

Chair Petrolia opened the item to public comment, however seeing none to speak, closed the public hearing.

Motion by Commissioner Boylston, seconded by Deputy Vice Chair Gray, to approve the work assignment. In a roll call vote, the **motion** passed unanimously (6-0).

c. Agreement for CRA Marketing/Communication Services

Chair Petrolia opened the item to public comment, however seeing none to speak, closed the public hearing.

Deputy Vice Chair Gray stated she would like to see staff providing information regarding how organizations were scored, rather than just the final recommendation.

Motion by Deputy Vice Chair Gray, seconded by Commissioner Bathurst, to approve the agreement. In a roll call vote, the **motion** passed unanimously (6-0).

d. Award Request for Bids – Construct New Foundation at 20 N Swinton Ave. – Bids due Aug. 9, 2019

Item removed from agenda prior to approval.

e. Modification of Historic Façade – Masonic Lodge Building – 44 E Atlantic Ave.

Item removed from agenda prior to approval.

f. Habitat for Humanity of South Beach County, Inc. – Letter of Interest to Purchase Two (2) CRA-Owned Residential Properties

Mohammed Abdalla with Habitat for Humanity outlined the projects of the program in the past two (2) years, including those completed and in process. He said the program has stuck to its agreements under the current executive team.

Mr. Abdalla presented proposed home designs for the lots addressed in the letter of interest and stated he was available for questions.

Chair Petrolia opened the item to public comment.

Yvonne Odum, stated families need to understand clearly that the lots went to the Community Land Trust (CLT), not the homeowners.

Chair Petrolia closed the public hearing and asked Mr. Abdalla to address the comment.

Mr. Abdalla stated Habitat for Humanity homeowners understand the lot is held in trust in order to make the housing affordable, and noted owners have an option to purchase the lot once their 30-year payment is completed.

Continuing, Mr. Abdalla outlined the 250-hour process applicants complete, consisting of education on transitioning to home ownership and sweat equity.

Chair Petrolia asked if the option to purchase the lot would be at market value.

Mr. Abdalla stated he would get back to her with information regarding the purchase option, as it fell under the Homeowners Service Director. He said typically homeowners do not make the purchase.

Chair Petrolia clarified what was being created was a one (1) family home which gets passed down, because the owners are unable to sell due to inability to pay land value.

Mr. Abdalla provided additional information regarding the program.

Chair Petrolia stated affordable housing provides an important place in the system and that no one goes into it with the intent to sell, but that she felt at some point they should be released, as it was not equitable in her eyes after a certain period of time.

The Board and Mr. Abdalla discussed the financial details of a house built through Habitat for Humanity.

Deputy Vice Chair Gray stated the Board needed to take a trip to look at the quality of homes built through Habitat for Humanity and those built through the Community Land Trust, and to have a conversation regarding the value of lots.

Chair Petrolia stated she learned a lot from the conversation. She said the CRA is defeating its own purpose by releasing the lots at an affordable price only to have them go back on the market at full price later.

In response to Deputy Vice Chair Gray's request to take a tour of the homes, Mr. Abdalla stated his team was open to input regarding the design of builds and noted 30 percent of the construction is done by thousands of volunteers from the community.

Vice Chair Johnson said she appreciated the build quality being brought up and noted she did not realize Habitat for Humanity was open to design input. She stated she appreciated that homeowners are given the opportunity to purchase the home without worrying about the land value.

Continuing, Vice Chair Johnson asked if the availability of the lot was open to all organizations in the community.

Ms. Jadusingh explained it was public record when the lot was purchased.

Vice Chair Johnson clarified she was asking if other organizations were given an opportunity before Habitat for Humanity was considered for the transfer.

Mr. Doody stated the bid was unsolicited. He said it was not advertised or solicited, but there was a 30-day notice of the received letter, and there were no responses.

Motion by Commissioner Boylston, seconded by Vice Chair Johnson, to accept the Letter of Intent and proceed to a Purchase & Sale Agreement. In a roll call vote, the **motion** failed (3-3). Chair Petrolia, Vice Chair Johnson, and Deputy Vice Chair Gray voted no.

Motion by Commissioner Boylston, seconded by Vice Chair Johnson, to reject the Letter of Intent from Habitat for Humanity. In a roll call vote, the **motion** failed (3-3). Commissioner Frankel, Commissioner Bathurst, and Commissioner Boylston voted no.

Mr. Doody stated the net result to two (2) failed votes was that there was no action to be taken regarding the letter.

Ms. Jadusingh said a workshop would be held on the issue.

Chair Petrolia thanked Mr. Abdalla for his work in the community, and for taking the time to explain the process before the Board. She stated she feels more informed than she had been in the past.

Commissioner Bathurst stated he agreed that the Board needed to direct what percentage of its housing falls under each of the models for the best long-term results.

g. CRA Organization Policy Update – Human Resources Policies & Procedures Manual

Ms. Jadusingh stated the Human Resources Manual was reviewed by the attorneys and a HR consultant, and changes were recommended. She outlined the changes briefly.

Chair Petrolia opened the item to public comment, however seeing none to speak, closed the public hearing.

Motion by Commissioner Frankel, seconded by Deputy Vice Chair Gray, to approve the updates. In a roll call vote, the **motion** passed unanimously (6-0).

9. Other Business

a. Comments by Commissioners

Commissioner Frankel asked Mr. Doody if it was a CRA policy or local rule that there be public comment after each agenda item, but only two (2) minutes at the top.

Mr. Doody stated the Board is permitted to place reasonable restrictions in regard to time, but not to content. He said there is some variation from jurisdiction to jurisdiction. There is a statute which requires public participation, however the statute does not dictate that comment be held after each item.

Commissioner Frankel recommended that an item be added to the next agenda to revise the public comment section at the beginning of the meeting from two (2) minutes to three (3) minutes, and to include comments on agenda items during that time. He stated if there were a huge issue, the Chair would have discretion to extend additional time.