

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE**

Virtual Meeting -Communications Media Technology Zoom  
Held at 5:00 PM Thursday, February 11, 2021

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**Item 1: Roll Call**

The meeting was called to order and the following Board members were present:

Chair, Dan Lindblade

Vice Chair, Dr. Nicholas Tranakas

Board Member, Shirley Carson

Board Member, Lynn Wines

**Absent:** Josiah Graham, Board Member (schedule conflict)

**Staff:**

Michael Tadros, CFO

**Guest:**

None

**Item 2: Approval of Agenda**

**Motion** was made by Lynne Wines and seconded by Shirley Carson. Motion voted on and passed unanimously to approve the February 11, 2021 regular meeting agenda.

**Item 3: Approval of Minutes – December 10, 2020**

**Motion** was made by Shirley Carson and seconded by Lynne Wines. Motion voted on and passed unanimously to approve the December 10, 2020 regular meeting minutes.

**Note:** The Board did not meet during the month of January 2021.

**Item 4: SECRETARY'S REPORT**

**1. Payment In Lieu of Taxes (PILOT)**

The Housing Authority has an agreement to pay the City of Fort Lauderdale an annual PILOT payment and each year the payment is subject to Board approval. The E. D. discussed the payment for the year 2020 and requested a motion to approve payment in the amount of \$65,419.00

Dr. Tranakas moved the motion to approve the PILOT Payment for 2020. Lynne Wines seconded. All voted in the affirmative.

**2. Approval of 2021 Operating Budgets**

The 2021 operating budget was presented to the Board for review and approval. The E.D. and Mike Tadros, CFO, reviewed the various areas of the housing programs and requested approval of the budgets for the following:

- Business Activities
- HEF Management
- Housing Choice Voucher Program/FSS
- Public Housing Program - Sunnyreach Acres T/H

Lynne Wines moved the motion to approve the operating budgets as presented; subject to review of the 2020 budget comparative analysis showing the variances. Dr. Tranakas seconded. All voted in the affirmative.

**3. CARES Act Funds**

At the December Board meeting the Chair requested a spread sheet showing the general expense categories for the CARES Act funds. Mike Tadros, CFO, reviewed this item with the Board.



**4. Executive Director's Annual Performance Review**

The E.D.'s annual performance review is due in January. This item was opened for discussion.

The Board will review and possibly reformat the evaluation form for discussion at the next Board meeting. Also, the E.D. will forward his self-evaluation, along with 2020 accomplishments and salary history to the Commissioners for review and recommendation.

**5. Development Updates**

The E.D. updated the Board on the H/A's existing and future developments; currently there are three new construction projects underway:

- **Suncrest Court/Rock Island Apts. - New Construction**  
Consisting of 116 units, 66 of the units have a voucher tied to it and there is a waiting list for all units. Expected to be fully occupied by end of June 2021.
- **Sailboat Boat Bend Apts. II – New Construction**  
Consisting of 110 units nearing completion, expected to be fully occupied by June 2021.
- **Poinciana Crossing – New Construction**  
Construction started in November 2020. This will be a seven-story building consisting of 113 family designated units located at 1801 SW 1<sup>st</sup> Avenue near Broward General. Progressing very well, estimated to be completed late 2021.
- **Northwest Gardens VI – (fka) Federal Apartments**  
We have some Tax Credit funding lined up, working on lining up the balance of funding through the City and the County. We hope to have all the financing put together by end of 2021. Construction could start in 2022. That is for about two thirds of the Federal Apartments property located in our Northwest Gardens community.
- **Broadview Park**  
Working on contract with the City of Fort Lauderdale to transfer approximately 54 acres to the HACFL. This is a large parcel west of 441 and Davie Boulevard. We are waiting for City Commission approval.


**NEW BUSINESS**

**ADJOURNMENT**

There being no further discussion, the meeting was adjourned.

  
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Dan Lindblade, Chair

ATTEST:

  
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Tam A. English  
Executive Director/CEO/Secretary