Housing Authority
Monday, May 11, 2026 at 5:30 PM

City Commission Chambers, 214 Sams Ave, New Smyrna Beach FL 32168

1. CALL TO ORDER

1.A Agenda

2. ROLL CALL

3. INVOCATION/PLEDGE OF ALLEGIENCE

4. APPROVAL OF MINUTES

5. TENANT ACCOUNT CHARGE OFFS

6. CONDEMNED ASSETS

6.A Review the attached report.

7. DIRECTORS REPORT

7.A Executive Director Teresa Pope will review the Director's report.

8. NEW BUSINESS

8.A New Business Discussion Items

9. DEVELOPMENT

9.A Development Discussion Items

10. OLD BUSINESS

11. RESOLUTIONS

11.A Consider the adoption of Resolution No. 2026-03

12. FINANCIALS

12.A February 2026 Financials

13. PUBLIC PARTICIPATION

Citizens: General Rules-

1. First, state your name, address, and the organization you represent
2. Make **ONLY** a brief statement of the facts within your knowledge as it pertains to policies of the agency.
3. Organize your presentation within a brief time limit, and upon completion refrain from additional comments, unless requested by the Board.
4. Avoid repetition/gossip. You must present facts.

14. BOARD COMMENTS

15. ADJOURMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

AGENDA

May 11, 2026

Background:
The agenda is provided for your review.

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Kohn Evans

Attachments:

AGENDA MEETING MAY 2026.pdf

MEETING AGENDA (Revised)
MAY 11, 2026 @ 5:30 p.m.
City Commission Chambers
214 Sams Ave.

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGANCE

APPROVAL MEETING MINUTES MARCH 9, 2026

All agenda items have been reviewed by Housing Authority Staff and/or Executive Director and are being recommended for Board review and approval.

PUBLIC PARTICIPATION

COMMENTS: (three (3) minute limit):
Citizens: General Rules
1. First, state your name, address, and the organization you represent
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FINANCIALS

- February 2026 Financials

TENANT ACCOUNT CHARGE OFFS

See Attached

ASSETS TO CONDEMN

See attached.

DIRECTORS REPORT

- Vacancy report
- Property Report
- HCV report
- FSS report
- Services Report

FINANCIALS

- February 2026 Financials

NEW BUSINESS

- RFQ Piggyback Sarasota HA Auditor
- Pursue alternate shop location on vacant property on Julia St. under the Development Corporation. Public Housing and OM rent from DC shop.
- Executive Director review for June 2026.

OLD BUSINESS

DEVELOPMENT

Donnelly Homes Rehab (FEMA Funding)

- Locate alternate maintenance shop or build one

Live Oak Updates (now Landings at Live Oak)

- Mediation updates- settlement discussions are still pending. Scheduled mediation for first week of June.

Westside Phase II

- Westside Phase II is now in a DDA boost area for 2026.
  - 2026 Options:
    - Bonds w/sail and 4% LIHTC
    - Geo 9% LIHTC
    - Local bonds w/4% LIHTC and CDBG if there are any

RESOLUTIONS

- 2026-6 Authorizing the Executive Director to enter in a contract with Barton, Gonzalez & Myers for one year and four one-year extensions.

ADJORN MEETING

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

REVIEW THE ATTACHED REPORT.

May 11, 2026

Background:
Please review the attached report.

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Kohn Evans

Attachments:

ASSETS TO BE CONDEMNED.pdf

OFFICE

DATE	COMPLEX	DESCRIPTION	Model	Serial #	Cost	Purchased Date
5/5/2026	CRC, 1106 S Orange St #9, NSB	Vevor Ice Maker	SSX100	2404126974150150	$322.99	2/20/2025

NEW SMYRNA BEACH HOUSING AUTHORITY

CONDEMNED APPLIANCES

REFRIGERATORS

DATE	COMPLEX	APT. #	REFRIGERA	Serial #

Picked up by and disposed

Date

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

EXECUTIVE DIRECTOR TERESA POPE WILL REVIEW THE DIRECTOR'S REPORT.

