports were included in the agenda package as **attachment 2.**

The Interim E. D. and Mike Tadros reviewed the data with the Board. The Audited reports for 03, 04, and 05, for public housing were also presented and discussed.

Concerns:

- Public Housing showing loss
- Admin & general expenses - budgeted and actual for all programs
- CFO to improve system in presenting budgets in the future (more detailed)

3. Employee Incentive Compensation

The Interim E.D. presented this item for discussion. Per the guidelines approved by the Board governing the issuing of staff bonuses, the Interim E.D. requested that a one-week end of year incentive compensation be given to all non-contract employees.

Commissioner Goodchild moved a motion to approve the one-week end of year incentive compensation for all HACFL non contract employees. Commissioner Carson seconded. All voted in the affirmative.

Item 5. OLD BUSINESS

1. Update on Search for New Executive Director

At the November 9, 2006 Board meeting the top three (3) candidates, Joe Kocy, Tam English and Gregory Johnson were chosen to be considered for the Executive Director position. The Commissioners also conducted individual interviews with each candidate and reviewed the investigative reports prior to the December 14, 2006 Board meeting.

Commissioner Kelley informed the Board that a verbal ok was issued via a telephone conversation with Karen-Cato-Turner, Director of Public Housing, regarding clearance for Tam English, Interim Executive Director. However, the verification letter was still pending. The Interim E.D. was asked to leave the meeting. The Board discussed this item and decided to move forward and appoint a new Executive Director based on the verbal ok from HUD.

Attorney Frank Henry recommended that each Commissioner vote on all three (3) candidates. The Board shared their observations regarding the candidates, after extensive discussion Commissioner Carson moved the motion to appoint Tam English as the new Executive Director; Commissioner Tranakas seconded. The votes were as follows:

Yes: Nicholas Tranakas, Shirley Carson, Robert Kelley
No: Quinn Goodchild, James Camp

Based on a majority vote, Tam English was appointed as the new Executive Director. Subsequently, the Commissioners all gave unanimous support to the appointment of the Executive Director position.

Attorney Frank Henry was requested to draft a contract for the new Executive Director, to be presented at the January 2007 Board meeting. Commissioner Goodchild moved the motion to extend the temporary employment agreement for Interim Director, Tam English, until the new agreement was finalized. Commissioner Carson seconded. All voted in the affirmative.

Commissioner Tranakas requested that the Board Counsel provide the Board with the guidelines on the Sunshine Laws as it relates to the Commissioners.

Item 6. NEW BUSINESS

There being no further discussion, the meeting was adjourned.

Commissioner

ATTEST:

Secretary

