

MINUTES OF THE
HOLLYWOOD HOUSING AUTHORITY
HELD
NOVEMBER 20, 2014
AT THE HOLLYWOOD HOUSING AUTHORITY OFFICE

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

Also Present: Via Telephone – Patti Tilchin – Tilchin and Associates
Ralph Lee – Auditor for Hollywood Housing Authority
Ellen Itzler – Itzler and Itzler
Mr. Tim Schwartz, Executive Director – Hollywood Housing Authority
Ms Kathy Chopard, Recording Secretary

Board Meeting was called to order at 5:00 PM and roll was called.

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

A motion was made by Mr. Edelstein, seconded by Mr. Moore approving the minutes of the October 8, 2014 Board Meeting. Roll call vote was unanimous.

A motion was made by Mr. Edelstein seconded by Ms McGowan approving the minutes of the Board Meeting held on September 8, 2014. Roll call vote was unanimous.

RESOLUTION AND COMMUNICATION

Ms Itzler explained to the Board that she had been working with Michael Syme on the Ground Lease agreement for the Apollo project. She stated that Hollywood Housing Authority had been given one Ground Lease produced by the Developer, Related Urban, and one that was developed by Michael Syme. Mr. Schlosberg confirmed with Ms Itzler that both the Housing Authority and the Developer agree that a more substantial ground lease agreement will be created but this "form" Ground Lease will be one that is to be used only at time of Application.

Ms Itzler stated that in regard to the re-zoning Mr. Orchefsky has been working on this. Mr. Itzler stated that there is a meeting scheduled for December 11 and the Developer is requesting the either the Chairman of the Board or Vice-Chairman or both be present at this meeting when Planning and Zoning makes its recommendation to the City Commissioners for the 61 extra flex units.

In regard to the present Ground Lease, Mr. Edelstein made a motion, seconded by Mr. Dweck to approve Mr. Schwartz signing this Ground Lease upon their review of the copy emailed to them by Mr. Schwartz. Roll call vote was unanimous. Ms Itzler stated that she would be available for any questions the Board may have after reviewing this email.

Ms Itzler left the meeting at 5:30PM.

Mr. Schwartz stated that even though it was not on the Agenda he felt that it may be time to start asking Gatehouse for their financial information because next year will be the fifth year from the time the development opened, and after 5 years the Hollywood Housing Authority should be receiving 20% of the gross income.

The Board discussed the meeting date and for the December Board meeting. After some discussion the Board decided on December Board meeting to remain on December 18, 2014.

5:35PM – At this time Ms Tilchin and Mr. Lee were reached by teleconference call. Ms Tilchin stated that notification was received from HUD that the tool subsidy calculation tool should be available soon and as soon as it is received Ms Tilchin will be able to complete and submit the request for Operating Subsidy to HUD.

Ms Tilchin also informed the Board that the Hollywood Housing Authority has been appointed a new Financial Analyst at HUD and she has been working very closely with Ms Chopard in regard to Hollywood Housing Authority's HUD held financial reserves. Mr. Schwartz explained to the Board that at the present time the Public Housing Reserve is at a level that could take the overall grading of the Public Housing from a High Performer status to Standard. After some discussion the Board found that the grading reduction basically had no effect on any Capital Funds received and it would not be a good decision to change any funds from restricted to non-restricted.

6:05pm – Ms Tilchin and Mr. Lee left the meeting at this time.

The Board discussed different projects that the Housing Authority and the City of Hollywood were involved in together that were funded with NSP funds. Mr. Schwartz said that he would be talking to Michael Syme and will ask him if he would be interested to come to a meeting with the Hollywood Housing Authority.

Mr. Schwartz informed the Board that the Lincoln Street project has been taking up a lot of both his and Ms Chopard time. Ms Chopard comes in approximately 1-1/2 to 2 hours early to take care of all the work related to Lincoln Street. Mr. Schwartz asked that Ms Chopard be approved for a \$1,500 bonus for this work. A motion was made by Mr. Edelstein, seconded by Mr. Dweck for this bonus. Roll call vote was unanimous.

In regard to the Executive Director's salary a motion was made by Mr. Edelstein to give a 3.5% increase. Mr. Dweck seconded this revised motion. Roll call vote was unanimous.

MONTHLY REPORTS

There were no comments.

SECRETARY/EXECUTIVE DIRECTOR REPORT

There were no comments.

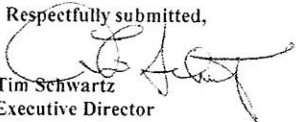
COMMENTS FROM PUBLIC

There were no comments.

ADJOURNMENT

Mr. Edelstein made a motion, seconded by Mr. Moore to adjourn this meeting, which was passed without dissent at 6:15 PM. All in favor

Respectfully submitted,


Tim Schwartz
Executive Director

Approved:

Martin Schlosberg
Chairman