

**Minutes of the Regular Meeting
of the Board of Commissioners
of the St. Petersburg Housing Authority
May 27, 2010**

Commissioner Smith, Chair, called the meeting to order at 2:03 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 Lorraine Perry
 Commissioner Lucinda Spire
 Commissioner David Welch
- Absent at Roll: Commissioner Joseph Lettelleir
- Staff Present: Darrell Irions, Chief Executive Officer
 Robin Adams, Chief Administrative Officer
- Others Present: Toriano Parker, Advantage Financial Services

SUBJECT: Legal Report

There was no legal report.

SUBJECT: Approval of the Minutes of the April 22, 2010, Regular Board Meeting

BOARD ACTION: Commissioner Welch made a motion to approve the minutes of the April 22, 2010, Regular Board Meeting. Commissioner Perry seconded the motion. There was no further discussion, and a vote was called.

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

The minutes were approved.

SUBJECT: Public Forum

There were no requests to speak.

SUBJECT: Chairman's Report: Approval of Travel for Commissioner Lettelleir to attend the Commissioner's Fundamentals Seminar on July 24-25, 2010

BOARD ACTION: Commissioner Spire made a motion to approve Commissioner Lettelleir's travel. Commissioner Perry seconded the motion. There was no further discussion, and a vote was called.

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

The Board approved Commissioner Lettelleir's travel.

SUBJECT: Report from the Residents' Interests Committee: Resolution #2189 – A Resolution to Establish a Point System for Preferences for the Housing Choice Voucher and Public Housing Waiting Lists

BOARD ACTION: The Residents' Interests Committee recommended Resolution #2189 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:	Out
Commissioner Perry:	Yes
Commissioner Spire:	Yes
Commissioner Welch:	Yes

Resolution #2189 was approved.

SUBJECT: Report from the Residents' Interests Committee

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

Commissioner Perry said the committee was informed that the Wildwood Neighborhood Association would like to partner with Jordan Park management to place large decorative planters on the streets of the Jordan Park community in order to slow down the traffic in the area.

Commissioner Perry said the committee was informed that Jordan Park management is looking into hiring a security company.

SUBJECT: Report from the Personnel Committee: Resolution #2190 – A Resolution Approving a Revised Personnel Policy

BOARD ACTION: The Personnel Committee recommended Resolution #2190 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:	Out
Commissioner Perry:	Yes
Commissioner Spire:	Yes
Commissioner Welch:	Yes

Resolution #2190 was approved.

Mr. Irions presented the 2009 and 2010 organizational chart to the Board. Mr. Irions said he plans to implement the 2010 organizational chart in July.

SUBJECT: Report from the Finance Committee: Resolution #2191 – Authorization to Dispose of Vehicle

BOARD ACTION: The Finance Committee recommended Resolution #2191 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:	Out
Commissioner Perry:	Yes
Commissioner Spire:	Yes
Commissioner Welch:	Yes

Resolution #2191 was approved.

SUBJECT: Report from the Finance Committee: Resolution #2192 – Write-off of Vacated Tenant Accounts

BOARD ACTION: The Finance Committee recommended Resolution #2192 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:	Out
Commissioner Perry:	Yes
Commissioner Spire:	Yes
Commissioner Welch:	Yes

Resolution #2192 was approved.

SUBJECT: Report from the Finance Committee: Resolution #2193 – A Resolution to Approve the Renewal of the Agreement for Bond Counsel and Real Estate Consulting Legal Services

BOARD ACTION: The Finance Committee recommended Resolution #2193 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:	Out
Commissioner Perry:	Yes
Commissioner Spire:	Yes
Commissioner Welch:	Yes

Resolution #2193 was approved.

SUBJECT: Financial Reports and Capital Improvement Grant Review

Commissioner Smith said the financial reports and Capital Improvement Grant review for March 2010 are included in the Board packet and was discussed at the Finance Committee meeting yesterday. The reports are in good shape.

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

Mr. Irions reported that SPHA received the \$800,000 deposit from the buyers of Graham/Rogall. A portion of that amount will be allocated to various inter-fund programs in order to erase the debt incurred from relocating the Graham/Rogall families. Mr. Irions reported that staff is working with HUD to release the declaration of trust on Graham Park.

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

Mr. Irions reported that SPHA is currently in the due diligence process for the land located on I275 and Gandy Blvd. The seller accepted SPHA's offer of 1 million dollars for the 5-acre land. Mr. Irions said SPHA is planning to build the new central office and wounded warrior housing on this land. There was discussion regarding the wounded warrior housing.

SUBJECT: Chief Executive Officer's Comments – Economies of Scale – Clearwater Housing Authority

Mr. Irions said SPHA currently has an interlocal agreement with the Clearwater Housing Authority (CHA) to provide small procurement services to SPHA. CHA is requesting to terminate the agreement early as they have recently taken back the operations of their affordable housing properties and will need their procurement officer full time. SPHA will have an employee trained to take over the small procurement services in-house in July.

SUBJECT: Chief Executive Officer's Comments – ARRA (American Recovery and Reinvestment Act) Update

Ms. Robin Adams discussed the ARRA projects. She stated that the kitchen and bath replacement at Romaine is scheduled to begin in six weeks. The HVAC replacement at Romaine is complete. The windows at Romaine have been replaced. The Gateway Place exterior improvements are scheduled to start in June. The window and sliding glass door replacement at Gateway is scheduled to start in June. The painting of the Jordan Park apartments is almost complete.

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

Mr. Irions said stated that Mr. Toriano Parker has requested a six-month extension on the gym lease. Mr. Irions said he will meet with Mr. Parker to negotiate an extension on the lease.

Mr. Toriano Parker came before the Board and discussed his plans to purchase the gym.

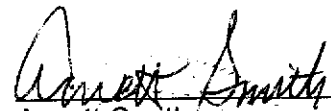
SUBJECT: Old Business

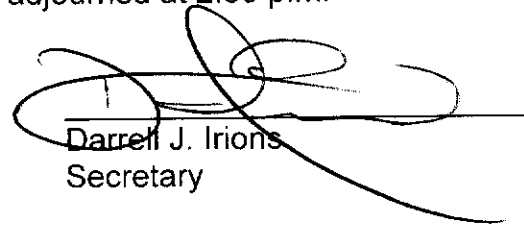
There was no old business.

SUBJECT: New Business

There was no new business.

There being no further business, the meeting was adjourned at 2:55 p.m.


Arnett Smith
Chairman


Darrell J. Irions
Secretary

