

**Minutes of the Regular Meeting  
of the Board of Commissioners  
of the St. Petersburg Housing Authority  
February 25, 2010**

Commissioner Smith, Chair, called the meeting to order at 2:14 p.m. Upon roll call, the following were in attendance:

Present Roll:           Commissioner Arnett Smith, Chair  
                          Commissioner Harry L. Harvey, Vice Chair  
                          Commissioner Delphinia Davis (via phone)  
                          Commissioner Joseph Lettelleir  
                          Commissioner Lorraine Perry  
                          Commissioner Lucinda Spire  
                          Commissioner David Welch

Staff Present:         Darrell Irions, Chief Executive Officer

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SUBJECT:             Legal Report

Mr. Irions reported that the law firm of Squires, Sanders, and Dempsey has been working with staff on negotiations for a potential central office property located on Gandy Blvd.

Mr. Irions said the Finance committee has asked that legal counsel investigate the role of Firecraft of Florida Inc. regarding the services provided for the fire alarm system at Graham/Rogall. Mr. Irions said the law firm of Salem Law Group will work with staff on this matter.

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SUBJECT:             Approval of the Minutes of the January 28, 2010, Regular Board Meeting

BOARD ACTION: Commissioner Welch made a motion to approve the minutes of the January 28, 2010, Regular Board Meeting. Commissioner Harvey seconded the motion. There was no further discussion, and a vote was called.

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

The minutes were approved.

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SUBJECT:             Chairman's Report:

Chairman Smith said the Board and staff are working very hard to resolve the major concern of the Graham/Rogall buildings. He said a workshop was held today regarding Graham/Rogall. At the workshop, the Board agreed to move forward to re-advertise the sale of both buildings.

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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 Romaine, Clearview Park, Dsston Place, Gateway Place, and Jordan Park.

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SUBJECT: Report from the Residents' Interests Committee: Resolution #2179 – Authorization for Submission of the Section 8 Management Assessment Program (SEMAP) Certification for FYE December 31, 2009

BOARD ACTION: The Residents' Interests Committee recommended Resolution #2179 to the full Board for approval. There was no further discussion, and a vote was called.

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

Resolution #2179 was approved.

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SUBJECT: Report from the Finance Committee: Resolution #2180 – Authorization for Submission of the Public Housing Assessment System (PHAS) Management Operations Certification for FYE December 31, 2009

BOARD ACTION: The Residents' Interests Committee recommended Resolution #2180 to the full Board for approval. There was no further discussion, and a vote was called.

Commissioner Smith:	Yes
Commissioner Harvey:	Yes
Commissioner Lettelleir:	Yes
Commissioner Spire:	Yes

Commissioner Davis: Yes  
Commissioner Perry: Yes  
Commissioner Welch: Yes

Resolution #2180 was approved.

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SUBJECT: Report from the Finance Committee: Resolution #2181 – A Resolution to Approve the Operating Budgets for the Fiscal Year Ending December 31, 2010

BOARD ACTION: The Finance Committee recommended Resolution #2181 to the full Board for approval. There was no further discussion, and a vote was called.

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

Resolution #2181 was approved.

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SUBJECT: Resolution #2182 – Kitchen and Bath Replacement at Romaine Apartments

BOARD ACTION: Commissioner Harvey made a motion to approve Resolution #2182. Commissioner Perry seconded the motion. There was no further discussion, and a vote was called.

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

Resolution #2182 was approved.

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SUBJECT: Resolution #2183 – Exterior Improvements, Repairs and Painting at Jordan Park Apartments

BOARD ACTION: Commissioner Perry made a motion to approve Resolution #2182. Commissioner Spire seconded the motion. There was no further discussion, and a vote was called.

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

Resolution #2183 was approved.

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SUBJECT: 2010 Program Budgets

Commissioner Harvey said that the 2010 Program Budgets were presented and discussed during the Finance Committee meeting yesterday. The budgets are included in a packet to the Board.

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SUBJECT: Chief Executive Officer's Comments – Graham/Rogall update

Last year, Graham/Rogall was advertised for sale and five proposals were received. None of the proposals meets with the Authority's needs to move forward with a sale. Mr. Irions said he would like to recommend to the Board to disregard the five proposals, to move forward to re-advertise the sale of Graham/Rogall, and to hire a firm to market Graham/Rogall on a national basis.

BOARD ACTION: Commissioner Lettelleir made a motion to disregard the five Graham/Rogall proposals, to move forward to re-advertise the sale of Graham/Rogall, and to hire a firm to market Graham/Rogall on a national basis. There was no further discussion, and a vote was called.

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

The Board approved to disregard the five Graham/Rogall proposals, to re-advertise the sale of Graham/Rogall, and to hire a firm to market Graham/Rogall on a national basis.

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

Commissioner Lettelleir discussed the central office search. He said he and staff are currently negotiating the terms of a contract for property located near Gandy Blvd and Interstate 275. He said we offered one million dollars with the owner making a charitable contribution to SPHA. The property has five acres which would allow SPHA to design-build a new central office with extra space to build another facility. The infrastructure and retention pond is already in the ground. Commissioner Lettelleir said we are close to bringing a contract to the Board for approval.

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SUBJECT: Chief Executive Officer's Comments – Jordan Park Gym

Mr. Irions reported that he received a request from Mr. Toriano Parker, gym lessee, to reduce the monthly rent at the Jordan Park gym. Mr. Irions said he has received direction from the Finance committee to move forward with negotiating a rent decrease with Mr. Parker.

Mr. Charles Thomas, Co-Chair, Advantage Village Academy, came before the Board and discussed the activities occurring at the gym and their financial concerns.

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SUBJECT: Public Forum

There were no requests.

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SUBJECT: Old Business

There was no Old Business.

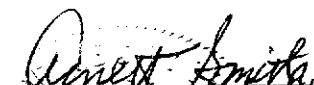
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SUBJECT: New Business

There was no New Business.

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There being no further business, the meeting was adjourned at 3:10 p.m.

  
Arnett Smith  
Chairman

  
Darrell J. Irions  
Secretary

