

**Lee County Housing Authority (LCHA)
Board of Commissioners Special Meeting**

A Board of Commissioners Retreat meeting of the Lee County Housing Authority (LCHA) was held on **July 12, 2023 at 10:00 a.m.** at the Community Center located at 14073 Whitebirch Way, North Ft Myers, Florida. Notice of this meeting was duly posted.

ATTENDANCE: Chairman Robert Norris
Vice Chairman Robert Ortiz
Commissioner Christine Sardina
Attorney Ken Thompson

ABSENT:

APPROVAL OF MINUTES: None to approve

Marcus D. Goodson, Executive Director's Report

Master Development Agreement between Lee County Housing Authority & Smith & Henzy Affordable Group Inc. The Development Partner and the Co-Developer shall be entitled to receive a Developer Fee sixty-five percent to the Development Partner and thirty-five percent to the Co-Developer.

Mr. Norris asked about the return of former residents?

Mr. Goodson stated to ensure compliance with the rights of the former or existing residents under the applicable public housing requirements of RAD requirements to return to the development.

Mr. Goodson stated that the developer would use section 3 hiring on terms approved by the authority.

Mr. Goodson stated the county had approved the rezoning of Barrett Park

Chairman Norris entertained a motion to accept the Master Development Agreement between Lee County Housing Authority & Smith & Henzy Affordable Group Inc. Commissioner Sardina made a motion to accept the Master Development Agreement between Lee County Housing Authority & Smith & Henzy Affordable Group Inc., seconded by Vice Chairman Ortiz.

Other Business/Board of Commissioners Comments

Mr. Goodson state that Jeanne Sutton from Lee County Southwest Florida is overseeing numerous grants and funding that we can apply for other projects a portion for voucher programs.

Mr. Norris stated if we received more vouchers would not it be hard for people to find housing with the cost of rents.

Ms. Sardina asked if we were looking at property in other areas such as Lehigh needs affordable and work force housing.

Mr. Ortiz had asked on the Barrett Park plans why the senior building is in the back of the complex?

Ms. Sardina asked if the units will have lanias?

Mr. Norris brought up possibly shuffle board, bocce or other activities and activities for the kids.

Mr. Goodson stated possibly making the office at Pine Echo II a computer lab.

Mr. Goodson brought up that the property next door to Pine Echo II is still for sale and we use it as shared office space.

Mr. Ortiz asked why the dumpsters were so far away from the units?

Mr. Goodson responded that the odor would not affect the units that are closes to the dumpsters.

Mr. Norris asked the time frame for this project.

Mr. Goodson responded that we must complete the process with the county, tax credits and funding.

Attorney Comments

Mr. Thompson stated that since the board meeting was not posted in a timely manor that the board would have to ratify the meeting that was held on July 12, 2023 and be placed on the agenda for the August 24, 2023 agenda.

Chairman Norris entertained a motion to ratify the Master Development Agreement between Lee County Housing Authority & Smith & Henzy Affordable Group Inc. at the next board meeting which is August 24, 2023. Vice Chairman Ortiz made a motion to ratify the Master Development Agreement between Lee County Housing Authority & Smith & Henzy Affordable Group Inc., on August 24, 2023 seconded by Commissioner Sardina.

Mr. Thompson said that the change of law about posting agenda for the housing authority had changed.

Mr. Thompson stated that the date must be posted 7 days prior to the meeting if dates are not already scheduled and posted. So, if a list of dates is not already scheduled then it must be posted in the newspaper.

Mr. Norris stated since we only have 3 board members it is hard with everyone's schedule to pick dates in the future. The governor has not appointed anyone to the board causing a problem for a quorum.

The board discussed different options for meetings possibly 3rd Friday every 2 months or just keeping the meetings quarterly.

Public Input

No one

Adjournment

Chairman Norris entertained a motion to accept to adjournment the board meeting Commissioner Sardina made a motion to adjourn the board meeting, seconded by Vice Chair Ortiz

Kim Hagan, Executive Assistant Date
