

# **Palm Beach County Homeless Advisory Board Meeting**

Human Services, North County Office, Conference Room  
1440 Martin Luther King Boulevard, Riviera Beach

**May 20, 2009**

## **Board Members Present**

Pastor Leo Abdella, Faith-Based Community Representative  
Dr. Alina Alonso for Dr. Jean Malecki, PBC Health Department  
Bob Anis, PBC Emergency Shelter Board  
Thomas Bell, Formerly Homeless Representative  
Michelle Carter, Formerly Homeless Representative  
Don Chester, Hospital Executive Representative – By Phone  
Dr. Anne Faraone for Paulette Burdick, PBC School Board  
Kerry Gallagher, Philanthropic Community Representative  
John Green for Mayor Thomas Masters, City of Riviera Beach  
Jeff Koons, PBC Board of County Commissioners  
Ezra Kreig, General Representative  
Dr. Gary Leopard, General Representative  
Philip Lewis, Business Community Representative  
Captain Jeff Lindskoog, PBC Sheriff's Department  
Jack Scarola, Business Community Representative  
Tom Sheehan for Tana Ebbola, PBC Children's Services Council  
Lillian Tomeu for Commissioner William Gear, City of Belle Glade  
Dorothy Walker for Bob Anis (also present), PBC Emergency Shelter Board

## **Board Members Not Represented**

Judith Aigen, Housing Authority  
Perry Borman, FL Department of Children & Families  
Jorge Camejo for Susan Whelchel, City of Boca Raton  
Wayne Cunningham, United Way  
Michelle Diffenderfer, Business Community Representative  
Lois Frankel, City of West Palm Beach  
Susan Gallagher, Business Community Representative  
Stephen Johnson, Formerly Homeless Community Representative  
Robert Kellman for Jerry Taylor, City of Boynton Beach  
Miriam Maldonado, Formerly Homeless Representative Nominee  
Woodie McDuffie, City of Delray Beach  
William Washington, Business Community Representative  
Dr. Ron Wiewora for Dwight Chenette, PBC Health Care District

## **Board Members, Approved This Meeting**

Bill Mitchell – Not Present  
Tim Shaw, Business Representative - Present

**County Staff Present**

Georgiana Devine, PBC Community Services, Human Services Division  
Tammy Fields, County Attorney  
Jon Van Arnam, PBC Community Services

**Consultant Staff Present**

Mike Langton, Langton Associates

**Others in Attendance**

Regina Bohlen  
Barbara Burkhardt  
Mary Ann Caulfield  
Rita Clark, Homeless Coalition  
Matthew Constantine, Adopt-A-Family  
Barbara Dawicke, Court Administration  
Jeff Demario, Vita Nova  
Joe Glucksman, Quiet Waters  
Pam Goodman, Homeless Coalition  
Jordan Hunt, Food Not Bombs  
Caroline Kuehn, The Quantum Group  
Rayme Nuckles  
Kathy Spencer, Gulfstream Goodwill  
Diana Stanley, The Lord's Place  
Patty Tilford, DCF  
Wendy Tippett, Adopt-A-Family  
Shawn Wilson, Housing Trust Group  
Dan Yeskel, Vickers House  
Vainey Yurkovich, PBC

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**Welcome**

Meeting called to order at 2:00 pm by Commissioner Koons.

Commissioner Koons mentioned the recent approval of the Mental Health Strategic Initiative and plans for a Drug Treatment Court to be developed in Palm Beach County.

The CEO of the Homeless Coalition in Hillsborough County was introduced by Commissioner Koons. Rayme Nuckles was here to attend the Homeless Coalition Symposium held earlier in the day and thought it would be beneficial for him to attend the Advisory Board meeting.

**Approval of February 18<sup>th</sup> Meeting Minutes**

Hard copies of the February 18<sup>th</sup> meeting minutes, the Palm Beach County Advisory Board Bylaws & Policies and Procedure, a profile of Quiet Waters, and information regarding the

progress of the committees implementing the Ten-Year plan were distributed. Motion made to approve the minutes by Dr. Alonso and seconded by Lillian Tomeu. Motion carried.

