

**Minutes of the Regular Board Meeting  
of the Board of Commissioners  
of the St. Petersburg Housing Authority  
February 28, 2019**

Commissioner Harvey, Chair, called the meeting to order at 10:15 am. Upon roll call, the following were in attendance:

Present at Roll: Commissioner Harry L. Harvey, Chair  
Commissioner Dr. Delphinia Davis, Vice Chair  
Commissioner Sharlene Gambrell-Davis  
Commissioner Jo Ann S. Nesbitt  
Commissioner Terri Lipsey Scott  
Commissioner Ann Sherman-White  
Commissioner Basha Jordan

Absent at Roll: Commissioner Emeritus Dr. Arnett Smith

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

Others Present: Michelle Ligon, Media and Public Relations Consultant  
Attorney Charlie Harris, Trenam Kemker  
Attorney Shaun N. Amarnani, Trenam Kemker

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1. Call to Order by Commissioner Harvey at 10:04a.m.
  2. Roll Call
  3. Approval of the Agenda on motion by Commissioner Davis, second by Commissioner Jordan and unanimous vote by all commissioners present.

Commissioner H. Harvey	Yes
Commissioner D. Davis	Yes
Commissioner S. Gambrell-Davis	Yes
Commissioner J. Nesbitt	Yes
Commissioner T. Lipsey Scott	Yes
Commissioner A. Sherman-White	Yes
Commissioner B. Jordan	Yes

4. Legal Report

Attorney Shaun Amarmani provided an update on Code Enforcement matters at Jordan Park, which included a report on a February 28, 2019 hearing before the St. Petersburg Code Enforcement Board, wherein SPHA was granted a six (6) month extension of time for compliance, after which term, SPHA will be granted an opportunity to appear before the Code Enforcement Magistrate with an update on any remaining work in progress. The Magistrate will then determine whether to further extend time for compliance, or certify fines for code violation fines.

Attorney Charlie Harris reported on a January 31, 2019, Committee of the Whole, (COW), meeting with the City Council, SPHA Senior Staff, Co-Developer, Norstar, and SPHA consultants assigned to the revitalization of Jordan Park participating. First noting that the dialog during the meeting was appropriate and complete, Mr. Harris stated that he anticipates future City Council requests for meetings. He also noted that his billings for meetings with the Mayor, the City attorney and the City Council Chair, were conducted in preparation for the noted Committee of the Whole Meeting, the results of which were incorporated in his report to the Board.

5. Approval of Minutes of the January 28, 2019, Regular Board Meeting was granted on motion by Commissioner Nesbitt, second by Commissioner Davis, and a unanimous vote of the Board.

Commissioner H. Harvey	Yes
Commissioner D. Davis	Yes
Commissioner S. Gambrell-Davis	Yes
Commissioner J. Nesbitt	Yes
Commissioner T. Lipsey-Scott	Yes
Commissioner A. Sherman-White	Yes
Commissioner B. Jordan	Yes

6. Public Forum

Speakers:

- Trevor Mallory
- Sharon Saulsby
- Maria Scruggs

7. Commissioner Harvey reserved for later additional comment, noting that he had addressed several matters in prior discussion, and that he would be offering additional comment on matters to be later addressed, per the approved agenda.

8. Report from the Residents' Interests Committee

SUBJECT: Clearview Park/Disston Place/Romayne/Gateway Place/Sunset Oaks/Jordan Park/ Saratoga and Palm Bayou Management Report

Robin Adams, Asset Management Officer presented the report. The occupancy rate as of January 2019 was at 99% for AMP 2. Jordan Park maintained an occupancy rate of 98% percent. Mrs. Adams also stated that there had been 30 lease violations at Jordan Park. The Jordan Park maintenance staff is working to fix the city code violations and most of the issues are fixed but some units are going to need new roofs. Mrs. Adams reported there were no lease terminations in 2018 for non-compliance of community service.

