

**Minutes of the Virtual Regular Meeting
of the Board of Commissioners
of the St. Petersburg Housing Authority
May 28, 2020**

Commissioner Owens, Chair, called the meeting to order at 10:00 a.m. Upon roll call, the following were in attendance:

Present at Roll: Commissioner Stephanie Owens, Chair
 Commissioner James Dates
 Commissioner Jerrilyn Evans
 Commissioner C. Knox LaSister III
 Commissioner Terri Lipsey-Scott

Absent at Roll: Commissioner Sharlene Gambrell-Davis

Staff Present: LaShunda Battle, Interim Chief Executive Officer
 Robin Adams, Asset Management Officer
 Larry Butler, Social Services Officer
 Audria Davis, Compliance Officer
 Larry Gonzalez, Housing Choice Voucher Officer
 Pamela Hobbs, Procurement Officer
 Andrea Joyal, Acting Finance Officer
 Barbara Mohn, Executive Office Manager
 Jacquelyn Roberson, Human Resources Officer

Others Present: Charles Harris, Attorney, Trenam Law
 Rose Coman, NIC Sign Language Interpreter
 Valerie Scafoglio, NIC Sign Language Interpreter
 Ricardo Gilmore, Attorney, Saxon Gilmore & Carraway, P.A.
 Simone Gans-Barefield, Consultant, Gans Gans & Associates

SUBJECT: Approval of the Agenda

BOARD ACTION: Commissioner Dates made a motion to approve the agenda. Commissioner Lipsey Scott seconded the motion. There was no further discussion and a vote was called:

Commissioner Stephanie Owens:	YES
Commissioner James Dates:	YES
Commissioner Jerrilyn Evans:	YES
Commissioner C. Knox LaSister III:	YES
Commissioner Terri Lipsey-Scott:	YES

The Board approved the agenda.

SUBJECT: Legal Report – Attorney Charles Harris provided his legal report to the Board.

SUBJECT: Approval of Minutes of the April 23, 2020 Regular Board Meeting

BOARD ACTION: Commissioner Evans made a motion to approve the minutes. Commissioner Dates seconded the motion. There was no further discussion and a vote was called:

Commissioner Stephanie Owens:	YES
Commissioner James Dates:	YES
Commissioner Jerrilyn Evans:	YES
Commissioner C. Knox LaSister III:	YES
Commissioner Terri Lipsey-Scott:	YES

The minutes were approved.

SUBJECT: Public Forum – No Public Forum

SUBJECT: Chairperson Report

A. CEO Search Update - Commissioner Stephanie Owens updated the Board on the status of the contract for the new CEO. Commissioner Owens announced that modifications were made to the contract, and the revised contract had been emailed to each Commissioner from Attorney Gilmore for their review. Commissioner Owens asked Attorney Gilmore to read through the modifications.

Attorney Ricardo Gilmore discussed the modifications made to the new CEO's contract. There was protracted discussion and questions regarding the agreement. Commissioner Knox LaSister asked if the Chief Executive Officer job description had been updated. Commissioner Knox LaSister also expressed concern over lack of a developed Chief Executive Officer Performance Evaluation with written specific, measurable goals and objectives, as stated in the updated contract. Commissioner Knox LaSister asked for a time frame of when the written specific, measurable goals and objectives be developed after the CEO is on Board. Commissioner Knox LaSister expressed that the written measurable goals and objectives that the CEO be measured on in the first six months were items material to the contract. Commissioner Knox LaSister's recommended edits in the agreement requires the provision that the Board take action before the execution of the agreement by providing the new CEO with the outline of what those specific, measurable goals and objectives are. In response to the concerns of Commissioner Knox LaSister, Attorney Ricardo Gilmore respectfully disagreed; he explained that nothing in the contract says condition precedent.

Commissioner Knox LaSister stated he conveyed his concerns to the Executive Search Firm consultants regarding the quality of the candidates that he anticipated they would present to the Board. Commissioner Knox LaSister continued to address the contract discussing his concern regarding the total financial compensation disparity, HUD's Salary CAP, the automatic vesting of four weeks'

vacation, and the percentage of paid medical insurance premiums. Commissioner Knox LaSister asked Attorney Gilmore for the clarification between Provisions (8) C.3 and C.8 specific to the definition of moral turpitude. Commissioner Knox LaSister addressed his concern for the propriety or impropriety of Provision (8) F regarding a Public hearing for name clearing purposes. He asked if what liability that would subject the Housing Authority to in having a pulic meeting discussing termination for cause.

In short, Attorney Gilmore indicated that Florida is a State where termination is possible for any circumstance. And with advise of legal couسل, the hearing would be an opportunity for the person to bring a rebuttal for an already decided termination.