### **Nomination of New Members**

Leo Abdella nominated Bill Mitchell to the Board and distributed a copy of his resume. He is currently a pastor of Outreach Ministries and Executive Director for the Lifework Leadership program at Christian Community Foundation of South Florida. Motion made by Leo Abdella and seconded by Jack Scarola. Motion carried. Must go to the Board for final approval.

Leo Abdella also made a motion for Tim Shaw to serve on the Advisory Board as a Business Community Representative. Mr. Shaw has an extensive background of 22 years in banking and real estate. He is currently a volunteer on the Funding and Facilities Committees. Michelle Carter seconded the motion. Motion carried.

Commissioner Koons stated a formal notice will be sent out detailing all of the positions that need to be filled on the Advisory Board.

### **Approval of Amended Bylaws**

Tammy Fields, County Attorney, updated the Board on an inconsistency in Section 5: Terms of Office on page 2 of the Bylaws. The following sentence will be deleted from the bylaws:

“To stagger the service after the initial term, the 16 Core members will be reappointed to a three-year term and the 20 Community and Business Members will be appointed to a two-year term”.

### **Discussion of ESG Advisory Board Nomination Responsibility**

Ezra Krieg spoke about the \$300,000 in ESG Funds that was distributed. He also requested that the Advisory Board assist with identifying people to serve on the ESG Advisory Board.

### **Discussion of RFP for Homeless Resource Center Operator**

Jon Van Arman of Palm Beach County Community Services discussed the need to begin preparing the RFP to secure one or more operators of the Homeless Resource Center. He stated that we are only months or as little as weeks away from purchasing a couple of properties and we need to start planning the types of services that will be delivered. The process will take some time so it is best that County staff start developing the RFP now; Advisory Board will also assist. Also, types of services each center offers will determine the details of the RFP; this is necessary in order to move ahead with renovations to the properties.

Lillian Tomeu asked for clarification on what type of entity the Board is looking for to run the resource center and where the money is coming from for operations. Mr. Van Arman explained it may be one organization or a coalition of operators; the type of organization may be private, public, or not-for-profit. Also, the Board is looking for funding sources for operations. Board has to find a continuous stream of revenue to fund operations; i.e. reallocation of revenue streams, private donations, partnerships to provide services that bring funding.

John Green asked what would happen if there was anything leftover from the \$7.5 million. Mr. Van Arman stressed that there is no chance of this happening. Mr. Green also asked if there was any possibility of constructing a facility from scratch and Mr. Van Arman replied there was not.

### **Reports by Committee Chairs**

a. Ezra Krieg – COPA (Community Outreach and Public Awareness). Ezra informed the Board that COPA has been working on identifying the focus, mission, and purpose of the committee. Ezra stated the three main focuses at this time are:

- 1) COPA will work with the surrounding communities once the site is located and established. Ezra stated the important of being “neighborly”.
- 2) Public Education Campaign
- 3) COPA along with HAB (and any other interested parties) are planning events for the week before Thanksgiving – National Homeless and Hunger Awareness Week. A planning meeting has been scheduled June 11<sup>th</sup> at 810 Datura Street at 1 p.m. He stressed the need for this to be a collaborative effort among all community resources.

Ezra made a motion to reduce the Web site address to one that is easier to remember. Lillian Tomeu seconded motion. Motion Carried. Ezra will email the details to Commissioner Koons so it may be taken care of.

b. Lillian Tomeu – Facilities. Lillian provided a brief overview of the activities of the facilities committee. Property choices have been narrowed down to the 3 top choices that the county has been informed of so initial assessments/due diligence may take place. Lillian asked if there was anything that could be done to push the purchase of these properties forward more quickly. She requested the possibility of doing a Letter of Intent so the property is not lost. She indicated that we are likely to lose one of the properties as of June 1<sup>st</sup> if we do not do something. Mr. Van Arman replied he was aware of the issue but not sure of the answer at this time.

Leo Abdella stated he was comfortable with recommending two properties to the Board. He believes they are both sufficient to provide housing and services consistent with the Ten Year plan. Lillian seconded the motion. Thomas Bell requested clarification of the motion. He wanted to know if we are accepting or approving certain sites without even getting to see them. Ezra Krieg suggested a change in the motion to accept the report about the properties from the facilities committee. Lillian seconded the motion. Motion carried.

