

Minutes of the Board of Commissioners Meeting

Wednesday, February 17, 2010

I. Call to Order:

The **Vice Chair** (attending by phone) passed the gavel to **Commissioner Cobo** who was made Temporary Chair of today's meeting. Acting as Temporary Chair, **Commissioner Cobo** called the meeting of the Board of Commissioners of the Broward County Housing Authority ("BCHA") to order at 9:34 A.M. on Wednesday, February 17, 2010 at Headway Office Park, 4780 North State Road 7, Lauderdale Lakes, Florida.

II. Roll Call:

Mr. Cregan conducted a roll call and certified that a quorum was present.

Commissioners Present:

Joseph M. Cobo	Temporary Chair of today's meeting
Mercedes J. Núñez	Vice Chair [conference phone]
Rico Petrocelli	
Juan Selaya	

Members Absent:

Sharon Day, Chair

Members Late:

None

Members Excused:

None

Staff and Legal Counsel Present:

Kevin Cregan	Chief Executive Officer/Board Secretary
Ann Deibert	Chief Operating Officer
Steven Cortese	Chief Financial Officer
Barbara D. Miller	VP Human Resources/Risk Management
Beth Kinsey	VP Asset Management
Kathryn Haynes	VP Assisted Housing
Parnell Joyce	VP Development
Sam Hornsby	Assistant VP Development
Anna Jamie	Assistant VP Asset Management
Gary Knoerlein	Assistant VP Finance
Monica Alfasi	Executive Assistant/Recording Secretary
Deatra Glaser	Senior Administrative Assistant
David N. Tolces	Legal Counsel, Goren, Cherof, Doody & Ezrol, P.A.

Also in attendance for all or a portion of the meeting:

Tim Smith	President, Middle River Terrace Neighborhood Association
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III. Pledge of Allegiance:

At the Vice Chair's request, Temporary Chair Commissioner Cobo called on Commissioner Selaya to lead the meeting in the Pledge of Allegiance.

IV. Approval of Revised Agenda:

Action: Motion was made by Commissioner Selaya and seconded by Commissioner Petrocelli to approve the Revised Agenda for February 17, 2010 as presented. The motion was unanimously passed.

V. Approval of the Minutes of the Regular Board Meeting:

Action: Motion was made by Commissioner Petrocelli and seconded by Commissioner Selaya to approve the Minutes of the meeting for January 20, 2010 as submitted. The motion was unanimously passed.

VI. Bills and Communications:

1. Presentation on Ethics, Public Records and Florida's Sunshine Law by David N. Tolces, Esq.:

David Tolces, Esq. presented a PowerPoint presentation to the Board of Commissioners regarding Ethics, Public Records and Florida's Sunshine Law. A hard copy of the presentation was distributed to the Board of Commissioners.

2. Resolution No. 2010-08:

Topic: Resolution Approving and Adopting Revised Procurement Policy.

Mrs. Deibert discussed the revised procurement policy with the Board.

Action: Motion was made by Commissioner Petrocelli to approve Resolution No. 2010-08. The Motion was seconded by Commissioner Selaya and was approved unanimously.

VII. Consent Agenda:

THOSE MATTERS INCLUDED UNDER THE CONSENT AGENDA ARE SELF-EXPLANATORY AND ARE NOT EXPECTED TO REQUIRE REVIEW OR DISCUSSION. ITEMS ARE ENACTED BY ONE MOTION; IF A COMMISSIONER OR MEMBER OF THE PUBLIC DESIRES DISCUSSION ON AN ITEM, HOWEVER, THAT ITEM MAY BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

Commissioner Núñez pulled item #9. Commissioner Petrocelli made a motion to approve the remaining items on the consent agenda. The motion was seconded by Commissioner Selaya and was approved unanimously.

9. Resolution Number 2010-17:

Topic: Resolution Authorizing Designated Individuals to Execute Documents and/or take any Necessary Action Related to the Development of the Crystal Lake Townhome Project.

David Tolces, Esq. explained that staff is currently in the process of obtaining plat approval from Broward County and as part of the approval process staff must file an application with the county to vacate the right of way that is adjacent to the property where the townhomes will be constructed. As a result of the vacation residents will be able to park cars in the right of way. The county requires a specific resolution authorizing the execution of the documents associated with the vacation of the right of way. This resolution would authorize the Chair, Vice Chair, or the CEO to sign any applications related to the development that need to be filed with Broward County, the City of Hollywood, or any other necessary agencies in association with the Crystal Lake Townhome project. Staff would not have to come back to the Board for additional approval which is the purpose of the resolution.

Action: Motion was made by Commissioner Núñez to approve Resolution No. 2010-17. The Motion was seconded by Commissioner Petrocelli and was approved unanimously.

VIII. Reports:

1. Monthly Report on Bids/Request for Proposals:

Action: No questions or comments.

