



HOUSING AUTHORITY

OF THE CITY OF KEY WEST, FLORIDA

Notice of a Regular Meeting
Wednesday, December 13, 2023 3:00 p.m.
Key West Housing Authority Boardroom
1400 Kennedy Drive, Key West, FL 33040

AGENDA

(REVISED)

Call Meeting to Order

Roll Call

Invocation

Pledge of Allegiance to the Flag

Approval of the Agenda

Public Comment

Acceptance of the Consent Agenda

Consent Agenda Items (*) = Consent Items

1. (*) Approval of the Minutes of the Regular Meeting of November 8, 2023

Administration

2. (*) Adult & Youth Resident Services Report

Housing & Maintenance

3. (*) Applications Reports
 - KWAH
 - MCHA
4. (*) AMP-1 Public Housing Reports (KWAH)
 - Lang B. Milian Apartments
 - Fort Village Apartments
 - Robert Gabriel Apartments
 - George Allen Apartments
5. (*) AMP-2 Public Housing Report (KWAH)
 - Henry V. Haskins Senior Citizen Plaza (SCP) Report
6. (*) Affordable Housing Reports (KWAH)
 - Garden View Apartments Report
 - Harry L. Bethel Roosevelt Gardens Apartments
 - Jack T. Murray Senior Citizen Complex (KPA Elderly)
 - Old Town Housing Scattered Sites
 - Patterson Ave & Third Street Apartments

- Poinciana Plaza Apartments
 - Roosevelt C. Sands Jr. Affordable Housing Complex (KPB)
 - Washington Street Complex
7. (*) Frank P. Toppino Poinciana Gardens Senior Living Complex Report
 8. (*) Public Housing Report (MCHA)
 - Newport Village Apartments
 9. (*) Affordable Housing Reports (MCHA)
 - Harry L. Bethel Housing Complex
 - Big Coppitt Housing
 - Tropical Isle Apartments
 10. (*) Housing Choice Voucher Project-Based Report (MHA)
 - Eastwind Apartments
 11. (*) Housing Choice Voucher Reports
 - KWAH
 - MCHA
 12. (*) Resolution #23-2646 – A Resolution Charging Uncollectible Account Receivables to Collection Loss for KWAH Conventional Public Housing (AMP1) for the Fourth Quarter of 2023
 13. (*) Resolution #23-2647 – A Resolution Charging Uncollectible Account Receivables to Collection Loss for KWAH Conventional Public Housing (AMP2) for the Fourth Quarter of 2023
 14. (*) Resolution #23-2648 - A Resolution Charging Uncollectible Account Receivables to Collection Loss for KWAH Affordable Housing for the Fourth Quarter of 2023

Executive Office

15. (*) Authorizing the Executive Director to Grant Advanced/Donated Sick Leave to a Full-Time Employee of the Housing Authority
16. (*) Retroactive Approval of Health, Dental, and Vision Plans for FY 2024
17. (*) Renewal of Agreement between Monroe County Housing Corporation and the Housing Authority of the City of Key West, Florida for Asset Management Services
18. (*) Consideration of Award of Contract to Roof Assassins, Inc. for \$69,125.00 for Roof Replacement of the Maintenance Building
19. (*) Resolution #23-2645 - A Resolution of the Housing Authority of the City of Key West, Florida, Supporting MCHA Board Member Reappointments

Regular Agenda Items

20. Resolution #23-2649 - A Resolution of the Housing Authority of the City of Key West, Florida, Approving the Issuance of the Housing Authority of the City of Key West, Florida Multifamily Housing Revenue Note (Poinciana Plaza Apartments), Series 2023, in an Aggregate Principal Amount of Not to Exceed \$5,000,000, in One or More Series; Approving the Form of and Authorizing the Execution and Delivery of a Mortgage and Security Agreement, Assignment of Leases and Rents, Series 2023 Note, Loan Agreement and Environmental Indemnity Agreement, Relating to the Execution of the Notes; Approving and Authorizing the Execution and Delivery of Certain Additional Agreements Necessary or Desirable In Connection With The Issuance Of And Provision Of Security

For The Notes; Accepting the Loan Commitment Letter of First State Bank of the Florida Keys and Authorizing the Chairman and Executive Director to Execute Said Commitment Letter and Closing Documents; Authorizing the Award of the Notes; and Providing an Effective Date

21. Resolution # 23-2650 - A Resolution of the Housing Authority of the City of Key West, Florida, Authorizing the Executive Director to Negotiate Terms for Ground Lease Agreements with Habitat for Humanity of Key West and the Lower Keys for Properties Located at 304 Truman Avenue, 222 Petronia Street, and 904 Emma Street
22. **WITHDRAWN** - Resolution #23-2651 - A Resolution of the Housing Authority of the City of Key West, Florida, Amending Section 3.02 Re-Employment, Section 4.01 Retirement Benefits, and Section 4.02 Termination Retirement Benefit of the Key West Housing Authority Retirement Plan; Providing for Severability of Provisions; Repealing all Resolutions in Conflict; and Providing for an Effective Date
23. Approval of the KWA Meeting Dates for FY2024

Finance Office

24. Consideration of FY2024 Budget
25. Financial Statement
26. Retirement Financial Statement

Executive Director Comment

Commissioner Liaison Comment

Commissioner Comment

- Holiday Schedule

Adjournment

