

**Minutes of the Board of Commissioners Meeting**  
Wednesday, April 21, 2010

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**I. Call to Order:**

Mrs. Day, Chair of the Board of Commissioners of the Broward County Housing Authority ("BCHA") called the meeting to order at 9:34 A.M. on Wednesday, April 21, 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:**

- Sharon Day                      Chair
- Mercedes J. Núñez       Vice Chair
- Joseph M. Cobo
- Rico Petrocelli
- Juan Selaya

**Members Absent:**

None

**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
- Samuel Hornsby                      Assistant VP Development
- Anna Jamie                      Assistant VP Asset Management
- Gary Knoerlein                      Assistant VP Finance
- Monica Alfasi                      Executive Assistant/Recording Secretary
- Deattra 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:**

- Ken Naylor                      Senior Vice President, Carlisle Development Group
- Jeff Wood                      Development Manager, Carlisle Development Group
- Sandra Seals                      VP Community Development, Reliance Housing Foundation
- Sandy Peaceman                      Architect, Cohen, Freedman, Encinosa & Associates, PA
- Kathy Koch                      President, Ambit Marketing Communications
- Adam Matza                      Account Manager, Ambit Marketing Communications

### **III. Pledge of Allegiance:**

The Chair called on **Commissioner Cobo** to lead the meeting in the Pledge of Allegiance.

### **IV. Approval of Agenda:**

**Action:** Motion was made by **Commissioner Cobo** and seconded by **Commissioner Selaya** to approve the Agenda for April 21, 2010 as presented. The motion was unanimously passed.

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

**Action:** Motion was made by **Commissioner Núñez** and seconded by **Commissioner Petrocelli** to approve the Minutes of the meeting for March 17, 2010 as submitted. The motion was unanimously passed.

### **VI. Bills and Communications:**

#### **1. Power Point Presentation on Affiliates by Parnell Joyce, VP of Development:**

For information purposes only, no action required.

#### **2. Resolution Number 2010-23:**

**Topic:** Resolution Approving Master Development Agreement with Carlisle Development Group, LLC for Redevelopment of Ehlinger Apartments.

**Mr. Cregan** said he was informed by **Mr. Naylor** that staff at the Florida Housing Finance Corporation is recommending to their Board that tax credits be awarded to Ehlinger at their next meeting on April 30<sup>th</sup>. **Mr. Cregan** congratulated **Mr. Naylor** on the successful outcome of his appeal. **Mr. Cregan** said he is recommending that the Board of Commissioners approve the Master Development Agreement. The Agreement has been reviewed by BCHA's financial advisor, special legal counsel, and **David Tolces, Esq.** **Commissioner Petrocelli** had a couple of questions which were answered by **Mr. Cregan**. **Commissioner Petrocelli** also recommended after completing a Phase I Environmental Site Assessment of the parcel, if there is any inclination/reasonable doubt regarding questionable environmental issues that staff proceed to a Phase II Environmental Site Assessment. He mentioned problems that the cities of Davie and Plantation had with environmental issues after purchasing real estate parcels.

**Action:** Commissioner Núñez stated she had a question. Motion was made by Commissioner Petrocelli to approve Resolution 2010-23 subject to further discussion. Commissioner Cobo seconded the motion. Commissioner Núñez said she read the agreement and did not see anything about the parcel being developed "green". Mr. Naylor confirmed it would be. The Motion 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 Petrocelli asked David Tolces, Esq. if there were any liability issues with Ric-Man Construction Inc. renting the property in Oakland Park (Resolution No. 2010-24). Mr. Tolces said that under the agreement Ric-Man indemnifies BCHA for everything. Commissioner Petrocelli was asked if he wanted to pull this item from the consent agenda. He said he had no additional questions and Commissioner Cobo made a motion to approve all items on the consent agenda. The Motion was seconded by Commissioner Petrocelli and was approved unanimously.

