

JACKSONVILLE HOUSING AUTHORITY
BOARD OF COMMISSIONER MEETING

MONDAY, JANUARY 30, 2023
3:30 p.m.

3

1 (Here begins board meeting recording.)
2 MS. HARRIS: -- evidence of everything that's
3 written down. And again, the only reason why I'm
4 here today, because I would have been sitting right
5 there, you know, without any comments. But there's
6 no retaliation for me anymore. So this is my
7 opportunity to speak up, because Ms. Dunn used to
8 always refer to me as someone falling on a sword.

9 So I guess today I'm falling on the sword for
10 my property managers. That's all I have to say.
11 Thank you.

12 CHAIR WALKER: Thank you, Ms. Harris. And
13 just so the board's aware, I did receive the
14 communication, have forwarded it to Mr. Alexander,
15 and ask that it be included.

16 Mr. Alexander, per my request, I would ask
17 that there be at least a review of this
18 information, so that the board can consider this at
19 an HR Committee, which we will establish and go
20 through today.

21 Is there any other public comment? Nobody
22 online, correct? Excellent, hearing none, I will
23 go ahead and close public comment.

24 If you take a look at your agenda today, we
25 have an agency financial overview.

COMMISSIONERS

Christopher Walker, Chair
Harriet Brock, Secretary - Appointed as
Treasurer
Heather Horovit
Andre Green - Appointed as Vice Chair
Charles Griggs - Appointed as Secretary
Craig Shoup

PARTICIPANTS

Dennis Lohr, CFO
Dwayne Alexander, CEO
Lawsikia Hodges, Esq., Deputy General Counsel
Cody Wilson, Managing Director, Piper Sandler

ALSO PRESENT: General Audience

4

1 But before we do that, I would like to move
2 the Officer Election and Standing Committees to the
3 top of our list, please, so that we can be in
4 proper posture before we continue on today.

5 I apologize to the group. I failed to make
6 that change on the agenda before it came out.

7 So, we're going to move Officer Elections,
8 which is Item Number VII to our next order of
9 business. So, as the board is aware, we need to
10 elect officers.

11 We now have enough people to elect officers
12 again. And as such, we would open up the floor and
13 entertain Officer positions.

14 We can do this either through a committee, a
15 slate of people to serve, or one-by-one. I would
16 be honored to continue to serve as Chair.

17 I have some other thoughts around people. But
18 I'll open it up to the group as to whether they'd
19 like to do an en banc approval of a slate, or if
20 we'd like to go one-by-one.

21 Commissioner Brock?

22 COMMISSIONER BROCK: Mr. Chair, should we
23 approve our Minutes first before we do the
24 officers?

25 CHAIR WALKER: I was going to put us in proper

1 posture first, so that we have formally elected
 2 Members, so when we conduct the full purpose of
 3 this meeting, we're conducting --
 4 COMMISSIONER BROCK: Okay.
 5 CHAIR WALKER: -- it with, you know, officers
 6 that are, you know, appointed for this meeting.
 7 So --
 8 COMMISSIONER BROCK: Okay. Okay. I just
 9 wanted to ask.
 10 CHAIR WALKER: Yeah. No, thank you.
 11 Commissioner?
 12 COMMISSIONER HOROVITZ: Are we going one by
 13 one?
 14 CHAIR WALKER: If that's easiest, let's do it.
 15 So there would have to be a motion, a nomination,
 16 and then a vote, if we go by one-by-one.
 17 COMMISSIONER SHOUP: I'll make a motion to
 18 nominate you to re-continue serving as chair,
 19 Chris.
 20 CHAIR WALKER: Thank you. So there's a
 21 motion. Is there any other Motions to Appoint or
 22 have somebody serve as Chair?
 23 COMMISSIONER GREEN: I make a second.
 24 CHAIR WALKER: Is anybody else
 25 Looking to -- ooh, shoot -- run as Chair --
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1 for Chair?
 2 Hearing none, I believe I guess we can
 3 technically formally vote, correct?
 4 ATTORNEY HODGES: Yeah, you should. And, in
 5 fact, when somebody puts forth the motion for one
 6 person for one office position, you just need to
 7 dispense with that motion.
 8 So either going to be approved or it's going
 9 to be failed -- or it's going to fail. So you
 10 don't have to have like -- you can't have a motion
 11 with, like, five names in it. But --
 12 CHAIR WALKER: Yeah.
 13 ATTORNEY HODGES: -- you can do one by one.
 14 So --
 15 CHAIR WALKER: Perfect.
 16 ATTORNEY HODGES: -- you're ready for the
 17 question.
 18 CHAIR WALKER: Awesome. So, with that, we
 19 have a motion for me to continue as Chair for the
 20 next -- I guess it would be --
 21 ATTORNEY HODGES: Through September 30th.
 22 CHAIR WALKER: Of this year, correct.
 23 ATTORNEY HODGES: Yes.
 24 CHAIR WALKER: September 30th, this year.
 25 I'll call the question. All those in favor?

1 COMMISSIONERS: Aye.
 2 CHAIR WALKER: Any opposition?
 3 Hearing none, motion carries. Thank you, all
 4 very much. I will continue to do my best here.
 5 Next, we have the Vice Chair positions. Do we
 6 have any Parties that would wish to nominate or be
 7 nominated for Vice Chair?
 8 Commissioner Brock?
 9 COMMISSIONER BROCK: I would like to be
 10 nominated for Vice Chair.
 11 CHAIR WALKER: I have a nomination for Vice
 12 Chair. Is there anybody else?
 13 COMMISSIONER GRIGGS: Are we just talking
 14 openly, or are we --
 15 CHAIR WALKER: We're talking openly.
 16 COMMISSIONER GRIGGS: Okay.
 17 CHAIR WALKER: Yeah, I'll leave it open for
 18 discussion.
 19 COMMISSIONER GRIGGS: I mean, I was going to
 20 nominate Mr. Green -- Commissioner Green. But I
 21 guess that we will have to --
 22 CHAIR WALKER: Okay. So there's at least --
 23 Mr. Green, would you entertain the nomination, if
 24 nominated?
 25 COMMISSIONER GREEN: Yes, I would.
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1 CHAIR WALKER: Okay. So I have
 2 Commissioner Brock and Commissioner Green that have
 3 expressed interest. Is there anybody else that's
 4 expressed interest? So, before we go through and
 5 vote on a one-by-one, correct, Ms. Hodges?
 6 ATTORNEY HODGES: Yeah, I mean, you got two
 7 people here. So, if somebody wants to move one of
 8 those names, either it's going to pass. And if it
 9 passes, then that's your Chair.
 10 If the board consensus is that they don't like
 11 that person, then it's going to fail.
 12 CHAIR WALKER: Correct.
 13 ATTORNEY HODGES: Then you would just
 14 Move to the second person, since --
 15 CHAIR WALKER: Understood. I will -- so I'll
 16 open it up. I can open up for discussion, can I
 17 not?
 18 ATTORNEY HODGES: Yeah, you can.
 19 CHAIR WALKER: Yeah, of course. I'll open it
 20 up for discussion. So I would be honored to serve
 21 with either of you.
 22 I will say, Ms. Brock, I was going to ask you
 23 to serve as Treasurer for a host of reasons, which
 24 is a new position we don't technically have at this
 25 point, correct, Ms. Hodges?

