



Sarasota Housing Authority (SHA)
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
October 26, 2022
4:30 P.M.

- I. **CALL TO ORDER:** Chair Jack Meredith called the meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:32 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair Jack Meredith, Vice Chair Ernestine Taylor, Commissioner John Colón, Commissioner Carolyn Mason, Commissioner Deborah Sargent, Commissioner Mark Vengroff and Commissioner Duane Finger (Zoom)

Commissioners Not Present: N/A

Attendees: Attorney Ric Gilmore, City Commissioner Jen Ahearn-Koch, Javier Suarez (Suarez Architects), Valerie Buchand, Agnes Kirkland and Joe Chambers (Calston Advisors)

SHA Personnel: William Russell, Rick Toney, Lance Clayton and Andrea Keddell
- V. **APPROVAL OF MINUTES**
 - A. SHA Annual Board Meeting – August 2, 2022: Chair Meredith put up the minutes from the August 2, 2022, Annual Board Meeting for approval. Commissioner Colón made a motion to approve the minutes. Commissioner Mason seconded the motion.
 - Motion was voted on and passed unanimously, with submitted, non-substantive changes from City Commissioner Jen Ahearn-Koch.
- VI. **SPECIAL PRESENTATION**
 - A. 22nd Street Site Plan
 - Javier Suarez passed out a hardcopy set of 22nd Street Project plans and went over it with the Board. The plan has previously been discussed at a recent Development Committee meeting. The plan allows for 29 units; 11 will be 1-bedroom units at 914 sq feet and 18 will be 2-bedroom units at 1293. Additional parking was added per request at the last meeting and the dumpster enclosure was relocated away from the building and the playground next to the building.
 - Commissioner Meredith brought up the possibility of having the property gated. Discussion took place on this and the best practice of allowing for fencing and security while still allowing for visibility.
 - The interior/exterior floor plans were further reviewed and discussed.

- Mr. Suarez reported that these documents are being set up currently for the rezoning process and the full document for development can be addressed as the project moves forward. Once submitted to the city, building height and the general footprint of the building will need to be set and not changed. The fencing issue would need to be finalized.
- The building is set to be 3 floors (trying for rezoning to allow for 4 floors). One unit on the 1st floor will serve as fire access control panel room, electric panel room and maintenance storage room. Individual units will have their own clothes/storage/utilities closets. Stairwells/Elevator access will have cover. Electricity on balconies can be discussed. Every unit will have some windows that can be opened. Each unit has a stackable washer/dryer. There is no community room planned for this development.
- Commissioner Meredith inquired about the budget. Mr. Russell stated he can provide a proforma at an upcoming meeting. The initial project estimate is \$8.5 million. Commissioner Meredith asked that the board be provided the square footage be provided so a per square foot estimate can be figured.
- Commissioner Colón made a motion to move forward pending the budget and final site plan coming back to the board for approval. Commissioner Vengroff seconded the motion.
 - The motion was voted on and passed unanimously.

VII. PUBLIC PRESENTATION

- A. None

VIII. RESOLUTIONS – ACCEPTED BY CONSENT

- A. Res 22-11: Authorization of Legal Contract-Development Services
B. Res 22-14: Approval to Project Base Vouchers for Janie’s Garden III
C. Res 22-15: Approval of HCV Payment Standards
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- Commissioner Meredith pulled Resolution A. 22-11.
- Commissioner Sargent pulled Resolutions C. 22-15.
- Commissioner Colón made a motion to accept the remaining consent agenda, Resolutions B. 22-14. Commissioner Mason seconded the motion.
 - The motion was voted on and passed unanimously.
- Attorney Gilmore, given that one of the pulled agenda items has to do with Legal Services contract awards, excused himself from this section of the meeting.

Discussion for Resolution 22-11 Legal Contract-Development Services:

- Commissioner Meredith explained that a second round of evaluations were performed for the Development Legal Services and the Fox Rothschild firm was again the top-rated firm for Development related services. The proposed price was negotiated as requested by the board and were lowered the by approximately \$5,000.
- Commissioner Colón made a motion to accept Resolutions A. 22-11. Commissioner Vengroff seconded the motion.
 - The motion was voted on and passed unanimously.

Discussion for Resolution 22-15 HCV Payment Standards:

- Commissioner Sargent asked for clarification on what the 120% represents. Mr. Russell responded that the higher percentage makes the voucher worth more money and the tenant pays less. Voucher holders have been having difficulty finding affordable units at the current percentage rate, so Sarasota Housing Authority requested a waiver for an increase from 110% to 120%. This means not as many vouchers can be issued, since there's still the same amount of funding for the program. But that it's a trade-off because if the vouchers don't have enough subsidy in the Sarasota market the vouchers won't be used at all. The success rate for voucher placement has been around 70%. This increase will hopefully raise the placement success rate.
- Commissioner Finger inquired if there are situations where landlords are not accepting vouchers. Mr. Russell explained there are a mix of issues. There are landlords don't want the voucher because they can get more in the regular market and there are landlords that simply don't want to participate in the program.
- Commissioner Finger made a motion to accept Resolutions C. 22-15. Commissioner Sargent seconded the motion.
 - The motion was voted on and passed unanimously.

IX. OLD BUSINESS

A. McCown Tower Exterior Paint Proposals

- Joe Chambers handed out proposed painting schemes from a local artist for McCown's front, exterior paint. Three (3) renderings were proposed. The first shows 3 shades of blue gradient with lightest at top and darkest at the bottom. The second shows the same gradient blue with images of fish. The third shows a white background paint with large differently colored squared randomly spread across the front of the building. The shapes and images are actually vinyl applications on top of the actual paint. The more paint colors, the higher the cost. It was requested to post the versions on the bulletin board for the residents to provide comments if they so choose. There was also discussion of murals being painted on the sides of the building.
- Commissioners Colón and Mason liked the third, artsy version. The remaining five (5) commissioners liked the first version. Mr. Chambers will ask the artist to provide several versions of the third version.

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

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Finger reports that he'll be returning to the area in time for the November board meeting.
- B. Commissioner Sargent reports that criminal activity continues to rise at Janie's Garden. She doesn't think there are enough cameras and they're not monitored enough. Mr. Russell will ask about the camera system at Janie's Garden. Commissioner Sargent reports the police were requested to have more of a presence in the area. Commissioner Meredith suggested having Interstate Realty Management (IRM) present at the next board meeting so this can be discussed. Commissioner Mason added she's part of the Sarasota Police Department's Emergency Response Team and is familiar with the most recent shooting incident/arrest at Janie's Garden. She suggests asking the police to provide the number of calls they receive for the Janie's Garden area over the last month or a certain time frame. Commissioner Sargent also inquired when the FEMA money is expected to fix the damage from Hurricane Ian.
 - Mr. Russell will have to check with IRM about this.
- C. Commissioner Mason reports meeting with a member of the County Emergency Services department about a program where neighbors help neighbors in the case of a storm or disaster situation and a proposed training for this purpose, a Community Emergency Response Team (CERT). Commissioner Mason would like to have a representative from the Housing Authority at any upcoming training like this. She states it probably won't take place until early next year. Mr. Russell suggests having a Resident Council member on the team as well.
- D. Commissioner Taylor reports knowing two (2) people who've moved into Lofts on Lemon and have positive things to say about the development. She also suggests that the next Board Retreat be scheduled. Commissioner Meredith suggested that perhaps after the holidays in January.
 - Commissioner Taylor also requested that an updated conference list be sent out to the board.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:10 pm.