

**Minutes of the Regular Meeting
of the Board of Commissioners
of the St. Petersburg Housing Authority
April 22, 2010**

Commissioner Smith, Chair, called the meeting to order at 2:05 p.m. Upon roll call, the following were in attendance:

Present at Roll: Commissioner Arnett Smith, Chair
 Commissioner Harvey L. Harvey, Vice Chair
 Commissioner Delphinia Davis
 Commissioner Joseph Lettelleir
 Commissioner Lucinda Spire
 Commissioner David Welch

Absent at Roll: Commissioner Lorraine Perry

Staff Present: Darrell Irions, Chief Executive Officer

Others Present: Attorney Jeffrey Butt, Squire, Sanders, & Dempsey

SUBJECT: Legal Report

Attorney Jeffrey Butt reported on the sale of Graham/Rogall. He said Mr. Gregory Hughes from Chesapeake Atlantic Holdings, and Mr. Phil Farley submitted their final offer on the buildings. Mr. Hughes offered \$7,000,000 with a refundable deposit of \$1,000,000 and a 45-day due diligence period. Mr. Phil Farley offered \$6,800,000 with a non-refundable deposit of \$800,000, close in six months, with no inspections or contingencies. Mr. Farley would lease Rogall Congregate until the closing of the properties. There was discussion regarding the Rogall lease.

Attorney Butt stated that the purchase and sale agreement for the Gandy Blvd property has been signed. We are currently in the due diligence process.

Attorney Butt stated that the purchase and sale agreement for the Lady Mary properties has been signed. These properties were purchased by Dunedin Housing Authority. He said we are currently in the due diligence process.

SUBJECT: Approval of the Minutes of the March 25, 2010, Regular Board Meeting and April 5, 2010, Special Call Board Meeting

BOARD ACTION: Commissioner Welch made a motion to approve the minutes of the March 25, 2010, Regular Board Meeting and April 5, 2010, Special Call Board Meeting. Commissioner Harvey seconded the motion. There was no further discussion, and a vote was called.

Commissioner Smith: Yes
Commissioner Harvey: Yes

Commissioner Davis:	Yes
Commissioner Lettelleir:	Yes
Commissioner Perry:	Out
Commissioner Spire:	Yes
Commissioner Welch:	Yes

The minutes were approved.

SUBJECT: Chairman's Report: Resolution #2188 – A Resolution Approving the Sale of Graham Park/Rogall Congregate and Approving a Six Month Lease for Rogall Congregate

BOARD ACTION: Commissioner Welch made a motion to approve Resolution #2188 with clarification of item C under the ninth "whereas" statement on the resolution. Commissioner Harvey seconded the motion. There was no further discussion, and a vote was called.

Commissioner Smith:	Yes
Commissioner Harvey:	Yes
Commissioner Davis:	Yes
Commissioner Lettelleir:	Yes
Commissioner Perry:	Out
Commissioner Spire:	Yes
Commissioner Welch:	Yes

Resolution # 2188 was approved.

SUBJECT: Report from the Residents' Interests Committee

Commissioner Spire stated that the Residents' Interests Committee met yesterday at 12:30 P.M. She said written reports were provided for Romayne, Clearview Park, Disston Place, Gateway Place, and Jordan Park.

Commissioner Spire stated the committee discussed putting a community garden at Jordan Park.

Commissioner Spire said the committee was informed that the City of St. Petersburg has stated their intent to release the PILOT funds to the Dr. Carter G. Woodson Museum.

Commissioner Spire said the committee was informed about upcoming construction projects at the Public Housing properties and also received an update of ARRA expenditures.

Commissioner Spire said the committee was informed that Bay Area Legal Services plans to train SPHA staff on how to hold more effective hearings and on how to handle terminations.

SUBJECT: Report from the Finance Committee: Resolution #2186 – Approval and Adoption of a St. Petersburg Housing Authority Official Records Retention Policy

BOARD ACTION: The Finance Committee recommended Resolution #2186 to the full Board for approval. There was no further discussion, and a vote was called.