1 ATTORNEY HODGES: Let me check. Let's see
2 here. Board of COMMISSIONERS: Chair, Vice Chair,
3 Secretary. Yeah, you don't have a Treasurer.

4 CHAIR WALKER: Correct.

5 ATTORNEY HODGES: That's required under the
6 bylaws.

7 CHAIR WALKER: That's required, but I will
8 leave that up to the Working Group. And I could
9 explain what I was looking for there, Ms. Brock,
10 which is, as Treasurer, I'm looking for somebody to
11 help me understand and look at the way we expense
12 funds for purposes of our general population.

13 So one of the things that I'm still trying to
14 gain a better understanding on is how we can
15 supplement services financially to our Tenants.
16 And that, to me, seemed to be a very good spot for
17 you, because you would know what we do or do not
18 need from allocating resources from that
19 perspective.

20 But that said, we will certainly honor your
21 desire to serve as Vice Chair. Do we have a motion
22 to approve either individual?

23 COMMISSIONER SHOUP: Well, I've got a -- for
24 discussion still.

25 CHAIR WALKER: Um-hmm.

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1 COMMISSIONER SHOUP: I've only met
2 Commissioner Brock once and this is the first time
3 meeting Commissioner Green. Is there maybe

4 Some information I could get of why one fit,
5 try to -- where I'm not just voting blind here?

6 CHAIR WALKER: Sure; why don't we?

7 Commissioner Brock, would you like to start?

8 COMMISSIONER BROCK: Yes. Well, I've been a
9 Commissioner now for four years. I've served as
10 the Interim Chair on the Board. I also served for a
11 few minutes as the Vice Chair. So all of them was
12 not a long period of time.

13 I served as the Secretary of the board the
14 longest. And so, that's what I've done since I've
15 been here.

16 CHAIR WALKER: Mr. Green?

17 COMMISSIONER GREEN: Yes, sir. I've been on
18 the board just over a year, serving as a finance
19 chair. Chris and I were somewhat almost elected
20 together. Or he was a little bit before me. And
21 then, it's just natural progression to be the Vice
22 Chair.

23 CHAIR WALKER: Okay. Does anybody want to put
24 forth a motion?

25 COMMISSIONER GRIGGS: So moved.

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1 CHAIR WALKER: Which one? Nice try,
2 Commissioner Griggs. I mean --

3 COMMISSIONER GRIGGS: I was kind of thinking
4 that I'm nominating Mr. Green, and so --

5 CHAIR WALKER: You've nominated Mr. Green. So
6 I have a nomination on the table. We need to vote
7 on that nomination.

8 So if I could -- those in favor of Mr. Green
9 as Vice Chair, signify by saying aye.

10 COMMISSIONER GRIGGS: Aye.

11 CHAIR WALKER: Aye.

12 ATTORNEY HODGES: I'm sorry. I just need --
13 did you get a second with your motion or --

14 COMMISSIONER HOROVITZ: Yeah, I was a little
15 confused.

16 ATTORNEY HODGES: Craig's shaking his head,
17 no. So we need a --

18 COMMISSIONER GRIGGS: I had a motion. It
19 was --

20 ATTORNEY HODGES: -- motion and we need a
21 second.

22 CHAIR WALKER: I thought you mentioned that
23 since there's only -- we have to nominate one at a
24 time, there wouldn't need to be --

25 ATTORNEY HODGES: Oh, no, no. That's not what
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1 I'm saying.

2 CHAIR WALKER: Okay.

3 ATTORNEY HODGES: I was saying that, you know,
4 whoever you're going to nominate into the position,
5 you need a motion --

6 CHAIR WALKER: Got it.

7 ATTORNEY HODGES: -- to effect that. That's
8 what I was trying to say. I'm sorry if it wasn't
9 clear.

10 CHAIR WALKER: So, we do, then, have a proper
11 motion on the table for Mr. Green as Vice Chair.
12 Is there a second?

13 COMMISSIONER HOROVITZ: I'm sorry. Can we go
14 back? I just, Commissioner Brock, just would like
15 to get your thoughts on it seems like you don't
16 like the suggestion for the role.

17 And I'd just like to understand why, if the
18 Commissioner thought that that's the best fit for
19 you and for the Housing Authority. Is it just that
20 you're not interested?

21 COMMISSIONER BROCK: Oh, no, huh-uh. I didn't
22 know that our Chair -- oh, are we able to speak
23 like this?

24 CHAIR WALKER: Yeah, absolutely.

25 ATTORNEY HODGES: Oh, yeah.

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1 COMMISSIONER BROCK: Okay. I didn't know that
2 the Chair was going to even make a nomination for
3 Treasurer. I have served as the Treasurer before
4 on the board. It was a short period of time,
5 because we had some things that went on with the
6 board, so we had to reconstruct. So I served in
7 that office for a short period of time, not a long
8 period of time.

9 COMMISSIONER HOROVITZ: Um-hmm.

10 COMMISSIONER BROCK: But I have no problems
11 with, you know, even when the Chair last year
12 nominated me for Secretary. I have no problem -- I
13 had no problem in serving in that office --

14 COMMISSIONER HOROVITZ: Um-hmm.

15 COMMISSIONER BROCK: -- capacity either. So I
16 have no problem in serving, you know, because
17 that's what I'm here for.

18 COMMISSIONER HOROVITZ: Um-hmm.

19 COMMISSIONER BROCK: And so, no, I have no
20 problem in serving in any of the capacities.

21 COMMISSIONER HOROVITZ: I just say that out of
22 respect for our Chair who we just gave another few
23 months to. If he think that's the best thing for
24 our leadership, that we should respect that and
25 move to appoint you as the Treasurer.

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1 COMMISSIONER BROCK: Um-hmm.

2 COMMISSIONER HOROVITZ: And then, secondly
3 move to appoint Mr. Green as the Vice Chair.

4 CHAIR WALKER: And in fairness to Commissioner
5 Brock, thank you, Sunshine. We were not able to
6 discuss this prior to the meeting.

7 But one of the things last year that we did
8 was reallocate dollars -- surplus dollars from
9 certain line items to more resident services.

10 And I think it's important that this year,
11 especially with, you know, where the economy is,
12 you're still seeing the articles about rent.

13 We figure out if those dollars are actually
14 making an impact. And having somebody from the
15 board to be able to better understand, you know,
16 are those dollars making an impact, yes or no? If
17 no, where should we be redeploying them?

18 My thought process was that you would be an
19 ideal fit for this as we don't live the day-to-day.
20 We don't understand what we can be doing better.

21 And frankly, I think sometimes you get a more
22 transparent conversation than even what Mr.
23 Alexander was able to have with some of our
24 residents.

25 COMMISSIONER BROCK: Um-hmm.

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1 CHAIR WALKER: So, we have a -- any further
2 discussion?

