

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
437 SW 4 Avenue, Suite 101, Fort Lauderdale, FL 33315 / (954) 556-4100**

Held at 5:00 PM Thursday, February 10, 2022

Join Zoom Meeting (Optional)
<https://us06web.zoom.us/j/89286618727>

Meeting ID: 892 8661 8727

Passcode: 741630

Call in numbers: 1(301)715-8592 or 1(312) 626-6799

Call to Order

Roll Call

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

Chair, Dan Lindblade

Vice Chair, Dr. Nicholas Tranakas (via Zoom)

Board Member, Shirley Carson

Board Member, Josiah Graham

Staff:

Michael Tadros, CFO

Approval of the February 10, 2022 Agenda

Motion was made by Shirley Carson and seconded by Josiah Graham. Motion voted on and passed unanimously to approve the February 10, 2022 regular meeting agenda.

Approval of Minutes - December 9, 2021 Meeting Minutes:

Motion was made by Shirley Carson and seconded by Josiah Graham. Motion voted on and passed unanimously to approve the December 9, 2021 meeting minutes.

Note: The Board did not meet during the month of January 2022.

SECRETARY'S REPORT

1. Approval of 2022 Operating Budget - Attachment 1

The 2022 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 a motion to approve the budgets for the following:

- HEF Management
- Business Activities
- Housing Choice Voucher Programs
- Federal Apartments

Dr. Tranakas moved the motion to approve the operating budgets as presented; Shirley Carson seconded. All voted in the affirmative.

2. Resolution 22-01 – Attachment 2

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE, REQUESTING APPROVAL OF THE PUBLIC HOUSING OPERATING BUDGET

The Public Housing Fiscal Year 2022 Operating Budget for Sunnyreach Acres Townhomes requires an approved Board Resolution by HUD, resolution was presented to the Board for review and approval. The E.D. and Mike Tadros, CFO, reviewed the various areas of the housing program and requested a motion to approve the budget.

Dr. Tranakas moved the motion to approve the operating budgets as presented; Josiah Graham seconded. All voted in the affirmative.

3. Resolution 22-02 – Attachment 3

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE, APPROVING 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 assessment for the year 2022 and requested a motion to approve payment in the amount of \$ 89,688.79

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

4. Resolution 22-03 – Attachment 4

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE APPROVING GUARANTEES AND INDEMNITIES FOR DIXIE COURT I REFINANCING

The E. D. presented resolution for discussion and Board approval. Josiah Graham moved the motion to approve; Dr. Tranakas seconded. All voted in the affirmative.

5. Resolution 22-04 – Attachment 5

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE APPROVING THE 2022 PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM (HCV)

Fair Market Rents (FMRs) are used to calculate payment standards for the Housing Choice Voucher (HCV) program. Traditionally FMRs have been calculated for an entire metropolitan region but a new rule issued by the U.S. Department of Housing and Urban Development allows payment standards to be calculated using Small Area Fair Market Rents (SAFMRs). SAFMRs are based on U.S. Postal ZIP Codes to provide more localized rents.

The SAFMR has been completed and the Payment Standards lie within the acceptable range of 90-120% of FMR. The Payment Standards are calculated by zip codes and placed into zones.

The E. D. presented resolution for discussion and Board approval. Dr. Tranakas moved the motion to approve; Josiah Graham seconded. All voted in the affirmative.

6. RFP# 2021-02 Legal Services

HACFL recently advertised a Request for Proposals for the following legal services and five (5) proposals were received. The committee met and reviewed all proposals. The decision was made to award each proposer the following pending Board Approval:

- | | |
|--|--------------------------------------|
| 1) General Legal Counsel | - Brinkley Morgan Attorneys at Law |
| 2) Employment Labor Relations | - BlueRock Legal, P.A. |
| 3) Evictions & Tenant related services | - Law Offices of Kaye-Ann Baxter, PA |
| 4) Tax Credit Development | - Fox Rothschild LLP |
| 5) Land Use | - Lochrie & Chakas, P.A. |

Dr. Tranakas moved motion to approve awarded proposers; Shirley Carson seconded. All voted in the affirmative.

7. Berman Hopkins CPA's & Associates, LLP – Attachment 6

Audit Engagement Letter 2021

Audit Engagement Letter was presented for discussion and Board approval. Dr. Tranakas moved the motion to approve; Shirley Carson seconded. All voted in the affirmative.

8. Executive Director's Annual Performance Review

The E.D.'s annual performance review was due in January, this item will be open for discussion.

The E.D. will forward his self-evaluation, along with 2021 accomplishments and salary history to the Commissioners for review and recommendation at the next Board meeting.

9. Development Updates


The E.D. updated the Board on current developments.

- **Suncrest Court/Rock Island (completed in the last year):** Opened for almost a year. Completely full.
- **Sailboat Bend II (completed in the last year):** Also opened in the last year.
- **Poinciana Crossing:** Slated to open last day of February, if not then in March. There is a waiting list with everyone waiting to move in.
- **Talking to City about parcel:** South of SR 84 (potential for 100 units)
- **Federal Apartments:** Will start applying for funding in June/July
- **Broadview:** In the middle of development process

NEW BUSINESS

ADJOURNMENT

There being no further discussion, Josiah Graham moved the motion to adjourned.



Dan Lindblade, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary