

**Minutes of the Board Meeting
of the Board of Directors
of the RISE Development Corporation
February 25, 2021**

Director Jerri Evans, Chair, called the meeting to order at 10:24 a.m. At roll call, the following were in attendance:

Present at Roll: Director Jerrilyn Evans, Chair
 Director Kimberly Brown-Williams, Vice Chair
 Director Terri Lipsey Scott
 Director James Dates
 Director Stephanie Owens
 Director Angel Charlton

Staff Present: Michael Lundy, Chief Executive Officer
 Danielle Thomas, Chief Operating Officer
 Carolyn Avington Chief Financial 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
 Mikayla Gleason, Communications Specialist
 Kaela Bell, Executive Office Manager

Others Present: Ricardo Gilmore, Attorney, Saxon Gilmore & Carraway, P.A.
 Luis Garcia, Housing and Community Development Specialist, City
 of St. Petersburg

SUBJECT: Approval of the Agenda

BOARD ACTION: Director Lipsey Scott made a motion to approve the agenda. Director Brown-Williams seconded the motion. A vote was called:

Director Jerrilyn Evans	YES
Director Kimberly Brown-Williams	YES
Director Terri Lipsey Scott	YES
Director James Dates	YES
Director Stephanie Owens	YES
Director Angel Charlton	YES

SUBJECT: Public Forum

No public forum.

SUBJECT: Approval of Minutes of the January 28, 2021 Regular Meeting

Director Dates made a motion to amend meeting minutes to count Director Lipsey Scott as present due to technical difficulties. Director Owens seconded the motion. A vote was called.

Director Jerrilyn Evans	YES
Director Kimberly Brown-Williams	YES
Director Terri Lipsey Scott	YES
Director James Dates	YES
Director Stephanie Owens	YES
Director Angel Charlton	YES

SUBJECT: Financial Report

Carolyn Avington, Financial Officer, presented the Financial Report to the board. There was no further discussion.

SUBJECT: Old Business

Director Owens and other board members thanked Director Dates for his leadership in the RISE Corporation.

Ms. Owens inquired if the RISE Corporation had been reinstated as a non-profit. Mr. Lundy indicated the reinstatement had been received in the last 45 days. He also stated that Ms. Avington will ensure that RISE Corporation continues to maintain its non-profit status.

SUBJECT: New Business

Director Dates suggested that RISE meetings should directly follow SPHA meetings. He continued by adding that RISE does not need to meet on a monthly basis.

Director Evans suggested that RISE meetings meet on a quarterly basis or as needed immediately following SPHA Regular Meetings. Director Lipsey Scott made a motion to

approve scheduling the RISE Board meetings quarterly or as needed immediately following the SPHA Board meeting. Director Dates seconded the motion. A vote was called.

Director Jerrilyn Evans	YES
Director Kimberly Brown-Williams	YES
Director Terri Lipsey Scott	YES
Director James Dates	YES
Director Stephanie Owens	YES
Director Angel Charlton	YES

There was some discussion on the meaning of quarterly. Director Evans suggested quarterly meetings take place every three months: February, May, August and November.

SUBJECT: Jordan Park Update

Michael Lundy, CEO, presented the Jordan Park Redevelopment Update. He stated that the Pinellas County Board of Commissioners unanimously approved the resolution for the Pinellas County Finance Authority to issue approximately \$38 million in Private Equity Bonds to help fund the redevelopment of Jordan Park. Mr. Lundy added that SPHA provided the City of St. Petersburg additional information to support its \$2 million CRA funding request for Jordan Park. SPHA expects to have an official response by April or May 2021. He continued by stating that on February 19 SPHA submitted to HUD's Special Application Center (SAC) its Section 18 Disposition Efficient/Effective application for the total renovation of Jordan Park which is currently awaiting approval.

Director Lipsey Scott inquired about CDBG funding for the redevelopment of Jordan Park. Mr. Lundy stated that SPHA would like to add that for further discussion with the City of St. Petersburg. The concern is that there are too many HUD rules and when you include certain funding such as HOME funds and CDBG funds that triggers a certain kind of relocation requirement which will alter the timeline. Mr. Lundy will bring a report to the RISE Board next time it meets. He will also provide the Board a written report on the pros and cons of moving forward with the CDBG.

Director Dates' experience with the CDBG has been that when you start to use it for construction and improvements they put a lien on the property for a certain amount of time which could complicate other funding sources.

Mr. Lundy added that he has been speaking with the St. Petersburg Police Department about safety measures that can be taken to keep the Jordan Park community safe. He expects to receive a written report from the St. Petersburg Policy Department in the next couple of weeks, which he will share with the Board at the next meeting. He requested to

add the complete timeline that SPHA is projecting for the complete redevelopment of Jordan Park to this Board packet.

There was some discussion.

There being no further business, the meeting was adjourned at 10:43 a.m.

Approved and adopted on this 27th day of May 2021.

Jerrilyn Evans, Chairperson

Michael O. Lundy, President