

MINUTES OF THE
HOLLYWOOD HOUSING AUTHORITY
HELD SEPTEMBER 17, 2020
AT THE HOLLYWOOD HOUSING AUTHORITY OFFICE

Present: Mr. Lloyd Edelstein, Chairman
Mr. David Dweck, Vice Chairman
Ms. Carolyn Pitter, Commissioner
Mr. Jared Anton, Commissioner, Not Present
Ms. Maria Diaz, (Please note that Ms Diaz resigned from the board on 9/8/20)

Also Present: Mr. Tony Gutierrez, Executive Director - Hollywood Housing Authority
Ms. Taymir Sempe, Deputy Director/Chief Financial Officer-Hollywood Housing Authority
Mr. Alberto Collazo, Perspective Resident Board Member

Meeting was called to order by Mr. Edelstein at 4:10 PM and roll was called.

A motion was made by Mr. Dweck, seconded by Ms Pitter to approve the Agenda.

A motion was made by Mr. Dweck, seconded by Mr. Edelstein to defer on approving the minutes of the August 27, 2020 board meeting until after the necessary corrections have been made to the minutes. All in favor.

RESOLUTIONS AND COMMUNICATIONS

Mr. Edelstein presented the requested appraisal we received from Robert Clobus M.A.I. on the small strip of land between Apollo Terrace and our neighbor on the south, Sunbelt Manor. Clobus's detail appraisal market values the land at \$70,000. Our acquisition of this property would enable us to consider a future redevelopment of Apollo. After some discussion by Ms. Pitter and Mr. Dweck, Mr. Edelstein asked that a copy of the appraisal be sent to Mr. Anton so that he could forward it to Sunbelt Manor's representative, as requested by them. Mr. Dweck made a motion to, accept the appraisal as submitted, and to give authorization to Mr. Anton to submit the appraisal along with a Letter of Intent in the amount of \$70,000.00 as a purchase offer, to purchase the property from Sunbelt Manor. Ms. Pitter seconded the motion. All in favor.

Mr. Edelstein went on to discuss the HA 2021 Annual Plan. Ms. Pitter had not had a chance yet to review the plan. Mr. Dweck suggested that the plan also include a list of the HA Board Members. Mr. Dweck made a motion, seconded by Ms. Pitter, that the plan is approved, subject to any comments made by any Board Members no later than September 23, 2020. All in favor.

The HHA Fair Market Rent (FMR) Payment Standard – Resolution 441 was then discussed and Ms. Sempe discussed the details of the 2021 FMR's which are set to start for January 1, 2021. In answer to a question by Mr. Edelstein, Ms. Sempe clarified that the FMR payment standards only apply to the Section 8 Voucher Program. A motion was made by Mr. Dweck to approve Resolution 441, which was seconded by Ms. Pitter. All in favor.

Ms. Sempe gave details on the report regarding COVID 19 funds received by HHA under The Cares Act from HUD. Ms Sempe provided a breakdown of the monthly purchases made with the COVID 19 monies. Details regarding the spending of the COVID 19 funds was discussed.

With regard to the HUD approved extension of the term of the Ground Lease to Gatehouse on Gardens at Driftwood from 65 to 99 years, it was noted that HHA should have clarity as to what compensation the HHA would receive, in the event that The Gatehouse Corporation were to sell their interest in the Gardens at Driftwood building. Gatehouse has requested a formal written acknowledgement from HHA of this extension. Mr. Edelstein stated that if Gardens is sold to a third party, HHA will no longer receive its annual percentage payment from the cash flow of the Gatehouse principals. After some discussion, including such as, continuation of HHA, for the additional 34 years, as a tenant and under the same terms and conditions with any ambiguous language from the office lease to be clarified.

Mr. Dweck made a motion that HHA acknowledge the extension of the Ground Lease to Gatehouse from a term of 65 to 99 years and that said extension will be in writing, approved by both parties, clearly defining the compensation to be received by HHA in the event of a sale. and subject to the continued tenancy of HHA plus any other items as discussed. Ms. Pitter seconded the motion. All in favor. Mr. Dweck suggested that we consult with Attorney, Ellen Itzler before we proceed in approving the final extension of the Ground Lease Term in writing.

In regard to 'new business' Mr. Dweck suggested that when security cameras are installed at Hollywood Village, that full HD 1040 cameras be installed that have the ability to read vehicle license plates, in order to serve as a crime deterrent. Mr. Edelstein requested that the HA look into getting an awning installed in front of the door of the Section 8 Administrative Office to prevent staff and visitors from getting rained on while waiting to enter the office. Also discussed by Mr. Gutierrez and Ms. Sempe was that they have been in contact with a web design company regarding getting the company website redesigned and being ADA compliant.

A motion was made by Mr. Dweck to adjourn the meeting, seconded by Ms. Pitter.

The board meeting was adjourned at 5:10 P.M.

Respectfully submitted,

Tony Gutierrez
HHA Executive Director

Lloyd Edelstein
HHA Chairman