Commissioner Smith:	Yes
Commissioner Harvey:	Yes
Commissioner Davis:	Yes
Commissioner Lettelleir:	Yes
Commissioner Perry:	Out
Commissioner Spire:	Yes
Commissioner Welch:	Yes

Resolution #2186 was approved.

SUBJECT: Report from the Finance Committee: Resolution #2187 – Transfer of Remaining Contract Amounts for Professional Architectural and Engineering Services

BOARD ACTION: The Finance Committee recommended Resolution #2187 to the full Board for approval.

Commissioner Lettelleir disclosed that he knows and has worked with representatives of the architectural firm. He said he will abstain from voting.

There was no further discussion, and a vote was called.

Commissioner Smith:	Yes
Commissioner Harvey:	Yes
Commissioner Davis:	Yes
Commissioner Lettelleir:	Abstain
Commissioner Perry:	Out
Commissioner Spire:	Yes
Commissioner Welch:	Yes

Resolution #2187 was approved.

SUBJECT: Financial Reports and Capital Improvement Grant Review

Commissioner Davis said the financial reports and Capital Improvement Grant review for February 2010 are included in the Board packet and was discussed at the Finance Committee meeting yesterday.

Commissioner Davis said the committee was presented with a breakdown of staff bonuses. The bonuses range from \$100-\$400, dependant upon the length of employment with the housing authority.

Commissioner Davis said the committee was informed about upcoming construction projects at the Public Housing properties and also received an update of ARRA expenditures.

SUBJECT: Chief Executive Officer's Comments – Central Office update

Mr. Irions said he and staff are in the planning stages of the new central office building. He said currently SPHA has an interlocal agreement with the Clearwater Housing Authority (CHA) for MIS and Financial Management services. Mr. Irions said he would like to increase the square footage of the new central office to accommodate space for a MIS and Finance department, in the event the interlocal agreements with CHA ceases.

Mr. Irions said he is looking into a cost-saving measure for storage of SPHA's files. SPHA currently pays a monthly fee to Iron Mountain for off-site storage. Mr. Irions said he would like to build an on-site storage area for SPHA's files. This would eliminate the monthly fee to Iron Mountain.

Mr. Irions stated he and the Executive Director of Clearwater Housing Authority met with Fannie Mae. Fannie Mae would like SPHA to consider the capital fund leveraging program.

SUBJECT: Public Forum

There were no requests to speak.

Mr. Irions asked if the Board would like to consider moving the Public Forum to the beginning of the agenda. This would allow the public the opportunity to express their concerns prior to any Board actions.

BOARD ACTION: Commissioner Lettelleir made a motion to move the Public Forum to the beginning of the agenda, after the approval of the minutes. Commissioner Harvey seconded the motion.

Commissioner Welch stated his concern about moving the Public Forum.

There was no further discussion and a vote was called.

Commissioner Smith:	Yes
Commissioner Harvey:	Yes
Commissioner Davis:	Yes
Commissioner Lettelleir:	Yes
Commissioner Perry:	Out
Commissioner Spire:	Yes
Commissioner Welch:	No

The Board approved to move the Public Forum to the beginning of the agenda, after the approval of the minutes.

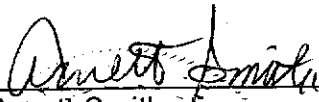
SUBJECT: Old Business

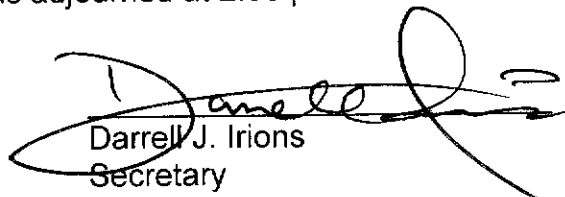
There was no Old Business.

SUBJECT: New Business

Mr. Irions reported that the St. Petersburg Fire and Rescue Department is having a media night at Graham/Rogall tonight.

There being no further business, the meeting was adjourned at 2:35 p.m.


Arnett Smith
Chairman


Darrell J. Irions
Secretary

