

**CITY OF PALMETTO
CITY COMMISSION WORKSHOP MEETING
October 15, 2012
4:30 PM**

Elected Officials Present

Shirley Groover Bryant, Mayor—(Entered the meeting at 4:31 p.m.)
Brian Williams, Vice Mayor, Commissioner, Ward 3
Tamara Cornwell, Commissioner-at-Large 2
Charles Smith, Commissioner, Ward 1
Tambra Varnadore, Commissioner, Ward 2
Alan Zirkelbach, Commissioner-at-Large 1

Staff Present

Mark Barnebey, City Attorney
Jeff Burton, CRA Director
Jim Freeman, City Clerk
Javier Vargas, Public Works Superintendent
Amber Foley, Assistant City Clerk

Vice Mayor Williams called the meeting to order at 4:30 p.m.

1. CONTINUATION OF HOUSING AUTHORITY DISCUSSION

Mr. Freeman introduced Wenston DeSue, Executive Director of the Housing Authority for the City of Bradenton, and Robert Rogers, Executive Director of the Housing Authority for Manatee County. Mr. DeSue and Mr. Rogers were invited to attend the workshop to provide an overview on the logistics, and the benefits and disadvantages of running a housing authority.

Mr. DeSue explained that Bradenton's Housing Authority has been in operation since 1950. Funding for the housing authority comes from the federal government, rent collected, and development initiatives. Individuals who have a Section 8 voucher have the ability to move from one city to another and not experience any problems. The City of Bradenton monitors the voucher program and a person can have a voucher from the City of Bradenton but is not required to live in Bradenton. Mr. DeSue recommends that the City of Palmetto put out a Request for Proposal to hire a consultant to help the City get started with a housing authority.

Commissioner Williams questioned the salaries for board members and employees. Mr. DeSue explained that the seven board members are not paid. There are eighteen employees and nine housing authority employees, each with different levels of pay. The board does have some say over the salaries.

Mr. Rogers stated that Manatee County's Housing Authority has been in operation since 1969. Manatee County mostly deals with Section 8 vouchers. The U.S. Department of Housing and Urban Development (HUD) is pushing for regional authorities instead of each city or county having their own housing authority. Mr. Rogers explained that if the City of Palmetto created a housing authority, the County would need an inter-local jurisdiction agreement to keep serving the people who live in the City. The City of Bradenton and the City of Sarasota currently have an inter-local agreement with Manatee County.

Mr. Freeman informed Commission that he spoke with Jose Cintron, Director of the Miami HUD office. Mr. Cintron explained that there is no vested right to receive funding when creating a housing authority. Each housing authority works with the federal government to apply for an Annual Contributions Contract (ACC). If the City were to create a housing authority and apply for the ACC contract, they would have to show evidence of financial commitment. The City would have to prove to HUD that they have the

resources to administer the program. Mr. Cintron stated that typically the City would work to create the administrative body and provide resources to start the housing authority.

In regard to transferring Section 8 vouchers, Mr. Rogers explained that, if this were to occur, the County would lose the administrative portion of \$47 per unit per month which is currently used to fund the administrative operations of the County's HUD program

Commissioner Smith asked that Mr. Freeman look into having someone from the Hillsborough HUD office come and talk to Commission about the process of starting up a housing authority.

Commissioner Cornwell questioned how the County advertises Section 8 vouchers in the City of Palmetto. Mr. Rogers explained that the County has a website which advertises when the waiting list is open. This list is only open for two to three weeks at a time.

Commissioner Cornwell asked how people who have a voucher are held accountable. Mr. DeSue explained that if someone were to break the law, the vouchers can be terminated. If the person is found guilty the voucher is automatically terminated. There is a hearing process if the person requests it.

With respect to the option of consolidating a housing authority with Manatee County's Housing Authority, Attorney Barnebey explained that, when establishing the housing authority, the City can employ the County's staff and they can act as the staff for the City with an agreement in place. This could also work if the City of Palmetto wanted to partner with the City of Bradenton's Housing Authority.

Mayor Bryant departed the meeting at 5:41 p.m.

Mayor Bryant returned to the meeting at 5:42 p.m.

Commissioner Smith asked that Mr. Barnebey research federal law and guidelines on establishing a housing authority, such as courtrooms and petitions, that have been presented to city commission and governments on the Fair Housing Act and provide him with that information.

Mr. Burton stated that he will work with Mr. Barnebey to put together a resolution and a timeline to help Commission understand how to move forward with establishing the housing authority. He will bring this to the next workshop meeting.

2. CONTINUATION OF CITY COMMISSION POLICY BOOK DISCUSSION

This item will be placed on the November 5, 2012 workshop agenda.

Mayor Bryant adjourned the meeting at 6:01 p.m.

Minutes approved: November 5, 2012

James R. Freeman

James R. Freeman
City Clerk