3 ATTORNEY HODGES: I think you need a second.

4 CHAIR WALKER: We still need a second.

5 ATTORNEY HODGES: Okay, so --

6 COMMISSIONER GRIGGS: On a motion for
7 Mr. Green.

8 CHAIR WALKER: On a motion for Mr. Green.

9 COMMISSIONER HOROVITZ: I'll second it.

10 CHAIR WALKER: I have a motion and a second.

11 Is there any other discussion? All those in favor
12 of appointing Mr. Green as Vice Chair of the board,
13 signify by saying aye.

14 COMMISSIONERS: Aye.

15 CHAIR WALKER: Any opposition?

16 Hearing none, thank you, Mr. Green,
17 Commissioner.

18 VICE CHAIR GREEN: Thank you.

19 CHAIR WALKER: Next one I would like to elect
20 is Treasurer. Ms. Brock, as I mentioned, I would
21 really appreciate you serving this role for the
22 variety of reasons that I've talked about.

23 And I know Mr. Alexander, we've spoken. And
24 we've got some things we want to go through with
25 you about that, if you're willing to serve. So,

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1 can I get a motion for Ms. Brock to serve as the
2 board's Treasurer?

3 COMMISSIONER GREEN: So moved.

4 CHAIR WALKER: I have a motion. Is there a
5 second?

6 COMMISSIONER HOROVITZ: I'll second.

7 CHAIR WALKER: I have a second. Is there any
8 discussion? Hearing none, I'll call the question.
9 All those in favor, signify by saying aye.

10 COMMISSIONERS: Aye.

11 CHAIR WALKER: Any opposition?

12 Hearing none. And then, last, but not least,
13 we have the Secretary position.

14 Mr. Griggs, uh-huh, I'm hoping that you would
15 be willing to serve as Secretary. Value your
16 opinion and also, you know, I realize there's not a
17 ton to do. But, from time-to-time, there is, which
18 I'd appreciate your thoughts on.

19 COMMISSIONER GRIGGS: Mr. Chairman, I'll -- I
20 don't have a problem accepting it. Just know that
21 I transition off in October.

22 CHAIR WALKER: We understand.

23 COMMISSIONER GRIGGS: So there should be some
24 type of prep for real-time handoff when --

25 CHAIR WALKER: We're going to be -- it's on

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1 the agenda this year to make sure we elect in
 2 September.
 3 COMMISSIONER BROCK: Right.
 4 CHAIR WALKER: So that we have a plan in
 5 place.
 6 COMMISSIONER GRIGGS: Thank you.
 7 COMMISSIONER BROCK: Um-hmm.
 8 CHAIR WALKER: Yeah. Could I get a motion or
 9 a nominate -- or I guess I need a motion, please.
 10 COMMISSIONER BROCK: I make a motion that
 11 Mr. Griggs will serve as Secretary --
 12 CHAIR WALKER: I have a motion.
 13 COMMISSIONER BROCK: -- of the board.
 14 COMMISSIONER HOROVITZ: I'll second.
 15 CHAIR WALKER: I have a second. Is there any
 16 discussion? Hearing none, I'll call the question.
 17 All those in favor, signify by saying aye.
 18 COMMISSIONERS: Aye.
 19 CHAIR WALKER: Any opposition? Hearing none,
 20 I believe that fills the Chair -- or excuse me.
 21 Let's see. We have Secretary, Treasurer, Vice
 22 Chair, and Chair. At this point, I think that
 23 fills the Officer elections.
 24 Next, we need to go through the Standing
 25 Committee assignments. Correct me if I'm wrong,
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1 Ms. Hodges. I went back and looked at my notes.
 2 This is -- I can appoint. Obviously we wouldn't
 3 want to appoint somebody that does not want to
 4 serve. But I have the ability to appoint. So the
 5 first we have on the Finance, Commissioner
 6 Horovitz, would you be willing to serve on Finance?
 7 COMMISSIONER HOROVITZ: Yes.
 8 CHAIR WALKER: Thank you. Commissioner Shoup,
 9 would you be willing to serve on Finance?
 10 COMMISSIONER SHOUP: Sure.
 11 CHAIR WALKER: And Commissioner Green, would
 12 you be willing to serve on Finance?
 13 VICE CHAIR GREEN: Yes, I would like
 14 To nom- -- are we nominating Chairs for
 15 Finance?
 16 CHAIR WALKER: I'm sorry?
 17 VICE CHAIR GREEN: Are we going to nominate
 18 Chairs?
 19 CHAIR WALKER: We will, yes.
 20 VICE CHAIR GREEN: Okay.
 21 CHAIR WALKER: Is -- I would like Commissioner
 22 Horovitz to serve as the Chair of Finance, if
 23 you're so willing.
 24 VICE CHAIR GREEN: Absolutely.
 25 CHAIR WALKER: Is there anybody else that
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1 would like to join the Finance Chair -- or Finance
 2 Committee? Apologies.
 3 ATTORNEY HODGES: Mr. Chair --
 4 CHAIR WALKER: Yes.
 5 ATTORNEY HODGES: -- just keep in mind, too,
 6 you should also appoint the Vice Chair.
 7 CHAIR WALKER: Oh, of the Committee.
 8 ATTORNEY HODGES: So you need a Chair. You
 9 appoint a Chair and a Vice Chair.
 10 COMMISSIONER SHOUP: Yeah, yeah. So I don't
 11 think we need to vote on Chair.
 12 CHAIR WALKER: We don't need to vote on Chair,
 13 Vice Chair.
 14 ATTORNEY HODGES: No, no.
 15 COMMISSIONER SHOUP: Huh-uh.
 16 THE COURT: You make that decision.
 17 COMMISSIONER SHOUP: It's your --
 18 CHAIR WALKER: Purview.
 19 COMMISSIONER SHOUP: Yes.
 20 CHAIR WALKER: Yes; which, Mr. Shoup, it
 21 sounds like you're willing to serve as Vice Chair
 22 of that Committee. So thank you very much. This
 23 will teach --
 24 COMMISSIONER SHOUP: Thank you, Mr. Chair.
 25 CHAIR WALKER: This will teach you,
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1 Mr. Shoup. Next -- oh, is there anybody else
 2 That was interested in serving on the Finance
 3 Committee? Commissioner Brock, would you like
 4 to be on it, as well?
 5 COMMISSIONER BROCK: Um-hmm.
 6 CHAIR WALKER: Great; we will appoint
 7 Commissioner Brock as the -- on the Finance
 8 Committee, as well. So we have four Members on
 9 Finance.
 10 COMMISSIONER HOROVITZ: So, just for my
 11 understanding, you've -- you're agreeing to serve
 12 as my Vice Chair?
 13 COMMISSIONER SHOUP: Yes.
 14 COMMISSIONER HOROVITZ: Okay.
 15 CHAIR WALKER: Correct, yeah. Next, Asset
 16 Management, we are going to --
 17 ATTORNEY HODGES: Can I --
 18 CHAIR WALKER: This -- yeah.
 19 ATTORNEY HODGES: There is no Asset Management
 20 in the past.
 21 CHAIR WALKER: No.
 22 ATTORNEY HODGES: So pursuant to your
 23 Bylaws --
 24 CHAIR WALKER: This will end up being an ad
 25 hoc.
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1 ATTORNEY HODGES: Oh, okay. Got it.
 2 CHAIR WALKER: Yeah, it needs to be --
 3 ATTORNEY HODGES: So --
 4 CHAIR WALKER: -- moved to --
 5 ATTORNEY HODGES: -- Governance and
 6 Oversight, is that -- where did that come
 7 from?
 8 CHAIR WALKER: So, Governance will be --
 9 Governance and Oversight is -- are they a Standing?
 10 ATTORNEY HODGES: Yes.
 11 CHAIR WALKER: Yeah.
 12 ATTORNEY HODGES: And you know, we will have
 13 to amend your Bylaws and --
 14 CHAIR WALKER: Yeah. No. We're not going to
 15 do that.
 16 ATTORNEY HODGES: -- each time you do an
 17 amendment to the Bylaws, you got to do that ahead
 18 of time. So --
 19 CHAIR WALKER: No, so the Standing Committees
 20 that we have -- correct me if I'm wrong,
 21 Ms. Hodges -- are Governance/Oversight, Finance.
 22 ATTORNEY HODGES: Yes.
 23 CHAIR WALKER: And that's it.
 24 ATTORNEY HODGES: No, Tenant Relations.
 25 COMMISSIONER BROCK: No.

