



Minutes of the Board of Commissioners Meeting

Wednesday, September 15, 2010

I. Call to Order:

Commissioner Núñez, Chair of the Board of Commissioners of the Broward County Housing Authority ("BCHA") called the meeting to order at 9:40 A.M. on Wednesday, September 15, 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:

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

Members Absent:

None

Members Late:

None

Members Excused:

None

Staff and Legal Counsel Present:

Kevin Cregan	Board Secretary/Chief Executive Officer
Ann Deibert	Chief Operating Officer
Steven Cortese	Chief Financial Officer
Barbara D. Miller	VP Human Resources/Risk Management
Beth Kinsey	VP Asset Management
Kathy Haynes	VP Assisted Housing
Parnell Joyce	VP of Development
Gary Knoerlein	Assistant VP Finance
Sam Hornsby	Assistant VP Development
Anna Jaime	Assistant VP Asset Management
Nivia Roldan	Assistant VP Assisted Housing
Bernard Zimmerman	Property Inspector
Romel Lalloo	Housing Counselor
Violet Vassall	Supervisor of Intake
Phyllis Brown	Housing Counselor
Nora Torres	Housing Counselor
Noah Szugajew	Compliance Specialist
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:

Adam Matza Account Manager, Ambit Marketing Communications

III. Pledge of Allegiance:

The Chair called on Mrs. Kinsey to lead the meeting in the Pledge of Allegiance.

IV. Approval of Revised Agenda:

Action: Motion was made by **Commissioner Petrocelli** and seconded by **Commissioner Cobo** to approve the revised agenda for September 15, 2010 as presented. The motion was unanimously approved.

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

Action: Motion was made by **Commissioner Cobo** to approve the Minutes of the meeting for August 18, 2010 as submitted. **Commissioner Day** seconded the motion and the motion was unanimously approved.

VI. Bills and Communications:

1. Resolution Number 2010-55:

Title: **Resolution of Recognition for Romel Laloo, Housing Counselor.**

Presentation of Resolution Number 2010-55 to **Romel Laloo, Housing Counselor** upon the occasion of her retirement, commending her for more than 22 years of service to BCHA.

Action: Motion was made by **Commissioner Petrocelli** to approve Resolution Number 2010-55. The Motion was seconded by **Commissioner Cobo** and approved unanimously.

2. Resolution Number 2010-56

Title: **Resolution of Recognition for Violet Vassall, Supervisor of Intake.**

Presentation of Resolution Number 2010-56 to **Violet Vassall, Supervisor of Intake** upon the occasion of her retirement, commending her for more than 14 years of service to BCHA.

Action: Motion was made by **Commissioner Cobo** to approve Resolution Number 2010-56. The Motion was seconded by **Commissioner Petrocelli** and approved unanimously.

3. Resolution Number 2010-57

Title: Resolution of Recognition for **Bernard Zimmerman**, Property Inspector.

Presentation of Resolution Number 2010-57 to **Bernard Zimmerman**, Property Inspector upon the occasion of his retirement, commending him for more than 34 years of service to BCHA.

Action: Motion was made by **Commissioner Petrocelli** to approve Resolution Number 2010-57. The Motion was seconded by **Commissioner Cobo** and approved unanimously.

4. Resolution Number 2010-58:

Title: Resolution Approving Creation of New Affiliate Entity – **Broward Affordable Housing Guarantee Corp.**

Mr. Joyce gave a Power Point presentation and answered questions along with **Mr. Cregan** and **David Tolces, Esq.** regarding the creation of a new entity to support the continuation of affordable housing development projects by pledging assets unencumbered by HUD under the umbrella of a new affiliate.

Action: Following an extensive discussion, **Commissioner Petrocelli** made a Motion that legal counsel investigate this item and bring it back to the board before the board makes a decision on a third party entity. He also stated if the board needs as part of the motion an attorney general's opinion, he thought the cost would be well worth it. Following further discussion, **Commissioner Petrocelli** amended his motion to include the creation of a corporation that will not be funded until legal counsel completes their investigation. **Commissioner Selaya** seconded the amended motion. For classification purposes, **David Tolces Esq.** said the motion is for housing authority staff to set up the Broward Affordable Housing Guarantee Corporation as well as to direct legal counsel to work with staff in

order to ensure compliance with constitutional requirements and then come back to the board with an update before submitting anything to the attorney general's office. The motion was approved unanimously.

