

City of Hollywood
Community Development Advisory Board
Regular Meeting Minutes
September 10, 2019

CALL TO ORDER:

The City of Hollywood, Florida, held a Community Development Advisory Board Meeting on September 10, 2019 at City Hall, 2600 Hollywood Blvd., Room 215, Hollywood, Florida. The meeting was called to order by the Chair, Marty Shuham, at 6:35 P.M.

ROLL CALL:

Present:

Paola Adams
Mitch Anton
Jim DeMiles
Siobhan McLaughlin
Marty Shuham
Milana Walter

Absent:

Audrey Dallaire
Phil de Souza
Joann Fullington Reese
Rochelle Lessner
Don Weimer

STAFF:

Donna Biederman, Staff Liaison
Anthony Grisby, Interim Community Development Manager

PUBLIC:

None

Approval of Meeting Minutes

None

New Business:

One-Year Action Plan Amendment

Mr. Shuham thanked everyone for coming to the meeting and said to please make a note that the next meeting is scheduled for October 10th due to the Jewish holiday.

Mr. Shuham mentioned that Ms. Biederman was scheduling Sandra Einhorn, from the Coordinating Council of Broward to attend the next meeting to make a presentation to the board.

Mr. Shuham introduced staff to make the presentation.

Mr. Grisby distributed figures regarding program income we received to date. He said we need to do an amendment because while we have not set aside any funds for the Section 108 loan payment, interest still accrued in the amount of \$14,000. Staff is going to return regarding an amendment. Our major issue is that we have to set aside funds for that interest. He understands that this board is interested in being part of each line item of funding proposals. He explained that process and that the board may have to hold special meetings to accomplish this due to restricted deadlines. He explained CDBG conditions and restrictions. Staff recommends that we set aside \$14,000 to pay the interest on the Section 108 loan. We can put the remainder of the funds into other activities such as capital improvements, sidewalks, and other items. He said that staff is typically going to recommend putting funds toward development service type activities. We have a development incentives pool where we can pay toward low income tax credit applications. He discussed the conditions of HOME funds, which is more restrictive than CDBG funds. We have \$23,000 in HOME funds, which must be used for affordable housing purposes. We can use these funds for Tenant Based Rental Assistance, but the funds must be expended by December 2019. Staff typically recommends Tenant Based Rental Assistance or Development Incentives. He reviewed NSP-1, which is a 2008 allocation. These funds were used to acquire foreclosed properties, and resell or rent them. We are receiving the funds for those properties. He said that due to federal pressure, staff may have to come back to the board and advise that the NSP-1 funds are now considered CDBG. When we do an amendment, two public hearings must happen. One must be in front of the CDAB and one in front of the City Commission. There is a requirement of 15 days prior to the CDAB meeting and 30 days in advance of the City Commission Meeting. Mr. Grisby said that this is the reason for the combined budgeting items, rather than separate line items because if you pull one string, the whole thing can fall apart. If the board would like to be part of the creation of amendments and other items, there may only be a seven day notice for these special meetings due to the time restrictions. Ms. Biederman will have to call around and try to obtain a quorum. Mr. Grisby said that in order for a board member to call in to the meeting, there has to be a quorum present.

Mr. Shuham said that staff is not asking the board to vote on anything today, but perhaps at the next or a future meeting.

Ms. Mc Laughlin asked that if one or more of the properties is sold and more funding is obtained between meetings, will the board not be able to be updated.

Mr. Grisby said staff can freeze it once we advertise.

Mr. Anton asked if Mr. Grisby replacing Mr. Milan is official.

Mr. Grisby responded that he was the Interim Community Development Manager.

Mr. Anton asked if the board could make a recommendation to City Administration to have Mr. Grisby in that position.

Mr. Shuham asked if there was any more new business.

Old Business

Public Service Recommendations- Mr. Shuham mentioned in previous meetings for the board to consider other ways in which to determine funding recommendations. The only recommendation he would suggest is to allow for board discussion on the overall funding at the end of the tallying process.

Mr. Anton said that he would recommend for the board to submit their individual recommendations to Ms. Biederman prior to the meeting so the figures may be averaged in advance and brought to the meeting for the board to discuss.

