

MINUTES OF THE  
HOLLYWOOD HOUSING AUTHORITY  
HELD  
AUGUST 21, 2014  
AT THE HOLLYWOOD HOUSING AUTHORITY OFFICE

Present: Mr. Martin Schlosberg, Chairman - Absent  
Mr. Lloyd Edelstein, Vice Chairman  
Ms Debra McGowan, Commissioner  
Mr. David Dweck, Commissioner  
Mr. James Moore - Commissioner

Also Present: Ms Ellen Itzler of Itzler & Itzler  
Mr. Bob Dorfman – TD International  
Ms Patti Tilchin – Tilchin & Associates – via telephone  
Mr. Tim Schwartz, Executive Director – Hollywood Housing Authority  
Ms Kathy Chopard, Recording Secretary

Board Meeting was called to order at 5:10 PM and roll was called.

A motion was made by Ms McGowan, seconded by Mr. Dweck approving the Agenda for this meeting. Roll call vote was unanimous.

A motion was made by Ms McGowan seconded by Mr. Dweck approving the minutes of the Board Meeting held on June 26, 2014. Roll call vote was unanimous.

RESOLUTION AND COMMUNICATION

Mr. Schwartz asked to do the Update to the Apollo Project at this time. Ms Itzler informed the Board that significant progress has been made regarding the Master Development Agreement between Hollywood Housing Authority and Related Urban. Both Ms Itzler and Mr. Dorfman met with Mr. Michael Syme, via conference call, to review the last presentation that was given by Related Urban. It was left that Mr. Syme would redraft the document accepting what he could from Related's document and modifying accordingly adding comments from Hollywood Housing Authority and sending Related Urban that re-draft.

Regarding the rezoning – Related Urban did execute a Retainer agreement with Ms Debra Orchefsky. The Retainer agreement is between Related Urban and Debra Orchefsky. Ms Itzler noted that before the Board votes on the final MDA a summary of the highlights of the Master Development Agreement will be presented by Mr. Syme in addition to a fully agreed upon MDA. This will be given to the Board allowing the Board sufficient time to review the Master Development Agreement prior to voting on it.

Mr. Dorfman noted that in regard to the way the time line was set up we may not get to the 2015 Tax Credit Application. Mr. Dorfman noted that this will much depend on how quickly the rezoning can be obtained. Mr. Dorfman also noted that the application cannot be filed until such things as the number of units are noted.

Mr. Dweck hoped that this was not a sign of their responsiveness and efforts once the Master Development Agreement is signed and the project is underway. Mr. Dweck asked what the items were that still have not been agreed upon.

Mr. Dorfman said that the items that were still not agreed upon were very minor items. Mr. Dorfman stated that after the rezoning and after meeting with the investors, Related Urban will be presenting a budget to the Hollywood Housing Authority. It will then be easy to know what the Development Fee is. Mr. Dorfman noted that the concern of the Housing Authority would be the risk with collecting that Development Fee, Cost over runs and things of that nature.

Mr. Dorfman said that there still is not date set for the Tax Credit Applications to be filed, and he will look into this.

In regard to the discussion of the Master Development Agreement final draft the Board noted that it would like to place this item on the agenda for the September 8<sup>th</sup> meeting. If the draft is not ready in time for that, then the next regularly scheduled Board meeting will be on September 18<sup>th</sup> and this discussion could be scheduled for then.

5:40PM – Ms Ellen Itzler and Mr. Bob Dorfman left the meeting at this time.

In regard to the September 8, 2014 Board meeting for the Five Year Plan and Annual Plan - Mr. Schwartz said this Plan will be sent to all of the Board. Basically it contains the goals from the previous years and have they been met. Mr. Schwartz stated that in the future HUD will be asking for more information and he has learned that one item that HUD has been working is on estimating the expenses for properties on a twenty year basis. In regard to the Five Year Plan items that are focused on are remaining high performer, has Hollywood Housing Authority developed any new projects or in the process of doing such, is Section 8 and Public Housing going well, Mr. Schwartz noted that the Section 8 Program has been very profitable and is a high performer. The Public Housing Projects have been costly

with repairs and the fact that Capital Funds have been reduced every year. Mr. Schwartz stated that Patti Tilchin, Fee Accountant for Hollywood Housing, will be joining the meeting via telephone to review financials.

6:10PM – Patti Tilchin was contacted: Mr. Edelstein asked that Ms Tilchin review the Financials. Ms Tilchin stated that the Audit for 2013 has been completed and is now in review and hopefully an approval of HUD for our Budget will be received shortly.

Ms Tilchin stated that she wants to go back to review the expenses and the dividing of these expenses to see what portion of these expenses can be divided more toward Section 8 to relieve Public Housing of these costs.

6:25PM - Ms Tilchin left the meeting at this time.

Mr. Schwartz noted that the Single Room Occupancy will need to be renewed with HUD next year. The landlord we deal with regarding this program is Henderson and we were told that Henderson initiates this paperwork. This funding is ended in 2015 and will need to be renewed annually at that time.

Ms McGowan informed the Board that she will not be here in October and will not be able to attend any meetings scheduled for October. The Board discussed re-scheduling the October Board meeting but no date and time was voted on at this time.

#### MONTHLY REPORTS

There were no comments.

#### SECRETARY/EXECUTIVE DIRECTOR REPORT

There were no comments.

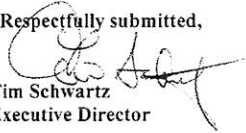
#### COMMENTS FROM PUBLIC

There were no comments.

#### ADJOURNMENT

Ms McGowan made a motion, seconded by Mr. Moore to adjourn this meeting, which was passed without dissent at 6:40 PM. All in favor

Respectfully submitted,

  
Tim Schwartz  
Executive Director

Approved:

Lloyd Edelstein  
Vice Chairman