May 11, 2026

Background:

- Vacancy report
- Property Report
- HCV report
- FSS report
- Services Report

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

Attachments:

Form - FSS Report MARCH-APRIL 2026.pdf
HMIS quarterly report April - June 2026.pdf

March-April 2026 FSS Report

Total Program Graduates	Pending Graduation	Moved into Homeownership
12	0	6

Orientation	Assessment	CoP Pending	Program Graduates	Total Signed CoPs
13	13	3	3	10

FSS Participants	
FSS – Interest in FSS Program (current month)	5
FSS – Attended FSS Orientation (current month)	3
Total FSS Participants	79
Total FSS Participants family member	235
FSS CoP - Pending	3
HCVP w/Escrow	11
HCVP w/Zero Escrow	57
PH w/Escrow	1
PH w/Zero Escrow	8
Enrolled in Trade/College	4
High School Diploma/GED (enrolled)	1
Employed	64
Unemployed	12
Letter of Interest – Mailed Out/Emailed	4
Families that increased their income	0
Families that received Interim Disbursement from OLSS	0

*NEW RULE- HAS BEEN APPROVED BY HUD

New Smyrna Beach HOUSING
Central Office
1101 S. Dixie Freeway
New Smyrna Beach, FL 32168
P 386.428.8171 • F 386.427.3429
NewSmyrnaHousing.com
New Smyrna Beach HOUSING DEVELOPMENT Corporation

Homeless Management Information System (HMIS) / Community Resource center (CRC)
Monthly Report March 2025

Service Provided CRC	Month (JUNE)	MONTH TOTAL $	Month (MAY)	MONTH TOTAL $	Month (APRIL)	MONTH TOTAL $	Quarter $	Unit Cost	Remarks
Senior Food Bags					18	$360	$	BAGS $20	
Homeless food bags					31	$310	$	BAGS $10	
Frozen Meat					87	$1305	$	BAGS $15	2-3 packs of meat
Food Stamp Assistance					5	$100	$	HOURS $20	Thursdays by appt only, usually 3 appts/day
Gift Cards					66	$2960		ITEMS $10	Our Lady Sea Of Star—they do not always track accurately
Bus Passes					20	$100	$ $	ITEMS $4	Our Lady Sea Of Star --Church gave some gift cards to CRC, 6 were distributed
Meals Ready To Eat (MRE)					18	$0	$0	ITEMS 0	Received 80 cases from DOH
Other / linkage to Resources					10			ITEMS 0	Information/Hot Weather Shelter/Clothing/God's Bathhouse/Disability Solutions/VFCCH/ETC.
Homeless IDs:			0	0	0			ITEMS	June will be training in HMIS to continue this service
Summary									
Total number of homeless served:					31				*(not including meat costs/services in total)
Total Number of elderly served:					56				*(not including meat costs/services in total)
Total number/cost of						$6135	$6135		*INCLUDING MEAT COSTS/SERVICES Total counts food bags and gift cards separately

services provided:									

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

NEW BUSINESS DISCUSSION ITEMS

May 11, 2026

Background:

- RFQ Piggyback Sarasota HA Auditor
- Pursue alternate shop location on vacant property on Julia St. under the Development Corporation. Public Housing and OM rent from DC shop.
- Executive Director review for June 2026.

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

DEVELOPMENT DISCUSSION ITEMS

May 11, 2026

Background:

Donnelly Homes Rehab (FEMA Funding)

• Locate alternate maintenance shop or build one

Live Oak Updates (now Landings at Live Oak)

o Mediation updates- settlement discussions are still pending. Scheduled mediation for first week of June.

Westside Phase II

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2026 Options:

• Bonds w/sail and 4% LIHTC
• Geo 9% LIHTC
• Local bonds w/4% LIHTC and CDBG if there are any

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

CONSIDER THE ADOPTION OF RESOLUTION NO. 2026-03

May 11, 2026

Background:

2026-6 Authorizing the Executive Director to enter in a contract with Barton, Gonzalez & Myers for one year and four one-year extensions.

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Kohn Evans

THE CITY OF NEW SMYRNA BEACH - CITY CLERK'S OFFICE

FEBRUARY 2026 FINANCIALS

May 11, 2026

Background:
February 2026 Financials

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Kohn Evans