

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, August 27, 2025
AGENDA



1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Invocation
5. Minutes to be Approved – July 23, 2025, Regular Meeting
Present: Commissioner Firebaugh, Commissioner Hickey, Commissioner Mineo, Commissioner Tomczak
6. Minutes to be Approved – July 23, 2025, Board Workshop
Present: Commissioner Firebaugh, Commissioner Hickey, Commissioner Mineo
Absent: Commissioner Tomczak
7. Minutes to be Approved – May 28, 2025, Regular Meeting
Present: Commissioner Firebaugh, Commissioner Hickey, Commissioner Mineo, Commissioner Tomczak
8. Minutes to be Approved – May 28, 2025, Annual Meeting
Present: Commissioner Firebaugh, Commissioner Hickey, Commissioner Mineo, Commissioner Tomczak
9. Legal Reports
10. Public Forum
11. Resolutions

CONSENT AGENDA - The following items will be acted upon by the Board of Commissioners through a single vote. An item will be considered separately upon the request of a Commissioner:

- a. Resolution No. PH-25-1298 – Ratifying Approval of the Updated Emergency Transfer Plan Pursuant to the Violence Against Women Act (VAWA)
 - b. Resolution No. PH-25-1299 – Ratifying Approval of Contract Award for Waste Collection and Recycling Services
 - c. Resolution No. PH-25-1300 – Write Off of Vacated Tenant Accounts
 - d. Resolution No. PH-25-1301 – Ratifying Approval of Required and Discretionary Revisions to the Housing Choice Voucher Administrative Plan in Accordance with HUD's HOTMA Final Rule
 - e. Resolution No. PH-25-1302 – Revision to the Pinellas County Housing Authority Personnel Policies
12. Chair's Report
 13. Financial Reports – July 2025
 14. Executive Director Report
 - a. Operations Report
 - b. Greywater Report
 - c. Program Report

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15. Development Update
 - a. Newstar Development Report
 - i. Resolution No. PH-25-1303 – Resolution Authorizing Funding Application in Response to the RFA 2025-213 for Pinellas Heights II; Approval Loan Commitment; Approve Ground Lease; and Memorandum of Understanding for Tenancy
 - ii. Resolution No. PH-25-1304 – Approval of Newstar Master Development Agreement Extension
 - b. Independent Development Report
 - i. Resolution No. PH-25-1305 – Approval to Execute Loan Documents with Bank of Central Florida for Housing Opportunities of Pinellas, Inc.
 - ii. Resolution No. PH-25-1306 – Approval of Execute Loan Document with Bank of Central Florida for PCHA-Monroe GP, LLC.
 - iii. Resolution No. PH-25-1307 – Approval of Execute Loan Documents with Bank of Central Florida for Pinellas County Housing Authority
 - iv. Resolution No. PH-25-1308 – Approval of HP Capital Master Development Agreement for Fairfield Avenue Apartments
16. Old Business
 - a. Board of Commissioners and General Counsel
 - b. Executive Director
 - i. East Lake Club update
 - ii. Employee Engagement Survey
17. New Business
 - a. Board of Commissioners and General Counsel
 - b. Executive Director
18. Next Board Meeting – September 24, 2025, 9:00 am
19. Adjournment