



**Minutes of the Regular Board Meeting**  
*Board of Commissioners*  
*January 21, 2009*

**I. Call to Order:**

The **Chair** called the Regular Meeting of the Board of Commissioners of the Broward County Housing Authority (BCHA) to order at 9:48 A.M. on Wednesday, January 21, 2009 at Headway Office Park, 4780 North State Road 7, Lauderdale Lakes, Florida.

**II. Roll Call:**

**Secretary Cregan** called the roll and certified that a quorum was present.

COMMISSIONERS PRESENT:

Sharon Day                      Chair  
John E. Aurelius  
Joseph M. Cobo  
Juan Selaya

MEMBERS ABSENT:

None

MEMBERS LATE:

None

MEMBERS EXCUSED:

Mercedes J. Núñez

STAFF AND LEGAL COUNSEL PRESENT:

Kevin Cregan	Chief Executive Officer/Board Secretary
Ann Deibert	Chief Operating Officer
Steven Cortese	Chief Financial Officer
Beth Kincey	VP Asset Management
Gay Georgevich	VP Assisted Housing
Parnell Joyce	VP Development
Sam Hornsby	Assistant VP Development
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 WAS:

Ken Naylor	Senior Developer, Carlisle Development Group
Tim Wheat	Vice President, Pinnacle Housing Group
Greg Davis	Project Manager, DFC Homes of Florida Inc.
Jeffrey Lines	President, TAG Associates, Inc.

**III. Pledge of Allegiance:**

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

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

**Action:** A motion was made by **Commissioner Aurelius** and seconded by **Commissioner Cobo** to approve the Agenda of January 21, 2009. The motion was unanimously passed.

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

**Action:** A motion was made by **Commissioner Aurelius** to approve the Minutes of the Regular Board Meeting held on December 17, 2008 as submitted. The Motion was seconded by **Commissioner Cobo** and was unanimously passed.

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

##### **1. Discussion on Drug Information:**

**Topic:** Discussion on Drug Information given to Public Housing and Assisted Housing tenants at leasing.

**Action:** For information purposes only. No action required.

#### **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 Aurelius** pulled items #1 and #3. The **Chair** pulled item #2. **Commissioner Cobo** made a motion to approve the remaining items on the Consent Agenda. The motion was seconded by **Commissioner Aurelius** and was approved unanimously.

##### **1. Resolution Number 2009-01:**

**Topic:** Resolution Approving Development of Ten (10) Townhomes on Undeveloped Land Adjacent to Crystal Lake Apartments.

**Commissioner Aurelius** asked what happens with the development of the townhomes if we do not receive any funds from the SHIP and Affordable Housing Program. **Secretary Cregan** said that if we do not receive any money, the plan is to have BCHA finance up to 100% of the

development cost. **Secretary Cregan** also mentioned that not included on the site plan, was a swimming pool that will be build between building #2 and the lake.

**Action:** **Commissioner Cobo** made a motion to approve Resolution Number 2009-01. The motion was seconded by **Commissioner Selaya**. The motion was approved unanimously.

## **2. Resolution Number 2009-02:**

**Topic:** **Resolution Appointing Member to Broward County Housing Council.**

**Commissioner Selaya** nominated **Commissioner Aurelius** to the Broward County Housing Council. **Commissioner Aurelius** declined the nomination and suggested the Chief Executive Officer (CEO).

**Action:** A motion was made by **Commissioner Aurelius** to appoint the Chief Executive Officer (CEO) to the Broward County Housing Council. The motion was seconded by **Commissioner Cobo** and was approved unanimously.

## **3. Resolution Number 2009-03:**

**Topic:** **Resolution Appointing Addition of One (1) Housing Counselor and One (1) Administrative Assistant Position to the Housing Counseling Program.**

The Board discussed if they were getting away from the core mission of the agency of providing housing for the poor by utilizing BCHA funds to subsidize the salary and benefits for additional staff in the housing counseling program [cost to BCHA would be approximately \$50,000 annually]. Broward County has agreed to increase the grant by \$30,000.

**Action:** A motion that was made by **Commissioner Aurelius** to approve Resolution No. 2009-03 died for lack of a second.

## **VIII. Reports:**

### **1. Verbal Presentation on Plans to Open Public Housing and Housing Choice Voucher Waiting Lists:**

**Mrs. Kincey** advised that she expects to open the public housing waiting list within the next 30 days. She stated that staff will establish and maintain a separate waiting list for each site. No phone calls, or walk-ins will be allowed. Applicants must mail in an application to be eligible and a different site will be publicly advertised each week. There will be a preference for working families and victims of domestic violence.

For the Section 8 waiting list **Mrs. Georgevich** is proposing having staff take 600 names by phone and there will be a preference for the elderly and disabled. She expects to open the waiting list sometime in April.

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

**Action:** No questions or comments.

## 3. Monthly Department Reports:

- ✓ **Assisted Housing** .....No questions or comments.
- ✓ **Asset Management** .....No questions or comments.
- ✓ **College Gardens**.....No questions or comments.

## 4. Secretary/Chief Executive Officer's Monthly Report:

**Employee Suggestion Program Update** - Since the last meeting, employees have submitted eleven suggestions, four are under review, six were rejected and one regarding exit interviews, was already in place.

**Highland Gardens Phase II Ribbon Cutting** - Thursday, February 19, 2009 at 10:00 A.M.

## 5. Legal Counsel's Monthly Report:

- ◆ After being out of commission for five weeks because of a flood, the courthouse is up and running again.
- ◆ **Attorney Tolces** is working on a contract regarding purchase of the property next to Ehlinger. He hopes to have the item on next month's agenda for Board approval.

## IX. Comments from the Public:

**Mr. Lines** discussed the proposed stimulus package and stated that it contains a good deal of money devoted to housing and the low income tax credit sector. The plan provides five billion dollars for the construction and repair of public housing, revised allocations for the Community Development Block Grant (CDBG) formula and supplemental public housing operating subsidy. Also one billion dollars in HOME funds for green initiatives for environmentally sensitive, energy-efficient and environmentally-friendly housing.

#### **X. Comments/Discussion from the Commissioners:**

**Commissioner Aurelius** suggested that since part of the stimulus package stressed public buildings that are environmentally sensitive and encourages agencies to use energy efficient air conditioners and refrigerators, staff should start looking at our older developments to see what we can do to qualify them for HOME funds and be prepared to proceed with the applications. **Secretary Cregan** thought that was an excellent idea and said staff will be taking a look at all the developments and getting information together to submit applications.

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

**Commissioner Cobo** made a motion to adjourn the meeting. The motion was seconded by **Commissioner Aurelius** and the meeting was adjourned at 10:29 A.M.

BROWARD COUNTY HOUSING AUTHORITY

BY: \_\_\_\_\_  
KEVIN CREGAN, SECRETARY/CEO