



**MINUTES FOR 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 on Wednesday, December 10, 2025 at 5:00 PM

Call to Order

Roll Call

Chair, Dr. Nicholas Tranakas
Board Member, Ty Richardson
Board Member, Jason Kaye
Board Member, Jeffrey Lowe
Resident Commissioner, Nicole Blake

Staff:

Marco Ferreira, COO
Michelle Cardoso, Executive Assistant

Approval of the December 10, 2025 Agenda

Motion was made by Ty Richardson and seconded by Nicole Blake. Motion voted on and passed unanimously to approve the December 10, 2025 meeting agenda.

Approval of Minutes:

Motion was made by Jeffrey Lowe and seconded by Nicole Blake. Motion voted on and passed unanimously to approve the November 12th, 2025 Board Meeting Minutes.

SECRETARY'S REPORT

1. Approval of 2026 Budgets

The 2026 budgets were presented to the Board for review and approval. The E.D. reviewed the various areas of the housing programs and requested approval of the budgets for the following:

- HACFL Budget
- Housing Choice Voucher Programs
- Public Housing Sunnyreach Acres

Motion was made by Jeffrey Lowe and seconded by Ty Richardson. Motion voted on and passed unanimously to approve the 2026 Budgets.

2. Resolution 25-16

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 2026 Operating Budget for Sunnyreach Acres Townhomes requires an approved Board Resolution by HUD, which will be presented to the Board for review and approval. The E.D. will review the various areas of the housing program and request a motion to approve the budget.

The E.D. presented this item for discussion and Board approval. Jeffrey Lowe moved the motion to approve the Public Housing operating budget as presented; Ty Richardson seconded. All voted in the affirmative.

3. Approval of RAD PBV Budget for 2026

Annual review of the RAD PBV Budget. Confirming that the required deposits for the Replacement Reserve account have been made in accordance with the RCC and assessing the financial health of the RAD PBV Project.

Motion was made by Ty Richardson and seconded by Nicole Blake. Motion voted on and passed unanimously to approve the 2026 RAD PVB Budget.

4. Committee

Bylaws Update – Jeffrey Lowe

Discussed Draft with City Attorney. Will be presented to Tom Tatum before board review.

5. Development Updates

The E.D. updated the Board on the following redevelopment projects:

- Broadview
- Sunnyreach

6. Public Input (3-minute time limit)

Visiting participant Monica Harris was in attendance.

NEW BUSINESS

- Nicole Blake following up on update from April Eady's email – Marco Ferreira addressed as an email response was sent.
- Jason Kaye followed up on appraisal of land off of Sistrunk – Offer was not accepted
- Ty Richardson's client has vacant land and would like to build affordable housing

ADJOURNMENT

Jeffrey Lowe moved the motion to adjourn, Nicole Blake seconded.

Dr. Nicholas Tranakas
Chair

ATTEST:



Michael Tadros
Interim Secretary/Treasurer