

**Minutes of the Emergency Meeting
of the Board of Commissioners
of the St. Petersburg Housing Authority
February 11, 2020**

Commissioner Owens, Chair, called the meeting to order at 8:02 a.m. Upon roll call, the following Commissioners were in attendance:

Present at Roll: Commissioner Stephanie Owens, Chair
Commissioner James Dates
Commissioner Jerri Evans (left at 9:27 a.m.)
Commissioner Sharlene Gambrell-Davis
Commissioner Terri Lipsey Scott

Absent at Roll: Commissioner C. Knox LaSister III

Staff Present: 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

Others Present: Attorney Charley Harris, Trenam Law
Greg Burns, Director of HUD's Affordable Housing Transaction Division (RAD Program) (via telephone)
Kara Williams-Keif, HUD Branch Chief (RAD Program) (via telephone)
Cindy Herrera, SPHA Consultant (via telephone)
Brian Evjen, Norstar Development USA, LP
Marianne Edmonds, Public Resources Advisory Group
Rene Flowers, Pinellas County Distract #7
Deborah Friggs- Sanders, City Council Distract #5
Chris O'Donnell, St. Petersburg Times Reporter

SUBJECT: Public Forum- No Public Forum

SUBJECT: January 31, 2020 Letter from the U.S. Department of Housing and Urban Development regarding RAD CHAP Award – (New Jordan Park 21A and Scattered Sites)

There was extensive discussion between Board members, HUD's Director of Affordable Housing Transaction Division, Greg Burns, HUD's Branch Chief Kara Williams-Keif, Cindy Herrera, Brian Evjen, Norstar Development and the St. Petersburg Housing Authority Staff regarding a letter dated January 31, 2020 from Thomas R. Davis, Director, Office of Recapitalization. The letter provides SPHA with an opportunity to submit revised and corrected RAD Financing Plans under the current CHAPs within 30 days, so they may determine if they will accept a revised plan or revoke the CHAPs. Further, the letter

stated SPHA indicated it may pursue a different Section 18 repositioning plan and may withdraw both developments from the RAD program and reapply for a new RAD CHAP.

Per the discussion, the following three options were presented:

Option #1 is for the St. Petersburg Housing Authority to cure the deficiencies in the current financing plans within 30 days, with a specific plan to ensure milestones are met to close the currently pending RAD CHAP.

Option # 2 is for the St. Petersburg Housing Authority to withdraw their current application and pursue other repositioning options including Section 18 Demo/Disposition, RAD, or a combination thereof, with an implementation plan.

Option #3 is for the St. Petersburg Housing Authority to reapply for a new RAD CHAP if the current application is withdrawn, as additional RAD units are available.

Mr. Burns offered to provide targeted technical assistance to assist the board in understanding their choices in the key planning decisions to be made.

SUBJECT: Postponing any action regarding the January 31, 2020 HUD letter

BOARD ACTION: Commissioner Evans made a motion to postpone any action regarding the HUD letter until the Regular Board Meeting on February 27, 2020. The Board wants the opportunity to go through a February 26, 2020 Workshop for a detailed review of the repositioning options. Commissioner Gambrell-Davis seconded the motion. A vote was called:

Commissioner Stephanie Owens:	YES
Commissioner James Dates:	YES
Commissioner Jerri Evans:	YES
Commissioner Sharlene Gambrell-Davis:	YES
Commissioner Terri Lipsey Scott:	YES

The motion carried.

SUBJECT: Requested information for the February 26, 2020 Workshop

Commissioner Owens would like to know what options are available to provide more affordable housing units, options for the redevelopment of Jordan Park, and options to make critical improvements as soon as possible, with a timeline to accomplish each option.

Commissioner Dates would like to be provided a timeline of the project from start to current. As well as the sum cost and how much has been invested and what legal exposure the Agency has.

Commissioner Lipsey-Scott asked how the new 60-unit building fits into the Jordan Park redevelopment plan.

Emergency Meeting – 2/11/20

Page 3

There being no further business, the meeting was adjourned at 9:36 a.m.

Approved and Adopted this 27th day of February 2020.

Stephanie A. Owens
Chairperson

LaShunda Battle
Interim Chief Executive Officer