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1 CHAIR WALKER: Oh, Tenant Relations.
 2 COMMISSIONER BROCK: Um-hmm.
 3 CHAIR WALKER: Thank you. So let's deal with
 4 the Governance (phonetic) Committee next. Recall
 5 that this Committee is really the Committee that
 6 will look at Policies/Procedures of the board,
 7 making sure that we're going through those things.
 8 Commissioner Green, as Vice Chair, I'm hoping that
 9 you can serve on that Committee, Governance [sic].
 10 Commissioner Griggs, I'm hoping you'd be willing to
 11 serve on that Committee. And Commissioner Shoup,
 12 I'm hoping you'd be willing to serve on that
 13 Committee.
 14 COMMISSIONER SHOUP: Here at the pleasure of
 15 the Chair.
 16 CHAIR WALKER: Commissioner Green, would you
 17 be willing to Chair that Committee for me? And
 18 Commissioner Griggs, if you could Vice Chair that
 19 Committee for me, I'd be very grateful.
 20 COMMISSIONER GRIGGS: Sure.
 21 CHAIR WALKER: Anybody else want to serve on
 22 the Governance [sic] Committee? Otherwise, I will
 23 consider that --
 24 VICE CHAIR GREEN: And --
 25 CHAIR WALKER: -- matter handled.

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1 VICE CHAIR GREEN: -- what's involved in the
 2 Governance Committee?
 3 CHAIR WALKER: Governance is really overseeing
 4 the Policies and Procedures of this Board, as well
 5 as looking at the overall Policies of the Agency
 6 that maybe, you know, we may want to consider from
 7 time-to-time.
 8 VICE CHAIR GREEN: Yeah, I don't think I would
 9 want to be the Chairman of that Committee.
 10 CHAIR WALKER: Understood.
 11 Commissioner Griggs, would you be willing to serve
 12 as Chair of that Committee?
 13 COMMISSIONER GRIGGS: Sure.
 14 CHAIR WALKER: Thank you, Commissioner Griggs.
 15 COMMISSIONER GRIGGS: Vice?
 16 COMMISSIONER SHOUP: Sure.
 17 ATTORNEY HODGES: Who's the Vice Chair?
 18 CHAIR WALKER: Commissioner Shoup, would you
 19 be willing to serve as Vice Chair of that
 20 Committee?
 21 COMMISSIONER SHOUP: Vice Chair times two.
 22 CHAIR WALKER: Vice Chair times two.
 23 VICE CHAIR GREEN: You're going to be busy.
 24 CHAIR WALKER: Commissioner Brock?
 25 COMMISSIONER BROCK: I want to serve on it.

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1 CHAIR WALKER: And Commissioner Brock would
 2 like to serve, as well. So I'd like to appoint her
 3 to that Committee. Ms. Hodges, do we have any
 4 other Standing Committees at this point?
 5 ATTORNEY HODGES: Tenant Relations.
 6 CHAIR WALKER: Tenant Relations, Resident
 7 Relations, thank you.
 8 Commissioner Brock, would you be willing to
 9 serve and Chair that Committee, please?
 10 COMMISSIONER BROCK: Um-hmm.
 11 CHAIR WALKER: I would like to also be. I'll
 12 put myself on that Committee this year.
 13 Commissioner Horovitz, would you be willing to
 14 serve on that Committee, as well, for
 15 Tenant/Resident Relations?
 16 COMMISSIONER HOROVITZ: I think that we also
 17 have the Acquisition Committee. Or is that ad hoc?
 18 CHAIR WALKER: So that'll end up being ad hoc.
 19 So this is a Standing Committee, which -- yeah,
 20 it's a standing Committee.
 21 COMMISSIONER HOROVITZ: I'm reluctant to make
 22 the commitment.
 23 CHAIR WALKER: Actually, I'm going to do
 24 something maybe a little bit of out of the
 25 ordinary. I'm going to appoint all Members of the

