

**Minutes of the Board Meeting
of the Board of Directors
of RISE Development Corporation
August 22, 2019**

Officer Tony L. Love called the meeting to order at 9:35 a.m. Upon roll call, the following were in attendance:

Present at Roll: Director Jerrilyn Evans
Director Roxanne Amoroso
Director Sharlene Gambrell-Davis
Director C. Knox LaSister III
Director Terri Lipsey Scott
Director Stephanie Owens

Absent at Roll: Director James Dates

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

Others Present: Attorney Jeff Butt; Square Patton Boggs
Attorney Rhonda Stringer; Saxon & Gilmore
Brian Evjen; Norstar Development
Brian Nemeroff; External Auditor Berman Hopkins & LaHam

SUBJECT: Director Lipsey Scott made a motion that all Commissioners currently seated and members of the St. Petersburg Housing Authority Board be deemed Directors of Rise. Director Evans seconded the motion A vote was called:

Director Jerrilyn Evans	YES
Director Roxanne Amoroso	YES
Director Sharlene Gambrell-Davis	YES
Director C. Knox LaSister III	YES
Director Terri Lipsey Scott	YES
Director Stephanie Owens	YES

ACTION: The Board approved the motion.

SUBJECT: Director Lipsey Scott made a motion to nominate Director Knox LaSister as Chair for Rise Development. Director Evans seconded the motion a vote was called:

BOARD ACTION:	Director Jerrilyn Evans	YES
	Director Roxanne Amoroso	YES
	Director Sharlene Gambrell-Davis	YES
	Director C. Knox LaSister III	YES
	Director Terri Lipsey Scott	YES
	Director Stephanie Owens	YES

The Board approved this motion.

SUBJECT: Director Owens made a motion to nominate Director Amoroso as the Vice Chair for Rise Development. Chair Knox LaSister seconded the motion a vote was called.

BOARD ACTION:	Director Jerrilyn Evans	YES
	Director Roxanne Amoroso	YES
	Director Sharlene Gambrell-Davis	YES
	Director C. Knox LaSister III	YES
	Director Terri Lipsey Scott	YES
	Director Stephanie Owens	YES

ACTION: The Board approved the motion.

SUBJECT: Director Tony L Love sworn in Director Roxanne Amoroso and Director C. Knox LaSister as members of Rise Development.

SUBJECT: Director Evans made a motion for approval of the Revised Agenda. The revised Agenda needs to reflect the nomination and appointment of a Chair and Vice Chair for Rise Development as well as the swearing in of Director Amoroso and Knox LaSister a vote was called.

	Director Jerrilyn Evans	YES
	Director Roxanne Amoroso	YES
	Director Sharlene Gambrell-Davis	YES
	Director C. Knox LaSister III	YES
	Director Terri Lipsey Scott	YES
	Director Stephanie Owens	YES

The Board approved this motion.

SUBJECT: Director Evans made a motion that the Rise Development meeting be operated under small board rules, this means that it would eliminate a seconded vote, it would allow Directors to raise their hand instead of

standing, it does not require a motion for adjournment, Chairs will be able to make motions without relying on Board Members it would just expedite the meetings. Director Lipsey Scott seconded the motion a vote was called.

Board Action:	Director Jerrilyn Evans	YES
	Director Roxanne Amoroso	YES
	Director Sharlene Gambrell-Davis	YES
	Director C. Knox LaSister III	YES
	Director Terri Lipsey Scott	YES
	Director Stephanie Owens	YES

ACTION: The Board approved the motion.

SUBJECT: Director Lipsey Scott made a motion to approve the June 27, 2019 Rise Development minutes. Director Amoroso and Knox LaSister voted no because they were not present at the meeting a vote was called.

Board Action:	Director Jerrilyn Evans	YES
	Director Roxanne Amoroso	NO
	Director Sharlene Gambrell-Davis	YES
	Director C. Knox LaSister III	NO
	Director Terri Lipsey Scott	YES
	Director Stephanie Owens	YES

ACTION: The Board approved the motion.

SUBJECT: Financial Report

Dennis Lohr discussed the Finance Report as of July 31, 2019.

Director Knox LaSister made a motion to approve the Finance Report a vote was called:

Board Action:	Director Jerrilyn Evans	YES
	Director Roxanne Amoroso	YES
	Director Sharlene Gambrell-Davis	YES
	Director C. Knox LaSister III	YES
	Director Terri Lipsey Scott	YES
	Director Stephanie Owens	YES

ACTION: The Board approved the motion.

SUBJECT: A Resolution of the Board of Directors of Rise Development Corporation approving the Assignment of the Construction Contract for Jordan Park Renovation and Mid-Rise Construction Development from Brooks & Freund, LLC to NSBF, LLC. Attorney Jeff Butts; Square Patton Boggs present it to

the Board. Chair Amoroso of the Financial Committee confirmed this Resolution did need to be approved to continue the application process.

Director Evans made a motion to approve Resolution #28 a vote was called.

Board Action:	Director Jerrilyn Evans	YES
	Director Roxanne Amoroso	YES
	Director Sharlene Gambrell-Davis	YES
	Director C. Knox LaSister III	YES
	Director Terri Lipsey Scott	YES
	Director Stephanie Owens	YES

ACTION: The Board approved the motion.

SUBJECT: A Resolution of the Board of Directors of Rise Development Corporation approving a second Amendment to Development Agreement relating to the Rehabilitation and New Construction of Jordan Park Apartments. Attorney Jeff Butts; Square Patton Boggs present it to the Board. Chair Amoroso of the Financial Committee confirmed this Resolution is a required part of process for the application to reach a point of closing.

Director Evans made a motion to approve Resolution #29 a vote was called.

Director Jerrilyn Evans	YES
Director Roxanne Amoroso	YES
Director Sharlene Gambrell-Davis	YES
Director C. Knox LaSister III	YES
Director Terri Lipsey Scott	YES
Director Stephanie Owens	YES

ACTION: The Board approved the motion.

There being no further business, the meeting was adjourned at 10:04 am.

Approved and Adopted this 26th day of September 2019.

Stephanie Owens
Chairperson

LaShunda Battle
Interim CEO