

**Minutes of the Virtual Regular Meeting
of the Board of Commissioners
of the St. Petersburg Housing Authority
October 22, 2020**

Commissioner Evans, Vice Chair, called the meeting to order at 10:02 a.m. At roll call, the following Commissioners were in attendance:

Present at Roll: Commissioner Jerrilyn Evans
 Commissioner James Dates
 Commissioner Terri Lipsey Scott
 Commissioner Angel Charlton

Absent at Roll: Commissioner Stephanie Owens, Chair

Staff Present: Michael Lundy, 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
 Jackie Roberson, Human Resources Officer
 Mikayla Gleason, Communications Specialist

Others Present: Rose Coman, NIC Sign Language Interpreter
 Rebecca Hill, NIC Sign Language Interpreter
 Ric Gilmore, Attorney, Saxon Gilmore & Carraway, P.A.

SUBJECT: Swearing in of New Resident Commissioner, Ms. Angel Charlton

Prior to swearing in Commissioner Charlton, attorney Ric Gilmore read the disclaimer allowing the Authority to conduct its Board Meeting virtually. The Board welcomed Commissioner Charlton and Michael Lundy, CEO, performed the swearing in ceremony.

SUBJECT: Approval of the Agenda

BOARD ACTION: Commissioner Evans suggested the removal of item 8, Chairperson Report, as Commissioner Owens was not present at the meeting. Commissioner Lipsey Scott motioned to approve the agenda. Commissioner Dates seconded the motion. There was no further discussion and a vote was called.

Commissioner Jerrilyn Evans	YES
Commissioner James Dates	YES
Commissioner Terri Lipsey Scott	YES
Commissioner Angel Charlton	YES

SUBJECT: Legal Report

Attorney Ric Gilmore had no legal report to present.

Attorney Charles Harris informed the Board a resolution was reached in the legal proceedings involving SPHA's former CEO, Tony Love, and the case is now closed. There was some discussion between Commissioner Evans, Mr. Harris and Mr. Gilmore. The Board and Mr. Lundy thanked Mr. Harris for his work with SPHA.

SUBJECT: Approval of Minutes of the September 24, 2020 Virtual Regular Board Meeting

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

Commissioner Jerrilyn Evans	YES
Commissioner James Dates	YES
Commissioner Terri Lipsey Scott	YES
Commissioner Angel Charlton	PRESENT

SUBJECT: Public Forum

There was no Public Forum.

SUBJECT: Resident Interest Reports

- A. Resolution #2575 Approval to Amend the Admissions and Continued Occupancy Policy (ACOP)

Robin Adams, Asset Management Officer, presented Resolution #2575 and recommended Board approval. Commissioner Evans asked when the policy was last updated. Ms. Adams informed the Board the policy was last updated in 2017.

Commissioner Dates motioned to approve the Resolution. Commissioner Lipsey Scott seconded the motion. There was no further discussion and a vote was called.

Commissioner Jerrilyn Evans	YES
Commissioner James Dates	YES
Commissioner Terri Lipsey Scott	YES
Commissioner Angel Charlton	YES

B. Clearview Park, Disston Place, Gateway Place, Romaine, Jordan Park Apartments & Sunset Oaks Management Report

Ms. Adams presented the Property Management Report for the month of September. Ms. Adams informed the Board the Governor did not extend the moratorium on COVID-19-related non-payment of rent evictions; however, the United States Centers for Disease Control and Prevention issued an order that evictions for non-payment of rent be held off until December 31, 2020 if the resident completed a form provided by the CDC stating their non-payment of rent is directly related to COVID-19.

C. Social Services Report

Larry Butler, Social Services Officer, presented the September/October Social Services Report. He informed the Board that SPHA hosted the first Homebuyers Orientation Workshop, facilitated by Neighborhood Home Solutions. The workshops will be ongoing and are open to residents across SPHA programs.

Mr. Butler also discussed a partnership with St. Petersburg College and their digital inclusion initiative, which would provide Wi-Fi in the Jordan Park area, courses for residents to take online and more.

D. HCV Utilization Report

Larry Gonzalez, Housing Choice Voucher Officer, presented the September HCV Utilization Report. He informed the Board the program is continuing to spend over its budgeted amount due to COVID-19 but has sufficient reserves to cover the overage. He also discussed selecting applicants from the voucher wait list monthly and opening the voucher wait list in January, as well. Commissioner Lipsey Scott asked if SPHA is doing anything to attract rental property owners. Mr. Gonzalez informed her of an upcoming landlord workshop and announcement of incentives to landlords bringing new units into the program.

SUBJECT: Finance Committee Reports

A. Resolution #2576 Write-Off of Vacated Public Housing Tenant Accounts

Ms. Adams presented Resolution #2576 and informed the Board the write-off amount was only \$35 for the period of April 1, 2020 to September 30, 2020. Commissioner Dates motioned to approve the resolution. Commissioner Lipsey Scott seconded the motion. There was no further discussion and a vote was called.

Commissioner Jerrilyn Evans	YES
Commissioner James Dates	YES
Commissioner Terri Lipsey Scott	YES
Commissioner Angel Charlton	YES

B. Financial Reports and Capital Improvement Grant Review

Andrea Joyal, Acting Finance Officer, presented the September Financial Report and Capital Improvement Grant Review. Ms. Joyal provided a pie chart illustrating security deposit bank balances, as per Commissioner Evans request at the prior Regular Board Meeting. She also informed the Board a revised budget will be presented the following month. Commissioner Evans stated the financials would be filed for audit.

C. Fraud Recovery Program Status Report

Audria Davis, Compliance Officer, presented the September Fraud Recovery Program Status Report. Ms. Davis informed the Board of changes to the repayment process as stated in the amended Administration Plan.

SUBJECT: Chief Executive Officer's Comments (written report attached)

Mr. Lundy presented the Board with a community engagement update, new funding opportunities and a Jordan Park redevelopment update.

He informed the Board of his recent election to serve on the Continuum of Care Board of Directors. Mr. Lundy also summarized his ongoing discussions with Jordan Park residents to receive their input on redevelopment plans.

Mr. Lundy detailed the TD Bank Housing for Everyone Grant SPHA applied for, funds from which will go towards COVID-19-related rent assistance. He also discussed SPHA's ROSS Grant application.

SUBJECT: Old Business

SUBJECT: New Business

Commissioner Lipsey Scott advised the Board and SPHA staff of upcoming events in the Jordan Park area.

There being no further business, the meeting was adjourned at 10:56 a.m.

Approved and adopted this 19th day of November 2020.

Stephanie A. Owens, Chairperson

Michael Lundy, Secretary