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1 board to the Resident Relations, Tenant Committee.
 2 And Members should make it when and if they can.
 3 However --
 4 COMMISSIONER HOROVITZ: Yes, thank you.
 5 CHAIR WALKER: -- I do think that this is
 6 important that we all take a very proactive
 7 approach to our Resident/Tenant relations.
 8 And as such, we can meet and go through those.
 9 But, Ms. Brock, if you'd be willing to serve as the
 10 Chair.
 11 COMMISSIONER BROCK: Um-hmm.
 12 CHAIR WALKER: And I have no problem serving
 13 as Vice Chair on that Committee.
 14 ATTORNEY HODGES: Excuse me, Chair. I just
 15 want to make this comment for the board to
 16 consider. If you appoint all Members of the
 17 board --
 18 CHAIR WALKER: Uh-huh.
 19 ATTORNEY HODGES: -- then you will need to
 20 have a quorum in the board.
 21 CHAIR WALKER: Yeah.
 22 ATTORNEY HODGES: And I just think that
 23 might -- I would -- if board members can commit
 24 that they're going to go to these meetings, but
 25 otherwise if you don't have four Members -- but I
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1 just wanted you to keep that in mind. Okay?
 2 CHAIR WALKER: Thank you.
 3 Commissioner Brock and then
 4 Commissioner Shoup?
 5 COMMISSIONER BROCK: Mr. Chair, as our
 6 Attorney just, you know, informed-ed us, the
 7 Resident Relations, so will that means that when we
 8 do have the Resident Relations, which we -- we're
 9 now hosting them every other month, we would need
 10 four?
 11 ATTORNEY HODGES: Well, if you're going to
 12 take action or make recommendations. But if
 13 it's --
 14 COMMISSIONER BROCK: Um-hmm.
 15 ATTORNEY HODGES: -- a technical meeting,
 16 where you're never doing anything, just bear in
 17 mind you'll just never have a quorum. And you'll
 18 have to report that up to the board each time
 19 you're meeting, if you can't --
 20 COMMISSIONER BROCK: And that's what we --
 21 ATTORNEY HODGES: I mean, if you can't get the
 22 four people. I mean, I would say, in the past, as
 23 you had your Committees -- okay.
 24 CHAIR WALKER: And therein lies part of my
 25 thought process, which is, again, that Committee
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1 should be one of our -- it is a Standing Committee.
 2 It should be one of our priorities, much like
 3 Finance, much like Governance. And to have all of
 4 us on the Committee, which means we're all equally
 5 responsible for attending, should revive its
 6 interest and what it does for this organization.
 7 So, I would maintain my position that I'm
 8 appointing all of us to that Committee. And if
 9 there are not quorums, we can address that at a
 10 full Board meeting.
 11 COMMISSIONER HOROVITZ: I --
 12 CHAIR WALKER: Commissioner?
 13 COMMISSIONER BROCK: So I'm just -- oh, sorry.
 14 CHAIR WALKER: Commissioner Brock, then
 15 Commissioner Horovitz.
 16 COMMISSIONER BROCK: I just want to make sure
 17 I'm understanding you correctly and our Attorney
 18 correctly. So order for us to have that Resident
 19 Relations meeting, which is scheduled for not --
 20 for February, I'm not -- excuse me, for March, we
 21 need four of the commissioners to be there?
 22 ATTORNEY HODGES: And that's just --
 23 COMMISSIONER SHOUP: No, well --
 24 CHAIR WALKER: No.
 25 ATTORNEY HODGES: Just to be clear --
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1 COMMISSIONER SHOUP: No.
 2 ATTORNEY HODGES: -- that's consistent. So
 3 with every single Committee that you have, you need
 4 a quorum, okay?
 5 COMMISSIONER SHOUP: So --
 6 CHAIR WALKER: Commissioner Shoup?
 7 COMMISSIONER SHOUP: But wouldn't it be if
 8 there's going to be informational presentations but
 9 no votes are taken, we wouldn't have to have the
 10 quorum, correct?
 11 ATTORNEY HODGES: Yeah, so our Office of
 12 General Counsel's position has always been -- I
 13 mean, that's just like you can gather up 19 City
 14 Council Members and they're calling that a City
 15 Council meeting, we're going to say you need to
 16 have 10 City Council -- 14 City Council Members
 17 present, regardless of the action that they're
 18 taking. Okay? But that being said, if you have a
 19 -- you know, I think you can notate for the record
 20 that you don't have a quorum. And in effect, if
 21 there's no action that's being taken, there's no
 22 harm. There's no foul. And what it really ends up
 23 being is not a meeting of the Committee, because
 24 you don't have that quorum in place. It's just the
 25 Members meeting. Members -- kind of like a sun --
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1 much like a Sunshine --
 2 COMMISSIONER BROCK: Um-hmm.
 3 ATTORNEY HODGES: -- meeting, if that makes
 4 sense.
 5 CHAIR WALKER: So, Ms. Hodges, if there were
 6 any difference if I were to appoint six?
 7 ATTORNEY HODGES: No, because of the seventh,
 8 right? Right; and also know that you can have a
 9 committee of one, even. It's just the Committee of
 10 one is still subject to the Sunshine.
 11 CHAIR WALKER: Right.
 12 ATTORNEY HODGES: They'd have to meet. You
 13 could have a committee of two. You don't have to
 14 have -- and then if Members come, they just -- you
 15 know, they could come. But --
 16 CHAIR WALKER: Yeah.
 17 ATTORNEY HODGES: -- you're suggesting -- I
 18 want to be clear to Mrs. Brock.
 19 You know, as the Chair suggested, I think the
 20 Intent is to appoint all of the Members. And
 21 if it's a problem, then it could be something
 22 that's addressed at a big meeting.
 23 CHAIR WALKER: Yeah.
 24 COMMISSIONER HOROVITZ: My only comment to
 25 it --

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1 CHAIR WALKER: Commissioner?
 2 COMMISSIONER HOROVITZ: And I appreciate that,
 3 at the root of what we're here for is the
 4 residents, and that it's all of our responsibility
 5 to be at the meetings. I would just hate to take
 6 the authority away from Commissioner Brock to make
 7 any decisions, because we've been -- increased the
 8 number of people she needs to have present in order
 9 to make any decisions.
 10 CHAIR WALKER: Mr. Alexander or Ms. --
 11 Commissioner Brock, that's a very valid point.
 12 Does the -- did the Committee last year make formal
 13 recommendations to the board? Do we know? Or did
 14 they come from you direct, Ms. Brock, just through
 15 your observations?
 16 COMMISSIONER BROCK: We -- I actually made a
 17 form for the residents. So when the resident had
 18 complaints, so what -- whatever it may have been, I
 19 always forward them to Mr. Alexander. And then,
 20 Mr. Alexander --
 21 CHAIR WALKER: Yeah.
 22 COMMISSIONER BROCK: -- would, you know,
 23 spread them out to wherever they needed to go.
 24 CHAIR WALKER: I think, Commissioner --
 25 COMMISSIONER BROCK: I didn't bring them to

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1 the board.
 2 CHAIR WALKER: Yeah, I think, Commissioner,
 3 part of the purpose of doing it this way is to
 4 activate the Committee in the way it's supposed to
 5 be utilized, because, at the moment, it's Ms.
 6 Brock. And we're really not making
 7 recommendations, per se. We're really just passing
 8 through information to Mr. Alexander versus more of
 9 a robust discussion with residents, where the
 10 Boards can listen, things of that nature.
 11 COMMISSIONER BROCK: And I don't think it
 12 would be a problem, either, Mr. Chair, that, when
 13 we have Resident Relations, to have the residents
 14 to come. I mean, I can make that suggestion to
 15 them that they can come to the board and speak.
 16 You know, I just took the Complaint Forms and let
 17 them -- allowed them to fill those out. And
 18 collected those up.
 19 CHAIR WALKER: Yeah, Commissioner, just so
 20 you're aware, last year we tried to do a Board
 21 meeting with residents at the residents' location.
 22 And if there was one -- I don't think -- I think we
 23 had one-or-two residents show up, maybe.
 24 COMMISSIONER BROCK: Um-hmm, I think so.
 25 CHAIR WALKER: And I got the distinct