Ms. Biederman said that she could enter the figures, calculate and disseminate the figures to the board for consideration prior to the meeting.

Mr. Shuham said the board has some time to consider what has been discussed.

Ms. Mc Laughlin said that she has looked into some examples of what other cities use their CDBG funds for. She asked where Hollywood is in determining what we are doing with the funds.

Mr. Grisby said that part of the Five-Year Plan process was for the board to determine their priorities and gaps in services. When the budget is developed, the funds are allocated based on the identified priorities.

Ms. Mc Laughlin asked if the annual Citizen Needs Assessment will be held again in November. She said she would like to see it publicized more. She suggested reaching out to houses of worship, water bill, Education Advisory Committee to send to Parent Teacher Associations, Memorial, and others.

Ms. Biederman advised of the current marketing strategy and welcomed new ideas from board members. She will find out if there is a cost associated with advertising in the water bills.

Public Service Agency Site Visits- Mr. Shuham said that he believes it would be helpful to visit the public service agencies to get a better idea of their programs. He thanked Ms. Biederman for creating a schedule of the proposed site visits, which needs to be properly posted. He said that perhaps the board may not be able to go to all of them, but we made the visits available for interested members who are able to visit.

Ms. Biederman reviewed some of the logistics of the visits and requested input from the board regarding visiting direct activities or administrative offices.

Mr. Shuham said that the agencies provide a presentation and overview to the board, so it may be unnecessary for the board to visit administrative offices.

Ms. Walter said that she would like to see the programs and the services provided to Hollywood residents.

Ms. Biederman offered more information to the board regarding the site visits.

Ms. Walter said that she has visited some of the agencies and it is a great experience.

Ms. Biederman advised that she does not handle the General Fund grant-funded agencies, but would be glad to reach out to Budget.

Mr. Shuham suggested that these site visits are good for now, but perhaps in the future, it would be a good idea.

Member Comments:

Mr. Shuham asked Ms. Adams to tell the board about herself.

Ms. Adams spoke about her employment, love of Hollywood and volunteering in the community.

Ms. Walter spoke about the Sadowski Trust Fund and advocacy efforts she is involved with in conjunction with the Florida Housing Coalition. She said she will keep the board informed of the progress and if any assistance is needed.

Staff Comments

Mr. Grisby said that two years ago, the City of Hollywood should have received \$1.4 M and ultimately received \$159,000 and last year, the City of Hollywood should have received \$1.6M and ultimately received \$200,000. It is very important to advocate for the Sadowski Funds.

Mr. Grisby distributed photos of the progress regarding the Pinnacle at Peacefield Project. He said that projects such as these are the reason that division staff recommends development incentives to leverage our funds. We put in \$700,000 to help create a \$25M Project consisting of 120 senior affordable housing units. We never could have done that without tax credits, which require a local contribution.

Ms. Mc Laughlin asked if the board had a say when it comes to residency.

Mr. Grisby said that Pinnacle is going to visit the homeowner's associations and advertise unit availability in Hollywood.

Mr. Grisby said that on August 28 City Commission Meeting, The following items passed:

- CDBG Public Service Agency Agreements
- The First Time Homebuyer Contract with Broward County to operate the program
- Amended and Restated Housing Policies

Mr. Grisby offered an update of the Neighborhood Capital Improvement Program. He said we received the applications and learned a lot throughout the process. Staff will evaluate them and distribute them to the Evaluation Committee for further review.

Mr. Grisby said that the Neighborhood Pride Program has been very successful thus far. We have 82 applicants and 2 loans in the closing stages. We are planning to create amendments to the ILA with Broward County and will bring it to the board in a future meeting.

Ms. Mc Laughlin asked if Ms. Einhorn had an idea where to build new properties.

Mr. Grisby said that he is not aware of specific locations, but we reached out to Ms. Einhorn to be a speaker for the October meeting.

Mr. Shuham said that this is one of the reasons the board wanted to invite Ms. Einhorn to the meeting. The board wanted to obtain her insight.

Adjournment:

***A motion was made by Mitch Anton to adjourn the meeting at 7:45 PM and was seconded by Milana Walter. The motion passed unanimously. ***