

**Minutes of the Regular Board Meeting
of the Board of Commissioners
of the St. Petersburg Housing Authority
April 25, 2019**

Commissioner Harvey, Chair, called the meeting to order at 10:16 am. Upon roll call, the following were in attendance:

Present at Roll: Commissioner Harry Harvey, Chair
 Commissioner Delphinia Davis,
 Commissioner Sharlene Gambrell-Davis
 Commissioner Jerri Evans
 Commissioner Terri Lipsey Scott
 Commissioner Stephanie Owens

Absent at Roll: Commissioner Ann Sherman-White (arrived at 11:21 a.m.)

Staff Present: Tony L. Love, Chief Executive Officer
 LaShunda Battle, Acting Chief Operating Officer
 Robin Adams, Asset Management Officer
 Larry Butler, Social Services Officer
 Danielle Carevic, Executive Office Manager
 Audria Davis, Compliance Officer
 Larry Gonzalez, Housing Choice Voucher Officer
 Pamela Hobbs, Procurement Officer
 Andrea Joyal, Accountant
 Dennis Lohr, Chief Financial Officer
 Jacquelyn Roberson, Human Resources Officer

Others Present: Attorney Jeffrey Butts, Squire Patton Boggs
 Attorney Jay Walker, Trenam Kemker
 Michelle Ligon, SPHA Media & Public Relations

SUBJECT: Swearing in Ceremony

 Chairperson Harvey swore in Jerri Evans and Stephanie Owens as
 Commissioners of the St. Petersburg Housing Authority.

SUBJECT: Approval of the Agenda

BOARD ACTION: Commissioner Davis made a motion to approve the agenda.
Commissioner Gambrell-Davis seconded the motion. A vote was

Commissioner Davis	Yes
Commissioner Gambrell-Davis	Yes
Commissioner Harvey	Yes
Commissioner Evans	Yes
Commissioner Owens	Yes
Commissioner Lipsey Scott	Yes

The Board approved the agenda.

SUBJECT: Legal Report

Attorney Jay Walker, Trenam Law, discussed his legal report.

Jay Walker stated that our attorneys are still waiting to hear back from the City regarding negotiation. Commissioner Lipsey-Scott raised a question regarding the current CEO contract. Attorney Walker suggested that the question be directed to Attorney Charlie Harris, for response, as he was not engaged in that matter at the point of concern.

SUBJECT: Approval of Minutes of the March 28,2019 Regular Board Meeting

BOARD ACTION: Commissioner Davis made a motion to approve the minutes.
Commissioner Gambrell-Davis seconded the motion. A vote was called.

Commissioner Davis	Yes
Commissioner Gambrell-Davis	Yes
Commissioner Evans	Abstained
Commissioner Harvey	Yes
Commissioner Lipsey Scott	Yes
Commissioner Owens	Abstained

The Board approved the minutes of the March 28, 2019, Regular Board Meeting.

SUBJECT: Approval of Minutes of the April 10, 2019 Emergency Board Meeting

BOARD ACTION: Commissioner Davis made a motion to approve the minutes. Commissioner Gambrell-Davis seconded the motion. A vote was called.

Commissioner Davis	Yes
Commissioner Gambrell-Davis	Yes
Commissioner Evans	Abstained
Commissioner Harvey	Yes
Commissioner Lipsey Scott	Abstained
Commissioner Owens	Abstained

The motion was not approved.

SUBJECT: Approval of Minutes of the April 15, 2019 Special Call Meeting.

BOARD ACTION: Commissioner Davis made a motion to approve the minutes. Commissioner Gambrell-Davis seconded the motion. A vote was called.

Commissioner Davis	Yes
Commissioner Gambrell-Davis	Yes
Commissioner Evans	Abstained
Commissioner Harvey	Yes
Commissioner Lipsey Scott	Yes
Commissioner Owens	Abstained

The Board approved the minutes of the April 15, 2019, Special Call Meeting.

SUBJECT: Public Forum

Trenia Cox and Delphine Brown requested to speak.

SUBJECT: Chairperson's Report

BOARD ACTION: Chairperson Harvey had no items to report.

SUBJECT: Report from the Residents' Interests Committee: Resolution #2524 Approving A Development Service Agreement – Relating to Jordan Park Apartments.

Attorney Jeffery Butts presented Resolution #2524 A Development Service Agreement – Relating to Jordan Park.