Lillian commented on the importance of never pushing for properties that are slightly occupied. This would go against the fundamental concept of the Ten Year plan. We do not want to ever cause anyone to be homeless in order to further the vision of the Ten Year plan.

- c. Leo Abdella – Funding. Leo discussed the importance of seeking additional funding sources. He informed the Board that an anonymous private donor has made a verbal commitment to donate \$250,000. At this time we are awaiting finalization of the Community Foundation to accept deposits.

Leo also explained that the funding committee is researching options for the creation of a dedicated funding stream. Also, in collaboration with the strategic planning committee we are reaching out to local private foundations for funding to hire a dedicated staff person to the Ten Year plan. In addition, the funding committee has lobbied for a portion of NSP funds to be earmarked for the purchase and renovation of the Homeless Resource Center. A liaison has been established to the Department of Housing and Community Development to ensure NSP funds continue to support the efforts of the Ten Year plan. Finally, the committee is lobbying any and all entities eligible for Recovery Act funding to utilize on projects that will further the Ten Year plan.

Commissioner Koons stated that we need to go to the voters in November of 2010 and ask for funding sources. He referred to the Miami model as one which offers a lot of advantages.

- d. John Green – Housing. John stated they have been working on the 50 unit rental project. They are looking at one site now and may need to put out a RFP on this. John said he will submit a report on this project to the Board.

Mr. Langton stressed that the grant application is due by July 17<sup>th</sup> for NSP funds. John assured him it would be completed on time.

- e. Phil Lewis / Jack Scarola – Policy & Legislation. Jack Scarola stated there was an enormous overlap with both the funding and strategic planning committees. He asked if it would be acceptable to be absorbed into one of those. Commissioner Koons stated that he did not see any problem with this.

Mr. Scarola spoke of a presentation made by Diane Carrigan about the problems with the child support system in Palm Beach County and how delinquencies are directly related to homelessness.

Mr. Scarola also spoke of ad valorem tax incentives for the use of vacant properties to help meet the needs of the homeless. If owners of such properties are offered incentives they may be willing to help out.

- f. Kerry Gallagher – Program Planning. Ms. Gallagher commented on the success and dedication of the committee. She introduced two members to make brief presentations on two important issues they have been researching.

Jeff Demano, the program director for an organization that provides services for teenagers that are aging out of foster care, explained a lot of the homelessness issues are avoidable and preventable. He stressed the importance of providing life skills training at an early age (13) because it is difficult to integrate them into society without basic life skills. Jeff recommended the development of a new innovative program; Life Skills Institute for Unaccompanied Youth. He stressed the importance of including services for foster care youth in the engagement center. There is a 32-bed facility available and being offered at this time that may be lost if funding is not secured.

Kathy Spencer of Gulfstream Goodwill spoke about employment services currently available and what the best practices are. Best practices include assessment, job readiness training, basic skills training, job matching, job set-aside programs, and transitional employment.

- g. Tom Sheehan – Strategic Planning Mr. Sheehan stated the committee is researching governance options for the legal entity that will oversee the implementation of the Ten Year Plan. He stated a 501(c)(3) can receive funding which can be pushed out with the Advisory committee. The committee has three new members and has also been trying to secure funding for a dedicated employee.

Mr. Sheehan made a motion to create a subcommittee that would be responsible for developing a structure on how to make contributions. Michelle Carter seconded the motion. Motion was carried.

Mr. Sheehan also made a motion to receive and file the bylaws. John Greene seconded the motion. Motion carried.

### **Staff Report**

HCD received \$1.2 million for rapid re-housing in the form of a grant through the Stimulus package. The funds will be divided among Adopt-A-Family, Human Services Division of Homelessness Prevention, 211, and for the development of the HIMSS.

### **Public Comment Period**

Joe Gluxman reported on the new facility opening in Belle Glade called Quiet Waters. He expects it to open within the next 45 days or so. Quiet Waters is a Robert Wood Johnson Foundation and state supported demonstration project. Fifty percent of the accommodations are set aside for the homeless population as defined by the state. A comprehensive handout was provided to all attendees describing the project in detail.

Rita Clark of the Homeless Coalition of PBC thanked all that attended the symposium earlier in the day.

Meeting adjourned at 4:05 pm. The next full meeting of the Advisory Board is August 19, 2009.