

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
of the  
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
5:00 PM Thursday, April 19, 2007  
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

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**Item 1. ROLL CALL**

The meeting was called to order and the following answered present: Robert Kelley, Chair; Shirley Carson; James Camp III; Nicholas Tranakas, M.D. Also attending were Mike Tadros, CFO, and Board Counsel, David Tolces.

Absent: Quinn Fazio Goodchild, Vice Chair (schedule conflict)

**Item 2. REVIEW AND APPROVAL OF THE APRIL 19, 2007 REGULAR MEETING AGENDA**

The Agenda was reviewed and no corrections or changes were noted. Commissioner Camp moved approval; Commissioner Tranakas seconded. All voted in the affirmative.

**Item 3. REVIEW AND APPROVAL OF THE MARCH 8, 2007 REGULAR MEETING MINUTES**

The Minutes were reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Camp seconded. All voted in the affirmative.

**a) REVIEW AND APPROVAL OF THE MARCH 29, 2007 SPECIAL MEETING MINUTES**

The Minutes were reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Camp seconded. All voted in the affirmative.

**Item 4. SECRETARY'S REPORT**

**1. Approval of 2007 Operating Budget**

An item deferred from the March 8, 2007 regular board meeting. The 2007 Public Housing operating budget was presented to the Board for review and approval.

The 2007 operating budget was presented in a different format from the previous budgets. The E.D. and the CFO reviewed the various areas of the major public housing programs, which included:

- Public Housing
- Affordable Housing
- Alan Apartments – Project Based Section 8
- Section 8 – Housing Choice Voucher
- HOPWA – Section 8 HAP

Main concerns were:

- Allocation of employee benefits
- Trimming overhead expenses
- The New Asset Management

Commissioner Tranakas moved the motion to accept the budget as presented; Commissioner Camp seconded. All voted in the affirmative.

**2. Approval to Increase Capital Assets**

This item was presented for discussion and approval. The Board was requested to approve an increase of the capitalized assets, from \$500 to \$3,000, by adopting **Resolution 1141**.

The Housing Authority's policy is to capitalize assets with a value in excess of five hundred dollars (\$500) and a useful life in excess of two years. However, it was recommended that the Housing Authority consider increasing the threshold on capitalization of fixed assets.

The E.D. and the CFO discussed this item with the Board and recommended the Board approve increasing the capitalization value from five hundred dollars (\$500.00) to three thousand dollars (\$3,000).

Commissioner Camp moved approval of **Resolution 1141**; Commissioner Carson seconded. All voted in the affirmative.

**3. Write-off of Collection Losses & Equipment for FYE 2006**

**Attachment 1** was a summary of the write-off of collection losses and equipment for FYE December 2006. HUD requires that the Board approve annually, the write off of junked and obsolete equipment and of the collection losses for Tenant Accounts Receivable (TAR)

The E.D. and the CFO discussed this item with the Board. The Board was requested to approve the collection losses, for a total of \$25,921, for fiscal year ending December 31, 2006 by adopting **Resolution 1142**. There was no write-off of equipment for fiscal year ended December 31, 2006.

Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

**4. Dixie Court Re-development Update**

The E.D. discussed this item with the Board. The following resolutions were presented for review and approval:

- Resolution 1143, authorizing the Executive Director to seek revision to 2005 approval of the special applications center to dispose of 6.19 acres of real property upon which Dixie Court, FL010001, was previously located in connection with the construction of a rental development to be know as Dixie Court Apartments

Commissioner Tranakas moved the approval of **Resolution 1143**; Commissioner Camp seconded. All voted in the affirmative.

- Resolution 1144, authorizing borrowing \$500,000.00 from Florida Housing Finance Corporation under the Predevelopment Loan Program in connection with the construction of a 122 unit rental development to be known as Dixie Court Apartments.

Commissioner Camp moved the approval of **Resolution 1144**; Commissioner Carson seconded. All voted in the affirmative.

**5. Discussion on Commissioner Workshop/Site tour**

The Commissioners attended a workshop/site tour of the public housing sites on Thursday, March 29, 2007. Per a request from Commissioner Goodchild, copies of a memo that was presented at December 14, 2006 Board meeting regarding the capital needs at all public housing sites were handed out at the meeting.

The E.D. provided a brief update on the site needs and immediate requirements.

**6. Schedule Executive Session**

The E.D. requested that an Executive Session be scheduled after the May 10, 2007 regular board meeting, or at another date depending on the Litigation Attorney and the Commissioners' schedule.

The Executive Session will be to discuss the following litigation pending in the Seventeenth Judicial Circuit Court in Broward County, Florida:

- Doris Paschall v. The Housing Authority of the City of Fort Lauderdale and Philip Goombs

The following persons shall be in attendance at the Executive Session:

Chairman Robert Kelley, Vice-chair Quinn Fazio Goodchild, Commissioner James D. Camp III, Commissioner Shirley Carson, Commissioner Nicholas Tranakas, Executive Director, Tam English, Attorney Frank Henry, Attorney Neil McGuinness, Attorney Jacob Horowitz.

Commissioner Camp moved the motion to accept; Commissioner Tranakas seconded. All voted in the affirmative.

**Item 5. NEW BUSINESS**

There being no further discussion, the meeting was adjourned.

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Commissioner

ATTEST:

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Secretary