2. Monthly Department Reports:

Assisted Housing - Commissioner Petrocelli had a question regarding the Application Activity section of the Assisted Housing Report. Last month the Board did not approve any new applications and this month there were 11. Under Fraud, Drug Activity/Violent Criminal Activity

the numbers went from 2 to 4. He wanted to know if there was going to be that sort of fluctuation at every meeting. **Mr. Cregan** explained that the increase in the new applications was because of applications being filled in the Veterans Affairs Supported Housing (VASH) Program. The Fraud/Drug Activity/Violent Criminal Activity number will change depending on when and how much information we receive at one time.

Asset Management - No questions or comments.

College Gardens - No questions or comments.

3. Board Secretary/Chief Executive Officer's Monthly Report:

NAHRO Legislative Conference, March 28 - 31, 2010 - Congress will be in recess the week of March 29, 2010. The Public Housing Authorities Directors Association (PHADA) has a legislative conference in September. **Mr. Cregan** asked if the commissioners wanted to cancel attendance at the NAHRO conference and make arrangements to attend the PHADA conference. He also offered to try to set up meetings the week of March 29th with our local representatives while they are home on recess. There was no objection to cancelling attendance at the NAHRO Conference or attending the PHADA Conference in September. **Mr. Cregan** will contact **Commissioner Day** about both conferences.

City of Lauderhill - **Mr. Cregan** and **David Tolces, Esq.** met with the City Manager and Attorney of Lauderhill to get some clarification regarding the public records request that they made. The approximate cost to copy the documents that they requested would be \$7,000. **Mr. Tolces** sent them a cost estimate and requested a 50% down payment. There has been no response.

Crystal Lake Townhomes - **Mr. Cregan** said staff will be attending the City of Hollywood Commission Meeting for the first reading of BCHA's site plan approval. In two weeks we should have the second reading and staff will be close to issuing a bid for construction on the ten townhomes at Crystal Lake.

Mr. Cregan also noted that he would be on vacation for the next couple of days and would be leaving **Mrs. Deibert** in charge but would have his Blackberry with him if anyone needed to reach him.

4. Legal Counsel's Eviction Status Report (Memorandum 2010-002):

No questions or comments on report.

IX. Comments from the Public:

Tim Smith, President of the Middle River Terrace Neighborhood Association, gave a lengthy presentation to the Board of Commissioners explaining why his Neighborhood Association was opposed to BCHA building a facility in his neighborhood and what he hoped the Board of Commissioners would consider as an alternative. He said that he has had discussions with **Mr. Cregan** and **former Commissioner John Aurelius** and was concerned that BCHA was planning on building a social service facility. He stated that there is already a number of drug, alcohol and mental health facilities in his neighborhood. He was interested in BCHA building a mixed used project; perhaps having a coffee or sandwich shop on the premises, something that would benefit the entire neighborhood. **Mr. Smith** said he had taken a look at the law and feels that BCHA would build a social service residential facility (SSRF) under the City of Fort Lauderdale's definition, which says you would house a certain group of people and provide them with services. **Mr. Cregan** said BCHA was planning to build a fifteen unit rental property for Broward County residents who have income at or below 120% of the area median income (approximately \$72,000/year) and there was no need to offer services to this group of renters. **Mr. Smith** said that facilities like this are generally for people that need government help and his Neighborhood Association has not found them to be contributing neighbors as far as becoming involved with neighborhood crime walks, clean up, etc.

The **Temporary Chair Commissioner Cobo** said if **Mr. Smith** would allow **Mr. Cregan** to take him on a tour of some of BCHA's properties (Crystal Lake and Tallman Pines) he was sure that he would want the same type of property in his neighborhood. **Commissioner Núñez** asked to accompany **Mr. Smith** and **Mr. Cregan** if they tour the properties.

Mrs. Kincey explained the screening process that staff does on potential tenants (credit check, criminal history background check, income, etc.). She noted that with the screening process in place, the property would have an excellent group of people that would be a good addition to **Mr. Smith's** neighborhood.

Commissioner Petrocelli said he thought one of the problems was one of perception rather than reality. The negative association attached to the term "needy" and "troubled" that **Mr. Smith** referred to earlier. He said the previous six months of BCHA reports showed this was not the case. **Commissioner Petrocelli** discussed **Mr. Smith's** comments regarding having a mixed use site and his statement that it was hard to get residents involved in the community. **Commissioner Petrocelli** said BCHA's resident screening process should help build a community of responsible residents.

If feasible, **Commissioner Selaya** suggested putting a meeting room on the premises that would be available for the neighborhood to utilize. **Mr. Smith** was receptive to the idea. **Temporary Chair Commissioner Cobo** and **Mr. Cregan** said staff would explore different options and determine if it was financially feasible to put something of that nature on the premises. **Mr. Cregan** will contact **Mr. Smith** regarding a tour of BCHA properties when he returns from vacation.


X. Comments from the Commissioners:

Mr. Petrocelli was insulted that someone would attend the meeting and talk about "*those people*" and "*needy people*" being a problem, that is not the case he stated, that is why we are here.

XI. Adjournment:

Commissioner Selaya made a motion to adjourn the meeting. The motion was seconded by **Commissioner Petrocelli** and the meeting was adjourned at 10:43 A.M.

Submitted by:



Kevin Cregan, BCHA Board Secretary/CEO

(Note: These minutes are not verbatim. Recorded tapes are available upon request).