



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes City Council

Monday, August 28, 2017

2:00 PM

Community Hall

Venice Housing Authority Funding Opportunities

CALL TO ORDER

Mayor Holic called the meeting to order at 2:02 p.m.

ROLL CALL

All meeting attendees introduced themselves.

Mayor John Holic and Council Members Kit McKeon and Bob Daniels were present.

ALSO PRESENT

Assistant City Attorney David Jackson, City Manager Ed Lavalley, Recording Secretary Mercedes Barcia, Finance Director Linda Senne, Controller Joe Welch, and Grants Administrator Brenda Westlake.

I. TOPIC OF DISCUSSION

[17-2876](#)

Non-profit and Other Assistance Regarding Additional Funding for Venice Housing Authority

Discussion took place regarding Venetian Walk II project funding and obtaining support from community foundations.

Martha Thomas, Venice Housing Authority (VHA) office manager, spoke on Venetian Walk to include history, demolition of buildings, tax credit units, fixed rent, waiting list, family housing, income limits, and resident ages and demographics.

Discussion continued regarding resident demographics and income.

Brian Evjen, Director of Affordable Housing Development for Norstar Development USA, spoke on low income tax credits, partnering with housing authorities, financing, lottery system, Sarasota County's funding commitment, site infrastructure costs and installation, the county's funding risk, communication with VHA, developer fee, applications from Florida Housing, October 5, 2017 application deadline, and number of housing

units.

Discussion followed regarding funding needs, tax credit, lottery system, Florida Housing applications, VHA and the county's funding commitment, VHA returning public housing units, the need for low income and affordable housing, demolition of buildings, VHA's promise to residents, housing units, and budget.

Ms. Senne noted the proposed budget has \$275,000 in the 301 fund.

Discussion continued regarding finance time sensitivity, Florida Housing application deadline, the county's and VHA's funding risk, extension expiration, obligating funds, budget placeholder, and the Community Development Block Grant (CDBG).

Mr. Evjen spoke on tax credits, State Apartment Incentive Loan (SAIL) program and funding caps, and leveraging.

Discussion ensued on SAIL and State Housing Initiatives Partnership (SHIP) funds, city versus county housing developments, developer contributions, Sarasota Housing Authority, and communication between the city and county.

Ronald Courtney, 435 Otter Creek Drive, commented on the city and county's relationship, VHA, and funding.

Discussion continued regarding funding sources, budget, meeting purpose, Mr. McKeon and Mr. Daniels speaking with various community foundations, Ms. Senne contacting the county, letter of commitment from the city, applying for a loan to fund project, operating budget and debt, cash flow loan, potential sources of revenue, addressing letter of support to applicant, and grants.

Mr. Evjen commented on affordable housing initiatives, land use restriction agreement, and Florida housing guidelines.

Discussion followed regarding John Nolen Gardens project, low income requirements, Sarasota County funds, notifying Mr. Lavalley of supporting foundation(s), tax exempt bonds, SAIL application, general contractor, request for applications (RFA), exceeding project costs and contingency, loan contribution, land use restrictions, tax credit, applications, and lottery.

II. AUDIENCE PARTICIPATION

No one signed up to speak.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 3:10 p.m.

ATTEST:

Mayor - City of Venice

City Clerk