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1 impression that maybe the board was a little too
 2 far away. And so, that's kind of one of the things
 3 that I think we need to really re-up that Committee
 4 to do.
 5 COMMISSIONER HOROVITZ: Okay.
 6 CHAIR WALKER: So, Mr. Alexander?
 7 MR. ALEXANDER: Yes, Commissioner. I just
 8 want to put out there that we do have monthly
 9 meetings every month in the community. And
 10 Ms. Brock normally attends them.
 11 CHAIR WALKER: Um-hmm.
 12 MR. ALEXANDER: And we do have Staff out
 13 there. So we do have pretty much like a roundtable
 14 or a resident meeting with Senior Staff every
 15 single month. And I believe we hit about --
 16 completed about ten or more in the last three or
 17 four months. So we do have a presence out on the
 18 site so that if some issues or some concerns that
 19 the residents have, we do listen to them.
 20 CHAIR WALKER: That's great. Yeah. I think
 21 this is -- you know, again, I think the intent,
 22 from reading the Bylaws, the intent of this
 23 Committee really is to have a formal voice --
 24 MR. ALEXANDER: Um-hmm.
 25 CHAIR WALKER: -- at the board meeting with

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1 recommendations.
 2 MR. ALEXANDER: Um-hmm.
 3 CHAIR WALKER: And I really want to -- you
 4 know, my vision for this year, for this, is to
 5 bring substantive recommendations via Ms. Brock and
 6 committee work.
 7 MR. ALEXANDER: Um-hmm.
 8 CHAIR WALKER: And if four of us can make it
 9 to these meetings, great. We can discuss it as a
 10 Board. If it turns out that we're not getting
 11 quorums, we can readdress the Committee at the
 12 later --
 13 MR. ALEXANDER: Um-hmm.
 14 CHAIR WALKER: -- date.
 15 MR. ALEXANDER: All right.
 16 CHAIR WALKER: But I really think this is
 17 important for our work this year.
 18 MR. ALEXANDER: Yeah.
 19 COMMISSIONER HOROVITZ: I agree.
 20 MR. ALEXANDER: Got you.
 21 CHAIR WALKER: Okay?
 22 COMMISSIONER BROCK: We can do that. Um-hmm.
 23 CHAIR WALKER: Thank you.
 24 COMMISSIONER BROCK: Thank you. Finance,
 25 Governance, Resident Relations were the Standing
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1 Committees. So I think we've addressed the
 2 Standing Committees.
 3 Okay. Ad hoc Committees, this year we are
 4 going to create what I'm referring to as an Asset
 5 Management ad hoc Committee. The Reports that
 6 Mr. Alexander and his Team put together every month
 7 are extremely detailed with a lot of information in
 8 it. This is above-and-beyond the budgets and
 9 making sure that we are meeting certain Covenants.
 10 There are Reports in there about the types of
 11 renovations that we're doing, about the types of
 12 Work Orders, what the timing of these things are,
 13 our REAC Scores, details around those.
 14 Accordingly, I'm going to create an ad hoc
 15 Committee called Asset Management. That Committee
 16 will be responsible for reviewing in detail those
 17 Reports. Yes, they are submitted with the board
 18 packet. However, I think it's important we have
 19 the opportunity to sit down with Operations Staff,
 20 not just Mr. Alexander, but actual Operations Staff
 21 and talk through those Reports. As such, I will
 22 Chair that Committee and would seek volunteers for
 23 me to appoint to that Committee.
 24 COMMISSIONER HOROVITZ: I just have a
 25 question.

1 CHAIR WALKER: Commissioner?
 2 COMMISSIONER HOROVITZ: What was the thinking
 3 in separating that from Finance?
 4 CHAIR WALKER: I think the difference from
 5 Finance is we're really diving into operational
 6 details here, meaning, you know --
 7 COMMISSIONER HOROVITZ: Um-hmm.
 8 CHAIR WALKER: -- a great example, Work
 9 Orders, right? The standard for Work Orders in the
 10 industry is seven to ten days. Is that correct,
 11 Mr. Alexander?
 12 MR. ALEXANDER: Three days.
 13 CHAIR WALKER: Three days, thank you. But we
 14 may have Work Orders outstanding routinely from
 15 seven to ten days. We want to understand the
 16 operational impact of that, right? You know,
 17 Section 8 Voucher processing, it doesn't
 18 necessarily impact the Financials, but it does the
 19 operational aspects.
 20 COMMISSIONER HOROVITZ: Um-hmm.
 21 CHAIR WALKER: Things of that nature.
 22 COMMISSIONER HOROVITZ: Thank you.
 23 CHAIR WALKER: Um-hmm; anybody else willing to
 24 serve?
 25 COMMISSIONER SHOUP: I just got a
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1 question/comment.
 2 CHAIR WALKER: Commissioner?
 3 COMMISSIONER SHOUP: And I don't know that
 4 I'll -- I've got -- well, I don't know if I've
 5 got -- how much time I've got for that. But I'm
 6 just in the thought of maybe this is where you're
 7 going with it. But we're a Governance Board, not a
 8 in-the-weeds Operational Board.
 9 And just kind of if that Committee can -- I
 10 think, should keep that in mind. Like, I think
 11 it's good. And maybe if there's a workshop or
 12 something of all -- of anybody who wants to get
 13 into of how this actually works, right, for general
 14 knowledge. But I'm very hesitant on us getting in
 15 the weeds on a lot of things.
 16 CHAIR WALKER: I agree, Commissioner. I think
 17 my vision for this Board is probably no more than
 18 once per quarter -- or this Committee, excuse me --
 19 no more than once per quarter.
 20 And what we're really reviewing are the
 21 ultimate quarterly results and making sure that the
 22 people on this Committee have a working
 23 understanding of the understanding ins-and-out
 24 details of how we work and what the metrics are.
 25 Because I think with Commissioner Phillips

1 leaving, my fear of Commissioner Griggs leaving, we
2 do lack, as a Board, some of the day-to-day
3 operational knowledge that those commissioners
4 have.

5 And so, I want to make sure we don't end up
6 with a knowledge gap on the operational details.
7 But your point is well-taken. This is not meant to
8 be in-the-weeds operational. This is meant to
9 understand Policy and how things work.

10 COMMISSIONER SHOUP: Sounds good.

11 CHAIR WALKER: Commissioner Brock?

12 COMMISSIONER BROCK: Yes, Mr. Chair, too,
13 commissioners, I want to aim this to our Attorney,
14 if she could help me on this here, to just make
15 sure I'm presenting it properly.

16 When he said that we're not to get into the
17 weeds of the operation, but wasn't that one of the
18 things that they talked about, when we went to the
19 conference the beginning of this month, that, as
20 commissioners, like what our Chair is saying, that
21 we should be aware of every detail that is going on
22 here at the Housing Authority.

23 ATTORNEY HODGES: Yeah, I mean, I think it's a
24 call governance-wise for the board to make. But
25 there's no question as fiduciaries to this

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1 organization. You should absolutely be aware of
2 what's going on. And remember just three to four
3 years ago, when we had an --

4 COMMISSIONER BROCK: Um-hmm.

5 ATTORNEY HODGES: -- Inspector General's --

6 COMMISSIONER BROCK: Um-hmm.

7 ATTORNEY HODGES: -- Report, that was one of
8 the things that came out where --

9 COMMISSIONER BROCK: Um-hmm.

10 ATTORNEY HODGES: -- the Inspector General
11 was, like, hey, where was the oversight with some
12 of the things that were happening on the
13 operational side?

