

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

Commissioner Harvey, Board Chair, called to order at 10:15 am. Upon roll call, the following Commissioners 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 Basha Jordan

Absent at Roll: Commissioner Ann Sherman-White
Commissioner Emeritus Dr. Arnett Smith

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

Others Present: Michelle Ligon, Consultant, SPHA Media and Public Relations
Attorney Shaun N. Amarnani, Trenam, Board Legal Counsel

Order of Business

1. Call to Order by Commissioner Harvey at 10:15 a.m.
2. Roll Call

3. Call for approval of the agenda was made by Commissioner Harvey. A request for the addition of a new business item, was made by Commissioner Lipsey-Scott. Noting that the request was out of order, pursuant to SPHA Bylaws, Commissioner Harvey declined to add the requested new business item to the current Agenda, and re-called the current Agenda for Board approval.

Commissioner H. Harvey	Yes
Commissioner D. Davis	Yes
Commissioner S. Gambrell-Davis	Yes
Commissioner J. Nesbitt	Yes
Commissioner T. Lipsey Scott	No
Commissioner B. Jordan	Yes

Action: The Agenda was approved by majority vote.

4. Legal Report

Attorney Shaun Amarnani, Trenam, reporting for Jay Walker, Trenam Law, stated that he had no items to report. Commissioner Lipsey-Scott raised a question regarding the current CEO contract. Attorney Armanani suggested that the question be directed to Trenam Attorneys Jay Walker and/or Charlie Harris, for response, as he was not engaged in that matter.

5. Commissioner Harvey called for Approval of Minutes from the February 28, 2019, Regular Meeting of the Board. On Motion for Approval, made by Commissioner Nesbitt, and Second, made by Commissioner Davis, the Motion passed and roll call vote for approval.

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

6. Public Forum

No Speakers for public forum.

7. Commissioner Harvey called for Committee Reports, noting his appointment of Commissioner Gambrell-Davis, as Chair of the Personnel Committee, and his appointment of Ann Sherman-White, member of the Finance Committee.

On inquiry by Commissioner Jordan, Commissioner Harvey stated that, pursuant to the By-laws, committee appointments, are authorized by the Chair, with notice to the Board. As the noted appointments were properly noticed in the Personnel Committee Meeting, held on the preceding day, and again noticed in the current Regular Meeting of the Board, notice requirements have been met.

Commissioner Harvey then called for Board approval of the noticed appointments, by roll call vote, with results, as noted below:

Commissioner Harvey	Yes
Commissioner Davis	Yes
Commissioner Gambrell-Davis	Yes
Commissioner Nesbitt	Abstain
Commissioner Jordan	Abstain
Commissioner Lipsey-Scott	No

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 February 2019 was 100% for AMP 2 properties, Jordan Park at 98%, and average occupancy scoring at 98%. Affordable SPHA properties, were reported as 100% occupied, for both the Saratoga and Palm Bayou. February 2019 lease violations were up, with 50 tenant violation notices issued.

SUBJECT: Social Services Report

Larry Butler, Social Service Officer discussed St. Petersburg Police Department held no meeting in February. However, 16 residents were referred to the social services officer, for assistance, and a Town Hall meeting has been scheduled at Romayne. The Town Hall meeting for Disston Place was cancelled for later reschedule, due to heavy rains.

SUBJECT: Housing Choice Voucher Program Report

Larry Gonzalez, Housing Choice Voucher Officer reported that the program is still operating under the 2018 federal budget pending 2019 federal budget approvals, that are reasonably anticipated for 1st quarter release or additional appropriations. Updates will be noticed, as information is available to SPHA.

9. Report from the Finance Committee

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

A. Dennis Lohr, Chief Financial Officer, presented agency financials, and the Capital Funds Report, with information reported as current through February, 2019. Further comment on the aggregate cost of renovations at Jordan Park, through February, 2019, was also provided.

B. Audria Davis, SPHA Compliance Officer, reported 2019 Year to Date amounts collected under the SPHA Fraud Recovery Program.

10. Personnel Committee

SUBJECT: Personnel Report

An administrative matter was referred to HR for resolution, and Board review of current By-laws was deferred until the full board is appointed to serve.

11. Chief Executive Officer's Remarks

Mr. Love commented that the financial plan had been completed for the Jordan Park Apartment Redevelopment have been completed and uploaded to HUD, in preparation for RAD conversion. He also stated that Sunset Oaks Apartments is heavily populated with Seniors, the complex is eligible for special program participation under Section 18. As a part of AMP 2 RAD conversion to create a new Administration Building and Community center.

12. Old Business:

Commissioner Jordan suggested that the CEO again reach-out to the Mayor and Commissioner Lipsey-Scott to address their concerns. Mr. Love stated that the Mayor has repeatedly declined to meet, and that no individual Commissioner meeting had been scheduled, with Commissioner Lipsey-Scott, as of the meeting date.

13. New Business

Commissioner Lipsey-Scott requested that new business items be added to the next agenda for the Regular Meeting of the Board.

1. Requesting that an equal number of Regular Board meetings be held in South St. Petersburg, after 5:00 pm.

Commissioner H. Harvey	No
Commissioner D. Davis	No
Commissioner S. Gambrell-Davis	No
Commissioner J. Nesbitt	Yes
Commissioner T. Lipsey-Scott	No
Commissioner B. Jordan	Abstain

Action: The action was denied.

2. Commissioner Lipsey-Scott requested:

Establish a written policy to requests for internal documents.

Commissioner H. Harvey	No
Commissioner D. Davis	No
Commissioner S. Gambrell-Davis	No
Commissioner J. Nesbitt	Yes
Commissioner T. Lipsey-Scott	No
Commissioner B. Jordan	Yes

Action: The action was denied.

3. Commissioner Lipsey-Scott requested:

A copy of monthly invoices from Trenam to be presented with monthly budget reports.

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

Action: The action was accepted as a new business item at the next meeting.

14. Adjournment

There being no additional business, the meeting was adjourned at 1:15 pm.

APPROVED AND ADOPTED this 25th day of April 2019.

Harry Harvey
Chairperson

Tony L. Love
Secretary