SUBJECT: Social Services Report

Larry Butler, Social Service Officer discussed his report including community programs in place at Jordan Park. Jordan Park has two police officers patrolling the area and interacting with youth residents in physical activity programs. Mr. Butler discussed GED program and the updates to the Edible Peace Patch garden.

As presented by Commissioner Nesbitt the Resident's Interests Committee recommended Board approval of:

- A. Larry Gonzalez, Housing Choice Voucher Officer discussed Resolution # 2521 – Authorization for Submission of the Section 8 Management Assessment Program, (SEMAP) Certification for FYE 12/31/18

The Board approved Resolution 2521, on unanimous roll call vote.

Commissioner H. Harvey	Yes
Commissioner D. Davis	Yes
Commissioner S Gambrell-Davis	Yes
Commissioner J. Nesbitt	Yes
Commissioner T. Lipsey-Scott	Yes
Commissioner A. Sherman-White	Yes
Commissioner B. Jordan	Yes

9. Report from the Finance Committee

Commissioner Harvey, presented the Finance staff for reports and comments:

- A. SPHA Chief Financial Officer, Dennis Lohr, presented Financial Reports, and the Capital Funds Report, with both reports current through January, 2019. He also addressed the aggregate cost of renovations at Jordan Park, in discussion.
- B. Audria Davis, SPHA Compliance Officer, reported 2019 Year to Date amount collected by SPHA Fraud Recovery Program
- C. SPHA Acting Chief Operations Officer, LaShunda Battle, reported on the Payment In Lieu of Taxes (Pilot) to the City of St. Petersburg, and recommended to the Board approval of Resolution # 2522: Authorization for SPHA to pay the Payment In Lieu of Taxes (Pilot), for the Fiscal Year ending 2017, noting that under the referenced City Pilot, calculation and payment are performed in arrears.

The Board approved Resolution # 2522, on unanimous roll call vote.

Commissioner H. Harvey	Yes
Commissioner D. Davis	Yes
Commissioner S. Gambrell-Davis	Yes
Commissioner J. Nesbitt	Yes
Commissioner T. Lipsey Scott	Yes
Commissioner A. Sherman –White	Yes
Commissioner B. Jordan	Yes

10. Chief Executive Officer's Remarks

CEO, Tony Love stated that SPHA received bids for the AMP 2 developments for reconstruction through RAD. Mr. Love also noted the environmental review was being completed by the City of St. Petersburg's Housing and Community Development Department. Additionally, he had informal discussions regarding the relocation of a building from Jordan Park Historic Village and the matter is pending through the offices of City Council Member Wheeler-Bowman.

11. Old Business:

Commissioner Gambrell-Davis addressed her concern of the delay of the Jordan Park Development and the delay with City Council.

Commissioner Jordan also requested from the CEO the status of the City of St. Petersburg financial support with the recapitalization of Jordan Park Apartments.

Commissioner Jordan asked if the CEO would agree to meet with the Mayor and Commissioner Lipsey Scott to discuss any of their concerns.

12. New Business

Commissioner Lipsey Scott request policy and operational items to be submitted to the Board of Commissioners as New Business Items.

Mr. Love, addressed the following request:

- Respectfully requesting a copy of monthly invoices from Trenam Law to accompany monthly budget reports.
- Respectfully requesting a written policy be established regarding legal counsel for members of the commission.
- Respectfully requesting a written policy be established regarding request for internal documents.

All operational requests were denied by the CEO.

Commissioner Nesbitt also reported the Residents' Interest Committee voted (No) on Commissioner Lipsey-Scott's request for meetings to be held in South St. Petersburg every other month.

Mr. Love, stated that the Personnel Committee did not meet in February 2019, therefore Commissioner Lipsey-Scott's request for a report of all personnel related matters that have been brought before the Personnel Committee was not addressed.

13. Adjournment

There being no additional business, the meeting was adjourned at 12:44pm.

APPROVED AND ADOPTED this 28<sup>th</sup> day of March 2019.

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Harry Harvey  
Chairperson

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Tony L. Love  
Secretary