

**Affordable Housing Advisory Committee
St. Johns County, Florida
Regular Meeting**

October 19, 2022
Minutes

The Affordable Housing Advisory Committee (AHAC) of St. Johns County met at 3:00 pm at the Health & Human Services Center in the Kingfisher Conference room at 200 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 3:04 pm by Chair, Steve Ladrado.

Members Present:

Jay Braxton - St. Johns County Resident
Steve Ladrado - Citizen representing employers within St. Johns County
Bill Lazar - Citizen actively engaged as a not-for-profit provider of affordable housing
Harry Maxwell - Citizen actively engaged as a for-profit provider of affordable housing
Michael O'Donnell - HFA Chair/Citizen actively engaged as an advocate for low-income persons
Elvis Pierre - Citizen actively serving on the Local Planning Agency
Lindsey Rodea - Essential Services Personnel
Karl Vierck - Citizen actively engaged as Real Estate Professional

Members Absent:

Sarah Arnold - Locally elected official
Tracy Hayes - Citizen engaged in the banking or mortgage banking industry
Alex Mansur - Citizen actively engaged in areas of labor in home building

Guests Present:

Stanley Adwell - President, Intellisteel
Orville Dothage – Senior Manager, Northrup Grumman
Mary Garcia - Support Staff, Social Services
Kelly Franklin - Resident, St. Johns County
Michelle Lawlor - Support Staff, Housing & Community Development
Dana Micallef - Co-founder and CEO, Echo Developments
Roberto Ortiz - Manager, Housing and Community Development

Notices regarding the meeting were sent to all members. No press was in attendance.

- 1) **Introduction of AHAC Members and SJC Staff:** Committee members and County staff were acknowledged and a quorum was present.
- 2) **Approval of Minutes:** **Motion** made by Bill Lazar to approve minutes of the August 2022 meeting; motion seconded by Harry Maxwell. **The motion passed unanimously.**
- 3) **Administrators Report:** Roberto Ortiz shared with the Committee members that a new format for his report will begin at the next meeting. Mr. Ortiz will be adding monthly updates on the Affordable Housing topic in St. Johns County. Mr. Ortiz was pleased to announce that residents have begun moving into the first of four buildings in San Marcos Heights. The first building is

expected to be at full capacity by the end of October. Mr. Ortiz told the committee that there are 491 families on the waiting list for Victoria Crossing. Victoria Crossing only has 96 units available for rent. The development is on schedule to begin moving in residents by the end of 2022/early 2023. Staff will send out a breakdown of the units to all committee members. Mr. Ortiz informed the committee that the Impact Fee program, funded with SHIP (State Housing Initiatives Partnership) dollars, is being reviewed by the county's legal department. From there it will be reviewed by the County's OMB (Office of Management and Budget) department and the BCC (Board of County Commissioners) department. The Impact Fee program will be funding non-profit agencies, at this time.

- Steve Ladrido had all members, staff, and guests, take a minute of silence, in remembrance of Commissioner Paul Waldron
- 4) **Affordable Housing:** Steve Ladrido introduced our guest speaker, Stanley Adwell, president of Intellisteel. Intellisteel is a structural design, and engineering firm and manufacturer of cold-formed steel substructures. Mr. Adwell discussed how his company has been pivotal in the rehabilitation of natural disaster-stricken communities. Mr. Adwell told the committee he believed that his product would be beneficial to the affordable housing crisis in St. Johns County. AHAC Committee members were given an opportunity to ask questions and staff will be sending out Mr. Adwell's contact information should any members wish to contact Mr. Adwell with additional questions.
 - 5) **AHAC Annual Report 2022 Review:** The timeline of the annual report was discussed. The committee has had multiple months to make edits to the proposed draft that staff has built. The November meeting will be a public hearing and a vote will take place to adopt the final report. All members are encouraged to attend to be sure there is a quorum. Mike O'Donnell stated that the Commissioners need to speak to the AHAC for advice when implementing these affordable housing incentives in St. Johns County.
 - 6) **Officer Elections:** AHAC committee officer positions were up for renewal. A **motion** was made by Karl Vierck to vote for Steve Ladrido, as Chair, for the new year and seconded by Bill Lazar. A **motion** was made by Steve Ladrido to vote for Bill Lazar, as Vice Chair, for the new year, and seconded by Elvis Pierre. **Both motions passed unanimously.**
 - 7) **Public Comment:** Dana Micallef, with ECHO Developments, spoke about his company and the Production of a 28-unit affordable housing complex in Daytona Beach. These units will sell for \$145-\$165,000.00. Greg Burke offered to be a liaison with the AHAC and the BCC if needed, regarding the impact fees. Orville Dothage, with Northrup Grumman, spoke on behalf of the company. Northrup Grumman will be taking their company out of St. Johns County if affordable housing does not become available for their staff. Mr. Dothage has been actively discussing this issue and would like to be at all the meetings he can to encourage the BCC to take this issue seriously. Bill Lazar encouraged him to speak loud and clear to the Commissioners about this.

The meeting was adjourned at 4:21 p.m.