Commissioner Evans recommended that all aspects of the contract be fully vetted by the Personnel Committee to avoid revisiting the agreement. Commissioner Evans requested that there be affirmation on record. In that, all the aspects of the contract be fully vetted by the personnel committee. In response to Commissioner Dates, Commissioner Evans requested all aspects of the contract be fully vetted by the Personnel Committee. Commissioner Owens gave a detailed statement of her opinion that Attorney Gilmore, the Executive Search Firm and Staff’s review of the document was sufficient due dilligance.

Commissioner Evans again explained her concern that the Board went forward with a vote without full information.

Interim Chief Executive officer Ms. Battle commented that staff was not involved in terms of the contract negotiation process. Staff provided information regarding SPHA’s current onboarding process, employee benefits and the salary information of fomer Chief Executive Officers.

Commissioner LaSister expressed his concern that a breakdown of all benefits were left out of the financial analysis.

BOARD ACTION: Commissioner Lipsey-Scott made a motion to allow for the Board the reconsideration of the vote that was approved during the May 15, 2020 Board Meeting. Commissioner Dates seconded the motion. A vote was called:

Commissioner Stephanie Owens:	YES
Commissioner James Dates:	YES
Commissioner Jerrilyn Evans:	NO
Commissioner C. Knox LaSister III:	YES
Commissioner Terri Lipsey-Scott:	YES

The Board approved the motion.

B. CEO Search Update – There was extensive discussion between Board members regarding the approved contract presented to the new CEO candidate.

BOARD ACTION: Commissioner Lipsey-Scott made a motion to approve the employee agreement. Commissioner Knox LaSister requested that he renew his concerns as expressed during the current meeting and, for the record, he stated he is opposed to the approval of the agreement. Commissioner Dates seconded the motion. A vote was called:

Commissioner Stephanie Owens:	YES
Commissioner James Dates:	YES
Commissioner Jerrilyn Evans:	NO
Commissioner C. Knox LaSister III:	NO
Commissioner Terri Lipsey-Scott:	YES

The Board approved the motion.

SUBJECT: Commissioner Evans made a motion to remove agenda items 7-B; 8-A through 8-C; 9-B; 10; and, 11-A and 11-B. Commissioner Dates seconded the motion. There was no further discussion and a vote was called:

Commissioner Stephanie Owens:	YES
Commissioner James Dates:	YES
Commissioner Jerrilyn Evans:	YES
Commissioner C. Knox LaSister III:	YES
Commissioner Terri Lipsey-Scott:	YES

The Board approved the motion.

SUBJECT: Finance Reports – Financial Reports and Capital Improvement Grant Review

Andrea Joyal, Acting Finance Officer, presented the April 2020 Financial Reports and Capital Improvement Grant Review. There was extensive discussion between Ms. Joyal and Board members.

SUBJECT: Finance Reports – Resolution #2567 Disposition of Computer Equipment

BOARD ACTION: Commissioner Lipsey-Scott made a motion to approve Resolution #2567. Commissioner Dates seconded the motion. Commissioner Knox LaSister requested that all the hard drives be wiped prior to the Disposition of the listed Computer Equipment. A vote was called:

Commissioner Stephanie Owens:	YES
Commissioner James Dates:	YES
Commissioner Jerrilyn Evans:	YES
Commissioner C. Knox LaSister III:	YES
Commissioner Terri Lipsey-Scott:	YES

The Board approved Resolution #2557.

SUBJECT: Chief Executive Officer Remarks

Ms. Battle, Interim Chief Executive Officer asked Pamela Hobbs, Procurement Officer to present the Redevelopment Program Management Services Contract. Ms. Hobbs addressed Cindi Herrera's contract expiring May 31, 2020. There was discussion between Board members and Ms. Hobbs regarding the need for extension contract services with Cindi Herrera.

BOARD ACTION: Commissioner Evans made a motion to maintain contractual relationship with Ms. Herrera for a period of 60 days at a maximum of \$3,200 a month, authorizing Ms. Hobbs to investigate the availability of a lower hourly rate for Ms. Herrera as opposed to a monthly fee. Commissioner Dates seconded the motion. Commissioner Lipsey Scott asked if in fact, that Ms. Herrera can make \$3,200 a month for the next 60 days, what would be any motivation on her part to consider an hourly rate. Ms. Hobbs explained that there is very little work that may come up for this project and with that through the years of working with Ms. Herrera, she felt Ms. Herrera would be amenable to either a reduced or hourly rate. A vote was called:

Commissioner Stephanie Owens:	YES
Commissioner James Dates:	YES
Commissioner Jerrilyn Evans:	YES
Commissioner C. Knox LaSister III:	YES
Commissioner Terri Lipsey-Scott:	NO

The Board approved the motion.

SUBJECT: Old Business – No Old Business

SUBJECT: New Business – No New Business

There being no further business, the meeting was adjourned at 12:11 p.m.

Approved and adopted this 25th day of June 2020.

Stephanie A. Owens, Chairperson

LaShunda Battle, Secretary