HACFL
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

MEETING 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, September 16, 2026 at 5:00 PM

Call to Order

Roll Call
Chair, Jason Kaye
Vice Chair, Ty Richardson
Board Member, Dr. Nicholas Tranakas (Absent)
Board Member, Jeffrey Lowe
Board Member, Michael Lambrechts
Board Member, Susan Grant
Resident Commissioner, Nicole Blake (Absent)

Staff:
Andrea Ayala, CAO
Alex LaPorta, CFO
Michelle Cardoso, Executive Assistant

Guest:
Carla Kozen
Carla Danielle Marketing LLC

Approval of the September 16, 2026 Agenda
Motion was made by Susan Grant and seconded by Ty Richardson. Motion voted on and passed unanimously to approve the September 16, 2026 meeting agenda.

Approval of Minutes:
Motion was made by Jeffrey Lowe and seconded by Ty Richardson. Motion voted on and passed unanimously to approve the August 12, 2026 Board Meeting Minutes.

SECRETARY'S REPORT

1. **Introduction of New Board Members**
   - Michael Lambrechts
   - Susan Grant

   The Executive Director introduced the new commissioners, who also introduced themselves and shared their professional backgrounds. The other board members also took the opportunity to introduce themselves and speak about their respective backgrounds and experiences.

2. **Public Relations Presentation**
   Carla, of Carla Danielle Marketing LLC, provided a presentation to the Board regarding the company's services and initiatives. Following the presentation, she responded to questions and comments from the Board members.

3. **HACFL Benefits Update**
   - Floating Holiday Policy
   - Holidays Policy

   The Chief Administrative Officer, Andrea Ayala, provided an update regarding employee benefits and proposed the addition of a floating holiday and Juneteenth to the current employee benefits package.

   A motion to approve the proposed benefits update was made by Jeffrey Lowe and seconded by Susan Grant. The motion passed unanimously, approving the addition of the floating holiday and Juneteenth to the employee benefits package.

4. **Kelley Building Update**
   The Executive Director discussed the anticipated costs associated with space planning of the Kelley Building. The cost will be between $30,000 and $45,000.

   Following discussion, the Board agreed to move forward with the proposed space planning process.

5. **Draft Performance Review**
   The Executive Director presented the Draft Performance Review document to the board. It will be sent to them electronically. It will be effective January 1, 2027

EXECUTIVE DIRECTOR UPDATES

- Broward County Schools: William Dandy Middle School is the only school in the Fort Lauderdale area that is currently available. Susan recommended contacting the Chief Education Officer from the city as a resource. Will continue to monitor meetings for updates.

- Post Office: Mike Tadros, Jason Kaye & Robert Lochrie met with various commissioners and the mayor regarding HACFL acquiring the post office site located at 400 NW 7 Avenue. Will be meeting with Commissioner Glassman and Commissioner Beasley-Pittman the week of the September 21st. There will be a City Commission Meeting on October 6th to discuss the post office site.

- Purchase of Funeral Home: Mike discussed acquiring the site on 5th Avenue which is currently operating as a funeral home. Acquiring the site would allow for a large development as HACFL owns the adjacent property. Contract for purchase is going to be prepared subject to appraisal and environmental.

NEW BUSINESS
Change November Board Meeting to the 11th as the original day falls on Veterans Day

PUBLIC INPUT (3-minute time limit)
Visiting participant Marco Ferreira was present.

ADJOURNMENT
Ty Richardson moved the motion to adjourn, Jeffrey Lowe seconded.

Jason Kaye
Chair

ATTEST:

Michael Tadros
Secretary/Treasurer