5. Discussion Regarding Possible Renaming of Ehlinger Apartments:

Action: Mr. Cregan to contact the Town of Davie's City Manager and Town Council regarding guidelines for renaming Ehlinger Apartments. Staff will bring this item back to the board at a future meeting. The Chair asked to be included in any discussions/committees regarding the renaming of the property.

6. Discussion Regarding Raffle of Personal Day for Staff who Participate in the United Way Campaign:

Action: Motion was made by Commissioner Petrocelli to raffle off one (1) personal day for employees who participate in this year's United Way campaign. The motion died for lack of a second.

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 Day pulled items #4 and #7. Commissioner Petrocelli made a motion to approve the remaining items on the consent agenda. The Motion was seconded by Commissioner Cobo and was approved unanimously.

4. Resolution Number 2010-62:

Title: Resolution Approving a Memorandum of Understanding (MOU) between BCHA and New Smyrna Beach Housing Authority.

Action: Motion was made by Commissioner Petrocelli to approve Resolution Number 2010-62 subject to an amendment to the MOU holding BCHA harmless from any claims, suits, damages, etc. arising out of services provided by BCHA. The motion was seconded by Commissioner Cobo and approved unanimously.

7. Resolution Number 2010-65:

Title: Resolution Authorizing the Chief Executive Officer to Execute an Agreement with Broward County for the Expenditure of Disaster Relief Initiative Funds.

Commissioner Day asked how staff could use disaster relief initiative funds to construct single family homes. Mrs. Kinsey and Mr. Cregan explained that Broward County allocated replacement housing funds to be used for the restoration of damaged homes directly related to the effects of the 2005 hurricane season disasters. The single family homes at Tallman Pines (formerly Schooler Humphries Villas) were impacted by Hurricanes Katrina and Wilma. BCHA was the only agency that submitted an application for funding. The funds have been sitting around since 2006 and must be expended by June of 2011.

Action: Motion was made by Commissioner Petrocelli to approve Resolution Number 2010-65. The motion was seconded by Commissioner Selaya and approved unanimously.

VIII. Reports:

1. Monthly Report on Bids/Request for Proposals:

Action: No action required.

2. Monthly Department Reports:

Assisted Housing: No questions or comments.

Asset Management: No questions or comments.

College Gardens: No questions or comments.

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

Mr. Cregan explained that when the Board approved the Master Development Agreement with Carlisle Development Group for the redevelopment of Ehlinger Apartments, part of the agreement called for BCHA to make a predevelopment loan to Carlisle that was contingent on BCHA receiving a \$2 million dollar ground lease from Tallman Pines. BCHA has made part of the loan to Ehlinger and BCHA receives a one percent (1%) loan origination fee and interest. The loan should be fully repaid at the closing which is scheduled for early November.

Mr. Cregan and David Tolces, Esq. discussed Memorandum 2010-021 that was distributed to the Board from David Tolces, Esq. and Sam Goren, Esq., General Legal Counsel for BCHA regarding the City of Lauderhill filing suit against the U.S. Department of Housing and Urban Development regarding HUD's refusal to award an annual contributions contract to the Lauderhill Housing Authority. Commissioner Petrocelli requested that if anything occurs prior to the next board meeting regarding this issue, that staff and/or legal counsel email the Board of Commissioners.

4. Legal Counsel's Eviction Status Report (Memorandum 2010-020):

David Tolces, Esq. discussed his monthly report and also informed the Board that his firm provided sexual harassment and code of ethics training to BCHA staff.

IX. Comments from the Public:

No comments.

X. Comments from the Commissioners:

Commissioner Day inquired about the void that would be caused by the three long term employees who are retiring and asked if staff had a game plan for transition/succession planning. Mr. Cregan said the Housing Counselor position would not be filled and that Human Resources (HR) was advertising for the vacant positions both internally and externally. Mrs. Deibert said HR was investing in leadership and management training and Mr. Cregan said HR is always looking at identifying, assessing and developing internal candidates for vacancies.

XI. Adjournment:

Commissioner Selaya made a motion to adjourn the meeting. The motion was seconded by Commissioner Cobo and the meeting was adjourned at 10:57 A.M.

Submitted by:



Kevin Cregan, Board Secretary/CEO

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