



Minutes of the Regular Board Meeting
Board of Commissioners
February 18, 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 9:41 A.M. on Wednesday, February 18, 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
Mercedes J. Núñez Vice Chair
John E. Aurelius
Joseph M. Cobo
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
Barbara Miller VP Human Resources/Risk Management
Steven Cortese Chief Financial Officer
Beth Kinsey VP Asset Management
Parnell Joyce VP Development
Gary Knoerlein Assistant VP Finance
Anna Jaime Assistant VP Asset Management
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

III. Pledge of Allegiance:

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

IV. Approval of Agenda:

Action: A motion was made by **Commissioner Cobo** and seconded by **Commissioner Aurelius** to approve the Agenda of February 18, 2009. The motion was unanimously passed.

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

Action: A motion was made by **Commissioner Cobo** to approve the Minutes of the Regular Board Meeting held on January 21, 2009 as submitted. The Motion was seconded by **Commissioner Aurelius** and was unanimously passed.

VI. Bills and Communications:

1. Selection Committee for Public Relations Firm:

Topic: **Motion to Appoint Selection Committee to Recommend the Most Qualified Firm for a Public Relations Firm.**

Action: **Commissioner Cobo** made a Motion to approve appointment of a Selection Committee to recommend the most qualified firm for a Public Relations Firm. The Motion was seconded by **Commissioner Selaya** and the vote was as follows:

AYES	NAYS
Commissioner Cobo	Commissioner Aurelius
Commissioner Selaya	
Commissioner Day	
Commissioner Núñez	

The Ayes have it and the Motion passes by a vote of (4 - 1). Interview Committee to include **Commissioner Day**, **Commissioner Núñez** and **Commissioner Cobo**.

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 item #5. **Commissioner Cobo** made a motion to approve the remaining items on the Consent Agenda. The motion was seconded by **Commissioner Núñez** and was approved unanimously.

5. Resolution Number 2009-10:

Topic: Resolution Approving Lease Agreement with Liberia Economic and Social Development, Inc. (LES).

Commissioner Aurelius wanted to know what LES does for the reduced rent that they receive at Crystal Lakes. He noted that Exhibit "B" of the lease agreement states that the premises may be used for the following programs: Roof Training, "On Track" Program etc., He wanted to know if LES actually runs these programs or if this was a private operation under the disguise of a non profit. If this was a true non profit doing good things for the community he did not have a problem.

During discussion **Commissioner Aurelius** wanted to know if staff could ask for documentation from LES regarding the programs in accordance with what is stated in the lease. **Attorney Tolces** said if the Board wanted LES to submit written documentation explaining the programs which would include the number of participants in each program, he could include the request in Exhibit "B" of the Lease Agreement. Documentation could be required on an annual basis. **Secretary Cregan** asked what staff should do about the lease agreement until they receive the documentation. **Commissioner Cobo** suggested that the rent could be on a month to month basis until we receive the documents requested.

Action: Motion was made by **Commissioner Aurelius** to approve Resolution No. 2009-10 as amended. **Attorney Tolces** to amend the lease agreement to include in Exhibit "B" Rules and Regulations that LES must submit written documentation explaining the programs that are permitted and the number of participants in each program on an annual basis. The Motion was seconded by **Commissioner Cobo** and was approved unanimously.

VIII. Reports:

1. Report on Performer Designation by HUD for the Section 8 Management Assessment Program (SEMAP) for year ending September 30, 2008.

Action: For information purposes only. No action required.

2. Report on Performer Designation by HUD for the Public Housing Assessment System (PHAS) for year ending September 30, 2008.

Action: For information purposes only. No action required.

3. Report on Florida Public Housing Authority Self Insurance Fund Update.

Action: For information purposes only. No action required.

4. Monthly Report on Bids/Request for Proposals:

Action: No questions or comments.

5. Monthly Department Reports:

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

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

Legal Aid - **Secretary Cregan** discussed with the Board the letter that **Janet Riley**, legal counsel for Legal Aid sent to the former Secretary of HUD and the former Assistant Secretary of Fair Housing regarding the Ehlinger Apartments demolition and his response. **Secretary Cregan** stated that HUD has delayed approval of BCHA's demolition application until they investigate **Ms. Riley's** allegations. Following discussion, **Attorney Tolces** suggested having BCHA's **Chair** send a letter to the **Chair** of Legal Aid explaining the situation. **Commissioner Cobo** wanted the letter to state that the Board was demanding that **Ms. Riley** immediately withdraw her letter and if it is not, the Board will consult with their legal counsel in order to consider what legal remedies they may have to take in response to **Ms. Riley's** actions. **Commissioner Núñez** suggested that the obsolescence report be included with **Commissioner's Day's** response. **Commissioner Aurelius** noted that BCHA's mission is to provide safe, affordable housing and we cannot based on the professional evidence given to us, allow people to occupy those apartments due to mold, etc. He suggested that included with our letter we include **Ms. Riley's** letter, **Secretary Cregan's** response and the exhibits that were furnished in the obsolescence report. **Attorney Tolces** will assist **Secretary Cregan** in composing the letter.

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

Secretary Cregan congratulated the **Chair** on her election as Secretary of the Republican National Committee.

7. Legal Counsel's Monthly Report:

Attorney Tolces said the flood problems at the courthouse have been resolved, and they are starting to process things more quickly. No comments from the Board regarding his monthly report.

IX. Comments from the Public:

No comments.

X. Comments from the Commissioners:

No comments.

XI. Adjournment:

Commissioner Cobo made a motion to adjourn the meeting. The motion was seconded by **Commissioner Núñez** and the meeting was adjourned at 10:14 A.M.

BROWARD COUNTY HOUSING AUTHORITY

BY: _____
KEVIN CREGAN, BOARD SECRETARY/CEO