

**Minutes of the SPHA Regular Meeting
of the Board of Commissioners
of the St. Petersburg Housing Authority
February 25, 2021**

Commissioner Owens, Chair, called the meeting to order at 9:15 a.m. At roll call, the following Commissioners were in attendance:

Present at Roll: Commissioner James Dates, Chair
 Commissioner Stephanie Owens
 Commissioner Jerrilyn Evans
 Commissioner Terri Lipsey Scott
 Commissioner Angel Charlton.
 Commissioner Kimberly Brown Williams

Staff Present: Michael Lundy, Chief Executive Officer
 Danielle Thomas, Chief Operating Officer
 Robin Adams, Asset Management Officer
 Larry Butler, Social Services Officer
 Audria Davis, Compliance Officer
 Larry Gonzalez, Housing Choice Voucher Officer
 Pamela Hobbs, Procurement Officer
 Carolyn Avington, Finance Officer
 Jackie Roberson, Human Resources Officer
 Mikayla Gleason, Communications Specialist
 Kaela Bell, Executive Office Manager

Others Present: Ricardo Gilmore, Attorney, Saxon, Gilmore & Carraway P.A.
 Luis Garcia, City of St. Pete

SUBJECT: Approval of Agenda

BOARD ACTION: Commissioner Evans motioned to approve the minutes. Commissioner Owens seconded the motion. There was no further discussion and a vote was called.

Commissioner Stephanie Owens	YES
Commissioner Jerrilyn Evans	YES
Commissioner James Dates	YES
Commissioner Terri Lipsey Scott	YES
Commissioner Angel Charlton	YES
Commissioner Kimberly Brown Williams	YES

SUBJECT: Legal Report

Attorney Ricardo Gilmore presented a legal report. He noted that Commissioner Brown Williams was sworn in at the SPHA Annual Meeting so she could participate in committee assignments.

He also informed the Board he had another meeting to attend at 11:00 a.m. and may have to leave early.

Commissioner Dates asked if it would be appropriate to advertise the RISE Meeting time as “immediately following” rather than giving a specific time. Attorney Gilmore assured the Board it was acceptable.

SUBJECT: Approval of the January 28, 2021 Minutes

BOARD ACTION: Commissioners Evans motioned to approve the minutes. Commissioner Owens seconded the motion. There was no further discussion and a vote was called.

Commissioner Stephanie Owens	YES
Commissioner Jerrilyn Evans	YES
Commissioner James Dates	YES
Commissioner Terri Lipsey Scott	YES
Commissioner Angel Charlton	YES
Commissioner Kimberly Brown Williams	PRESENT

Attorney Gilmore informed Commissioner Brown Williams she needed to vote “Present” rather than “Yes” because she was not a Commissioner at the time of the January 28, 2021 meeting.

SUBJECT: Public Forum

There was no Public Forum.

SUBJECT: Chairperson Report

As new Chair, Commissioner Dates did not have a report. Commissioner Owens thanked the Board, Mr. Lundy and SPHA staff for the work they did during her time as Chair.

SUBJECT: Discussion of Establishment of Board Meeting Dates for the Board Meetings

Commissioner Evans proposed the continuance of holding board meetings on the 4th Thursday of each month at 9:00 a.m., with exclusion of July and December. Commissioner Owens added that there might need to be a July meeting due to the projection of the Jordan Park Redevelopment. The Board agreed no vote was called.

SUBJECT: Resident Interest Reports

A. Resolution #2021-13 Resolution #2021-13 A Resolution To Amend The HCV Administrative Plan To Add The Mainstream Voucher Program

Larry Gonzalez, Housing Choice Voucher Officer, presented the Resolution.

Commissioner Evans motioned to approved the resolution under the caveat the date of approval be corrected. Commissioner Owens seconded the motion. A vote was called.

Commissioner Stephanie Owens	YES
Commissioner Jerrilyn Evans	YES
Commissioner James Dates	YES
Commissioner Terri Lipsey Scott	YES
Commissioner Angel Charlton	YES
Commissioner Kimberly Brown Williams	YES

B. Resolution #2021-14 - Approval of 2021 Public Housing Utility Allowances Effective March 1, 2021

Robin Adams, Asset Management Officer, presented the Resolution.

