



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
March 30, 2022
4:30 P.M.

- I. **CALL TO ORDER:** Chair John Colón called the meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:40 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair John Colón, Vice Chair Jack Meredith and Commissioners David Morgan (Zoom/In at 4:50 pm), Ernestine Taylor, Valerie Buchand (Zoom), Deborah Sargent and Duane Finger

Commissioners Not Present: N/A

Attendees: Attorney Ric Gilmore, City Commissioner Jen Ahearn-Koch (Out at 5:23 pm) and Joe Chambers

SHA Personnel: William Russell, Rick Toney, and Andrea Keddell
- V. **APPROVAL OF MINUTES**
 - A. SHA Regular Board Meeting – February 23, 2022: Chair Colón put up the minutes from the February 23, 2022, Board Meeting for approval. Commissioner Sargent made a motion to approve the minutes. Commissioner Meredith seconded the motion.
 - Motion was voted on and passed unanimously.
- VI. **SPECIAL PRESENTATION**
 - A. None
- VII. **PUBLIC PRESENTATION**
 - A. Manuela Boyd, a resident at the Annex addressed the board and thanked the Board, SHA Staff and specifically Ms. Coblenz and Ms. Ramos at McCown Towers/Annex for their service to the residents there.
- VIII. **RESOLUTIONS – ACCEPTED BY CONSENT**
 - A. Res 22-04: Approval of Write Offs (*Pulled by Commissioner Buchand*)
 - B. Res 22-05: Approval of FY 2023 Budget (*Pulled by Commissioner Colón*)
 - C. Res 22-06: Approval of Revised Personnel Policy

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 - Commissioner Meredith made a motion to approve Resolution 22-06. Commissioner Sargent seconded the motion. Motion was voted on and passed unanimously.

- A. Res 22-04: Approval Write Offs
 - Commissioner Buchand inquired about the persons on the write off list that had passed and why they were on the list. It was explained that there are no repercussions from being on the list and that it's just listing the collections that the housing authority is writing off as being uncollectable. The residents are not being reporting them to the credit bureau.
 - Commissioner Buchand made a motion to approve Resolution 22-04. Commissioner Taylor seconded the motion. Motion was voted on and passed unanimously.
- B. Res 22-05: Approval of FY 2023 Budget
 - Mr. Russell reported that many staff worked to put the budget figures together. He stated that due to inflation, SHA is looking to adjust pay rates by 5.9% and have looked at Federal increases, Social Security increases and other factors. Commissioner Colón proposed to have a 3% Cost of Living Adjustment (COLA) and an additional 3% lump sum to assist immediately to start April 1st for the coming year. Then next year the additional 3% can be re-evaluated. Discussion took place on how this would work.
 - Commissioner Finger asked if performance evaluations had been done. Mr. Russell states SHA is in the process of procuring an HR consultant. Commissioner Finger commented that he'd like to see the Pay for Performance evaluations re-implemented once the new HR Consultant is brought under contract.
 - Commissioner Finger made a motion to approve Resolution 22-05 FY 2023 Budget with the revision of the 3% COLA/3% One-Time/Lump Sum for this year (to be revisited again next year). Commissioner Meredith seconded the motion. Motion was voted on and passed unanimously.

IX. OLD BUSINESS

- A. Amaryllis Park Place (Orange Ave)
 - Mr. Chambers reported that Amaryllis is fully leased as of yesterday and they are now working to stabilize.
- B. Lofts on Lemon (Cohen Way)
 - Mr. Chambers reports that the commissioners toured the property this week and the development is estimated for a Mid-2022 delivery.
 - Mr. Chambers states that he will get the requested flyer out to Commissioner Taylor this week.
- C. Cypress Square (Courts)
 - Mr. Chamber states they're about 1/3 of the way complete for demolition and it should be done in about 2 ½ weeks and 18 months for full completion. He will forward out actual schedule.
- D. McCown 9% Preservation Update
 - They're waiting on the Schedule of Values that should come sometime in April and are looking at June for the financial closing.
 - Commissioner Finger asked if the sub-contractors are expected to be different than those hire for the new developments. Mr. Chambers reports that many times the sub-contractors for rehab projects are different than those for new construction. He reminds the commissioners to give him names of any contractors that they have in mind for the project.

- Commissioner Fingered inquired who is in charge of the project plans. Mr. Chambers reports that Hoyt Architects is the Architect for the project and has set up all the plans.

X. NEW BUSINESS

- A. None

XI. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
- B. Board Committee Reports
- C. Housing Management Reports
- D. Housing Voucher Report
- E. Capital Fund Program Report
- F. Resident Services Monthly Report

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- Commissioner Sargent made a motion to accept the Program Updates Consent Agenda. Commissioner Morgan seconded the motion. The motion was voted on and passed unanimously.

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Taylor commented that she's been noticing that the Courts and Janies properties have been looking good and the trash pickup seems to be going better.
- B. Commissioner Finger thanked Mr. Russell, Board Chair Colón, and Mr. Chambers for representing the housing authority at the latest County Commission meeting and securing the \$13 million for future developments. Commissioner Colón added that Commissioner Meredith and Morgan also assisted and that a lot of work went into securing the funds and that it was quite an accomplishment. Commissioner Buchand inquired why all the rest of the Commissioners were invited to participate in these meetings. Commissioner Colón stated that the meetings were done one-on-one with the County Commissioners and Commissioner Meredith added that he approached Mr. Russell and asked him how he could help and that they weren't picked. Mr. Russell added that he asked all the Commissioners to attend the City/County meetings on this issue. Commissioner Meredith added that he's excited about the \$13 million designation and will be sending thank you in writing to the County Commissioners.
- C. Mr. Russell added that the Amaryllis promo video was shown at the County meeting and that the designations are \$3 million for Cypress Square, \$3 million for Central Ave (22nd Street land with OHCD) and \$7 million for Lofts on Lemon (Phase II).

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:33 pm.