14 So I definitely think Board fiduciary duties,
15 certainly you're in the weeds. But I think what
16 Commissioner Shoup is maybe trying to draw the line
17 with is you do have a CEO that you have delegated
18 to, you know, run the day-to-day operations. He's
19 the one that the Employees are reporting to.

20 So there is a line where board members should
21 not be supervising, directing Employees on a
22 day-to-day basis. That really comes through to
23 your CEO.

24 COMMISSIONER BROCK: Um-hmm.

25 ATTORNEY HODGES: And there are mechanisms for

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1 you to find out. So we talked about 360
2 Evaluation. I mean, I can go on and on. But I
3 think it's wherever the board wants to be. I
4 certainly don't think you're prohibited in any way
5 in asking for Reports, in asking for information,
6 in getting into the weeds as much as you want, as
7 far as having your CEO report that information to
8 you.

9 I don't think you're out-of-order with that,
10 if that's what you choose to do. Most Boards don't
11 get into the weeds like that, because then you
12 become CEOs. And you're paying -- there's a reason
13 why you're paying Employees and people like Dwayne
14 to do the -- you know, the work that he's done. I
15 hope that answers your question.

16 CHAIR WALKER: Mr. Alexander, I also want to
17 open up to you, because I think this was a
18 committee you and I discussed that you thought
19 would be worthwhile.

20 MR. ALEXANDER: Well, thank you, Commissioner.
21 Actually, the Asset Committee was in place when I
22 first started here. They had only two Committees,
23 which was the Finance Committee and the Asset
24 Committee, which went on for years, prior to me
25 getting here.

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1 And the Asset Committee actually looked at
2 public housing, Section 8, resident services, the
3 IT, all the operations of the Agency. And what we
4 basically did was given them a overview. We
5 provided the Reports and pointed back to the OIG
6 situation from several years ago. Most of the
7 complaints in that Report was, yes, there was a
8 lack of oversight.

9 But there was no information, Was no
10 information or Reports being generated that would
11 have been able to provide that information. But we
12 provided that information. And one of the key
13 things to the Asset Management meeting is that the
14 board is aware of where we're at in terms of
15 numbers and can actually measure our progress with
16 those numbers.

17 CHAIR WALKER: And again, I've put myself on
18 this Committee and chaired it because, consistent
19 with what Mr. Alexander and I --

20 MR. ALEXANDER: Um-hmm.

21 CHAIR WALKER: -- have talked about,
22 This is not an attempt to dive into --

23 MR. ALEXANDER: Right.

24 CHAIR WALKER: -- operations, right?

25 COMMISSIONER BROCK: Um-hmm.

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1 CHAIR WALKER: But I do believe it's an
2 opportunity for us to make sure we understand --
3 COMMISSIONER BROCK: Um-hmm.
4 MR. ALEXANDER: Um-hmm.
5 CHAIR WALKER: -- how we are
6 Operating. And from time-to-time --
7 MR. ALEXANDER: Um-hmm.
8 CHAIR WALKER: -- if Mr. Alexander says, hey,
9 we're thinking about, you know, switching from
10 Microsoft Office to Google Office. I don't know.
11 What do you think, right? We're aware of
12 conversations at that large -- larger corporate
13 level happening.
14 So, again, I've appointed myself Chair. And
15 is there anybody else that would like to serve, or
16 should I appoint? Commissioner Brock is willing to
17 serve.
18 COMMISSIONER BROCK: Um-hmm.
19 COMMISSIONER SHOUP: I ask too many questions.
20 So I'll join.
21 CHAIR WALKER: Thank you, Commissioner Shoup.
22 Commissioner Griggs, would you be interested in
23 serving on this?
24 COMMISSIONER GRIGGS: I am very interested in
25 serving on that. Very curious about the
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1 information that is coming out of that room. And I
2 think we could talk about that stuff.
3 CHAIR WALKER: Yeah; so -- and I will also
4 appoint Commissioner Griggs.
5 VICE CHAIR GREEN: I'll serve.
6 CHAIR WALKER: And --
7 VICE CHAIR GREEN: Just so I'm in the know.
8 CHAIR WALKER: -- and Commissioner Green.
9 VICE CHAIR GREEN: Yeah.
10 CHAIR WALKER: So, Commissioner Horovitz,
11 correct?
12 COMMISSIONER HOROVITZ: Yes.
13 CHAIR WALKER: Thank you. I keep wanting to
14 say Horowitz.
15 COMMISSIONER HOROVITZ: It's a very popular
16 name.
17 CHAIR WALKER: Yeah; it looks like you're the
18 odd Commissioner out. So I apologize.
19 COMMISSIONER HOROVITZ: I don't feel left out.
20 CHAIR WALKER: Okay, good.
21 COMMISSIONER HOROVITZ: Thank you. So, with
22 that, there will be five of us on that Committee.
23 ATTORNEY HODGES: Do you have a Vice Chair for
24 that?
25 CHAIR WALKER: Oh, yes. Commissioner Brock,
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1 would you be will -- actually, no.
2 COMMISSIONER BROCK: Um-hmm.
3 CHAIR WALKER: One second;
4 Commissioner Griggs, would you be willing to serve
5 as Vice Chair, because I know you and I have
6 some --
7 COMMISSIONER BROCK: I --
8 CHAIR WALKER: Okay, fine.
9 Commissioner Brock, you're Vice Chair.
10 COMMISSIONER BROCK: No, no, I'm messing with
11 you.
12 CHAIR WALKER: No, I know you are.
13 COMMISSIONER BROCK: I'm actually --
14 CHAIR WALKER: But still now you've -- no,
15 it's too late.
16 COMMISSIONER BROCK: Yeah.
17 CHAIR WALKER: You mess with me too much
18 Commissioner Brock.
19 COMMISSIONER BROCK: No.
20 CHAIR WALKER: You're it.
21 COMMISSIONER BROCK: It's only because I
22 did --
23 CHAIR WALKER: No, Board Chair's prerogative.
24 COMMISSIONER BROCK: -- serve on the Committee
25 before.
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1 CHAIR WALKER: Board Chair's prerogative,
2 Commissioner Brock. Last, I believe, we have the
3 Acquisition Committee. This is one that I think
4 will be relatively active. This has a lot to do
5 with the rubric that we've created, a lot to do
6 with kind of the vision and Policies that we're
7 setting. I would like to serve on this. Are there
8 other commissioners that would like to serve on
9 this?
10 COMMISSIONER HOROVITZ: I'd like to Chair
11 this.
12 CHAIR WALKER: Commissioner Horovitz will
13 Chair the committee.
14 COMMISSIONER BROCK: Um-hmm.
15 CHAIR WALKER: Commissioner Brock is on the
16 Committee. I am on the Committee. Is that good
17 for now? Anybody else want to serve?
18 ATTORNEY HODGES: And you're Vice Chair?
19 CHAIR WALKER: Commissioner Brock's Vice
20 Chair.
21 ATTORNEY HODGES: Okay, great.
22 CHAIR WALKER: With that, I think we've filled
23 our Committees. Is there any other?
24 ATTORNEY HODGES: Yeah, there's one.
25 COMMISSIONER BROCK: The Human -- we didn't do
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1 Human Resource.
 2 ATTORNEY HODGES: I just want to -- can we
 3 just maybe for the record -- so these are all the
 4 Committees that exist, because I do recall when we
 5 had a past Chair, McAllen. You might remember
 6 this. He did form a committee that was more
 7 focused on the ability of the Housing Authority to
 8 go in and investigate slum. I just -- and of
 9 course, unless somebody dispenses with that
 10 Committee, that Committee's still there.
 11 CHAIR WALKER: Oh, I did not realize this.
 12 ATTORNEY HODGES: Yeah, so do we want to --
 13 and I know Dwayne was working on a Policy. So I
 14 just -- and we don't have to. There may be other
 15 Committees out there. But if we could just
 16 state --
 17 CHAIR WALKER: Well --
 18 ATTORNEY HODGES: -- for the record these are
 19 the only ones that your interested in.
 20 CHAIR WALKER: So I feel like that, we kind of
 21 pulled that Policy together through Governance,
 22 which was the Policy. And my opinion would be, if
 23 we're going to take action as a Board on something
 24 like that, I would hope that that would come from
 25 the full Board -- before the full Board with a