## VIII. Reports:

### 1. Renewal Rates for Property Insurance with the Florida Public Housing Authority Self Insurance Fund, Inc. (FPHASIF):

**Action:** For information purposes only. No questions or comments.

### 2. Crime Report:

**Action:** Commissioner Petrocelli asked about the weapons violation at Park Ridge Court. Mrs. Deibert said she has requested the police report and will inform the Board when she receives it.

### 3. Monthly Report on Bids/Request for Proposals:

**Action:** No questions or comments.

### 4. Monthly Department Reports:

**Assisted Housing:** No questions or comments.

Asset Management: No questions or comments.  
College Gardens: No questions or comments.

#### **5. Board Secretary/Chief Executive Officer's Monthly Report:**

Real Property Investment Committee Meeting - will be held at the Eclipse Apartments in Fort Lauderdale on May 6, 2010 at 8:30 A.M. Mr. Cregan will email Board members with information regarding the meeting in case anyone is interested in attending.

#### **6. Legal Counsel's Eviction Status Report (Memorandum 2010-008):**

No questions or comments regarding monthly report. David Tolces, Esq. noted that he is assisting staff with an EEOC complaint filed by a former employee and a housing discrimination complaint filed by a current tenant. He looked forward to positive results for both complaints.

#### **IX. Elections - Chair and Vice Chair:**

Commissioner Cobo nominated Commissioner Petrocelli for Chair. The nomination died for lack of a second. Commissioner Selaya nominated Commissioner Day for Chair. Commissioner Day declined the nomination. Commissioner Selaya nominated Commissioner Núñez for Chair. Commissioner Petrocelli seconded the motion. The Motion was approved unanimously. The gavel was passed from Commissioner Day to Commissioner Núñez.

Commissioner Cobo nominated Commissioner Petrocelli as Vice Chair. The Motion died for a lack of a second. Commissioner Day nominated Commissioner Selaya as Vice Chair. Commissioner Petrocelli seconded the motion and the Motion was approved unanimously.

Action: Commissioner Núñez was appointed Chair and Commissioner Selaya, Vice Chair for a one year term effective immediately.

#### **X. Comments from the Public:**

No comments.

#### **XI. Comments from the Commissioners:**

Commissioner Cobo updated the Board regarding the NAHRO Legislative Conference that he attended in Washington DC. He said some of the issues discussed were housing authority reserves and expansion of Section 8 vouchers and administrative fees.

**Commissioner Day** thanked her fellow Board members and staff for making her job easy during her two terms as Chair and said **Commissioner Núñez** and **Commissioner Selaya** will do a great job and **Commissioner Petrocelli** will do a great job with the affiliates.

**Commissioner Petrocelli** thanked **Commissioner Day** for her service to the Board as Chair and congratulated **Commissioner Núñez** and **Commissioner Selaya** on their appointments. He also asked **Mr. Cregan** for an update on the Lauderhill Housing Authority. **Mr. Cregan** said nothing much has happened since the last meeting. He spoke to staff at the Miami HUD office yesterday and said there was nothing imminent. He is trying to get a copy of the demand letter that the Mayor of Lauderhill sent to HUD. **Mr. Cregan** also spoke about the Notice of Funding Availability (NOFA) that HUD released for rental assistance for people with disabilities. He said staff intends to apply for the vouchers and that the only eligible applicants are PHAs with operating Section 8 programs.

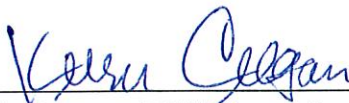
**Commissioner Núñez** thanked the Board for the opportunity to serve as Chair and said she looked forward to working with **Commissioner Selaya**.

**Mr. Cregan** reminded everyone that the May meeting has been rescheduled for May 26<sup>th</sup>.

#### **XI. Adjournment:**

**Commissioner Núñez** made a motion to adjourn the meeting. The motion was seconded by **Commissioner Petrocelli** and the meeting was adjourned at 10:18 A.M.

#### **Submitted by:**



**Kevin Cregan, BCHA Board Secretary/CEO**

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