BOARD ACTION: Commissioner Davis made a motion to approve the Resolution. Commissioner Gambrell-Davis seconded the motion. A vote was called:

Commissioner Davis	Yes
Commissioner Gambrell-Davis	Yes
Commissioner Evans	Yes
Commissioner Harvey	Yes
Commissioner Lipsey Scott	No
Commissioner Owens	Yes

BOARD ACTION: Resolution #2524 was approved.

SUBJECT: Report from the Residents' Interests Committee: Property Management Report

Robin Adams presented the March 2019 occupancy report the rate was at 100% for AMP 2. Occupancy rate was at 97% for AMP 3 Jordan Park property. During the month of March, we had 25 lease violation. Jordan Park Apartments recently had a REAC inspection conducted from April 22nd – 24th. New rent drop boxes were installed at Jordan Park and Disston Place Apartments.

SUBJECT: Report from the Residents' Interests Committee: Social Services Report

Larry Butler discussed his report and current activities for the residents. The Summer program at Jordan park which will included free breakfast and lunch. The seniors are participating in Bingo and looking forward to a step class. Mobile market which will come to Jordan Park providing fruits, vegetables, milk etc for a reduce cost.

SUBJECT: Report from the Residents' Interests Committee: Tenant Activity report

Larry Gonzalez discussed his report which included the purging of HCVP waiting list. SPHA was able to select 200 people off the waiting list. He is looking forward to receiving the 2019 budget so SPHA can lease up more vouchers.

SUBJECT: Report from the Finance Committee: Financial Reports and Capital Improvement Grant Review

Dennis Lohr presented the March 2019 financial reports and capital improvement grant review.

SUBJECT: Report from the Finance Committee: Resolution #2525 Approval of External Audit Services Contract

Pamela Hobbs presented Resolution #2525 approval of External Audit Services Contract.

BOARD ACTION: Commissioner Harvey made a motion to approve Resolution #2525. Commissioner Gambrell-Davis seconded the motion. A vote was called:

Commissioner Davis	Yes
Commissioner Gambrell-Davis	Yes
Commissioner Evans	Yes
Commissioner Harvey	Yes
Commissioner Lipsey Scott	Yes
Commissioner Owens	Yes
Ann Sherman-White	Yes

BOARD ACTION: Resolution #2525 was approved.

SUBJECT: Report from the Finance Committee: Fraud Recovery Program Status Report

Audria Davis presented Fraud Recovery Program Status Report for March 2019.

SUBJECT: Chief Executive Officer's Remarks – Jordan Park Development Report

Tony L. Love CEO welcomed the new Commissioners. He reminded everyone about the May 13, 2019 Strategic Planning workshop and Special Board Meeting. He offered a financial workshop to new and current commissioners when they are ready. He is looking forward to a June commissioners workshop based on the commissioners' availability. NorStar (co – developer) submitted the paper work to the credit underwriters. There are just a few items being worked out before requesting board approval. All LOI'S have been executed for the project.

SUBJECT: Old Business

Commissioner Lipsey Scott wants to know where we are regarding the personnel item referred to Human Resource Officer. Commissioner Harvey stated that its been handled by staff based on the personnel policy. Jackie Roberson HR Officer spoke on the matter stating that we are trying to follow steps that we have always followed in the past. She informed the board that we are on the second step.

Commissioner Lipsey Scott also wanted to know where we stand with the personnel committee establishing the goals and objectives for the evaluation of the CEO. Commissioner Harvey stated, that he stated at the last board meeting we will address this matter when the new Commissioners are on board.

SUBJECT: New Business

Commissioner Lipsey Scott requested a copy of the invoices from Trenam Law to accompany monthly budget reports. The committee denied it coming before the full board. Bylaws state Commissioner Lipsey Scott has the opportunity to state why she wants to add it to the next meeting and Mr. Love has the opportunity to say why he does not believe it should go in front of the board. The board agreed to put it on the next agenda for discussing. Commissioner Lipsey Scott states she is requesting invoice based on the fact of how much business is being done without the boards knowledge. Mr. Love states that Commissioners duties are to assist with policy and this matter is an operational matter not a policy matter.

SUBJECT: Commissioner Lipsey Scott made a motion to receive copies of Treman Law invoices monthly.

Commissioner Davis	No
Commissioner Gambrell-Davis	No
Commissioner Evans	Yes
Commissioner Harvey	No
Commissioner Lipsey Scott	Yes

Commissioner Owens
Ann Sherman-White

Yes
No

BOARD ACTION: The Motion was not approved.

There being no further business, the meeting was adjourned at 12:16 p.m.

Approved and Adopted this 27th day of June 2019.

Stephanie Owens
Chairperson

Dennis Lohr
Chief Financial Officer