Commissioner Evans motioned to approve the resolution. Commissioner Owens seconded the motion. A vote was called.

Commissioner Stephanie Owens	YES
Commissioner Jerrilyn Evans	YES
Commissioner James Dates	YES
Commissioner Terri Lipsey Scott	YES
Commissioner Angel Charlton	YES
Commissioner Kimberly Brown Williams	YES

C. Resolution #2021-15 - Approval of 2021 Public Housing Flat Rents Effective March 1, 2021

Ms. Adams presented the Resolution.

Commissioner Evans motioned to approve the resolution. Commissioner Owens seconded the motion. A vote was called.

Commissioner Stephanie Owens	YES
Commissioner Jerrilyn Evans	YES
Commissioner James Dates	YES
Commissioner Terri Lipsey Scott	YES
Commissioner Angel Charlton	YES
Commissioner Kimberly Brown Williams	YES

D. February 2021 Wait List Opening – Update

Mr. Gonzalez presented the February 2021 Waitlist update. There was some discussion between Mr. Gonzalez and members of the board.

E. Clearview Park, Disston Place, Gateway Place, Romaine, Jordan Park Apartments & Sunset Oaks Management Report

Ms. Adams presented the Clearview Park, Disston Place, Gateway Place, Romaine, Jordan Park Apartments & Sunset Oaks Management Report

F. Social Services Report

Larry Butler, Social Services Officer, presented the Social Services Report. There was some discussion between Mr. Butler and the board members.

G. HCV Utilization report

Mr. Gonzalez presented the HCV Utilization report. There was some discussion between Mr. Gonzalez and members of the board.

SUBJECT: Finance Committee Reports

A. Financial Report

Carolyn Avington, Financial Officer, presented the Financial Report. There was no further discussion.

A. Fraud Recovery Report

Audria Davis, Compliance Officer, presented the Fraud Recovery Report to the Board. There was no further discussion.

SUBJECT: Jordan Park Redevelopment Update and CEO Report

Michael Lundy, CEO, presented the Jordan Park Redevelopment Update and CEO Report. He stated that the Pinellas County Board of Commissioners unanimously approved the resolution for the Pinellas County Finance Authority to issue approximately \$38 million in Private Activity Bonds to help fund the redevelopment of Jordan Park. Mr. Lundy added that SPHA provided the City of St. Petersburg additional information to support its \$2 million CRA funding request for Jordan Park. SPHA expects to have an official response by April or May 2021. He continued by stating that on February 19 SPHA submitted to HUD's Special Application Center (SAC) its Section 18 Disposition Efficient/Effective application for the total renovation of Jordan Park which is currently awaiting approval.

Mr. Lundy continued his report by adding that on Friday, February 12, 2021, SPHA submitted a proposed Family Self Sufficiency (FFS) Action Plan for our Public Housing and HCV programs to our HUD Field Office for review and approval. Once approved, SPHA will be in a position to compete for supportive services program funds to help finance its Resident Services programs.

Mr. Lundy thanked Commissioner Lipsey Scott for referring SPHA's senior residents to receive COVID-19 vaccinations on February 20. SPHA provided transportation for 15 of its elderly residents to the Mt. Zion AME Church on 16th Street South.

Mr. Lundy reported that on February 17, 2020, he attended a ribbon cutting ceremony for Habitat For Humanity. An SPHA HCV Participant who is enrolled in Habitat's Home Ownership program received keys to her new home on 13 Street South. The event was well attended with Councilwoman Deborah Figgs-Sanders, various stakeholders, Habitat For Humanity staff, nearby neighbors, and others present.

He closed the report by providing a projected timeline for the redevelopment of Jordan Park.

(A copy of the CEO Report is attached.)

SUBJECT: Old Business

There was no Old Business.

SUBJECT: New Business

Commissioner Lipsey Scott asked to revisit a suggestion made by Attorney Gilmore at the previous meeting regarding a consent agenda.

Commissioner Dates mentioned he would set up a meeting with Mr. Lundy and Attorney Gilmore to help streamline the suggestion.

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

Approved and adopted this 25th day of March 2021.

James Dates, Chairperson

Michael O. Lundy, Secretary