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1 recommendation through Mr. Alexander, because my
 2 recollection is usually these things move quickly.
 3 And we have to act quickly. So I'm afraid that
 4 trying to go through, get a committee
 5 recommendation, and turn around and do a full Board
 6 meeting might be problematic. For the
 7 commissioners that just joined us, we've been
 8 utilizing our investigatory power and threatening
 9 with our subpoena power certain Landlords that have
 10 not taken care of their properties.
 11 And we found it to be something that needs to
 12 be acted on relatively quickly. So, hence my
 13 recommendation.
 14 Commissioner Brock, any other point?
 15 COMMISSIONER BROCK: I was going to wait for
 16 you to finish, because I wanted to ask you about
 17 another Committee that we had.
 18 CHAIR WALKER: Okay. Let's deal with this
 19 one. Does anybody see a need to continue this
 20 investigatory Committee, per se?
 21 COMMISSIONER BROCK: I'm --
 22 CHAIR WALKER: Okay. So I will forgo making
 23 any appointments of that Committee. And I think
 24 that was an ad hoc.
 25 ATTORNEY HODGES: Yes.

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1 CHAIR WALKER: So it's dissolved. It's
 2 dispensed with.
 3 ATTORNEY HODGES: Um-hmm.
 4 CHAIR WALKER: Commissioner Brock, you said
 5 there was another Committee you were worried -- or
 6 thought there might be?
 7 COMMISSIONER BROCK: Yeah, you had appointed
 8 Ms. Phillips. I know she's no longer with us. But
 9 she was over Human Resource. So --
 10 CHAIR WALKER: So --
 11 COMMISSIONER BROCK: -- are we still going to
 12 do that one?
 13 CHAIR WALKER: -- that was an ad hoc. Correct
 14 me if I'm wrong. I don't think we will -- unless
 15 we -- somebody feels the need, at this point, to my
 16 knowledge, there's not a HR matter that we need to
 17 deal with.
 18 COMMISSIONER BROCK: Yeah.
 19 CHAIR WALKER: We can dispense with it. Or we
 20 could appoint it, so we have it if we need it.
 21 Commissioner Shoup then Commissioner Brock?
 22 COMMISSIONER SHOUP: I would think it would go
 23 into your Operational Committee. If there's a need
 24 for a HR matter, that Operational Committee could
 25 address it, if needed. I don't think there's a

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1 need for an additional just-HR Committee.
 2 Especially to me, a lot of the high -- we're
 3 talking about getting into what's going in the
 4 Authority. A specific HR Committee would -- to us,
 5 we're the HR for Mr. Alexander. He's the HR for
 6 the Staff. So --
 7 CHAIR WALKER: That's a great point.
 8 COMMISSIONER SHOUP: -- that's where I'm at.
 9 CHAIR WALKER: Commissioner Brock?
 10 COMMISSIONER BROCK: Again, I have to go back
 11 to the conference, because these are things that
 12 they talked about in the conference that we ask
 13 commissioners, not that we're doing the daily-daily
 14 operation. But we should be abreast to what's
 15 going on here at the Housing Authority. For
 16 Instance, they gave us some examples at the
 17 conference. They said we should know how many
 18 people are fired, how many people are resigning,
 19 how many Staff people we're short of that may not,
 20 you know, be able to make the Housing Authority
 21 flow like it needs to flow. And so, that was the
 22 reason. Then, we had talked about -- at our
 23 Retreat about a 360 Evaluation. And so, we,
 24 as a Board, what I would love to see us, as a
 25 Board, I would love to see us doing the things that

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1 we do come up with and we do say that we're going
 2 to do. And again, like I said, I'll refer to our
 3 Attorney if I'm misleading this conversation. Can
 4 you, because I want to stay in right posture
 5 with -- as a Commissioner.
 6 COMMISSIONER SHOUP: So, hold on there. I --
 7 CHAIR WALKER: Commissioner Shoup?
 8 COMMISSIONER SHOUP: Yeah, I'm not saying we
 9 shouldn't look at it and get into it. I'm just
 10 saying that Committee is covered by this
 11 Operational Committee. That is all.
 12 COMMISSIONER BROCK: Right.
 13 COMMISSIONER SHOUP: Not saying -- I'm just
 14 saying we don't need a separate Committee for
 15 Employee Human Resources things. I think it's just
 16 that's something that covers in the operational
 17 reviews and such. That's all.
 18 COMMISSIONER HOROVITZ: And the vacant
 19 positions are in the Operations Report, aren't
 20 they?
 21 CHAIR WALKER: Correct.
 22 COMMISSIONER HOROVITZ: I believe I saw them
 23 there. I think they're in -- I think they're in
 24 this Report.
 25 CHAIR WALKER: So, again, I think,
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1 Commissioner Brock, your point is very well-taken.
 2 And I think my recommendation, or direction,
 3 Mr. Alexander, for the Asset Management Committee
 4 will be to have an HR component to it, where the HR
 5 Report is reviewed, as well, to ensure that we're
 6 up-to-speed. Ms. Brock, you're on the Operations
 7 Team, correct?
 8 COMMISSIONER BROCK: Um-hmm.
 9 CHAIR WALKER: Commissioner -- or excuse me,
 10 Mr. Alexander.
 11 MR. ALEXANDER: So, if you look at the
 12 Operations Report --
 13 CHAIR WALKER: Um-hmm.
 14 MR. ALEXANDER: -- inside the Operations
 15 Report, a Report is typically 40 to 50 pages long.
 16 And it's usually about at least a five-page or a
 17 four-page Report on everything that happens in HR.
 18 CHAIR WALKER: Correct, yeah.
 19 COMMISSIONER HOROVITZ: Yeah, it's on Page 25.
 20 MR. ALEXANDER: Um-hmm.
 21 CHAIR WALKER: And I think that's a -- again,
 22 through the Asset Management/Operations Committee,
 23 that is something that can be dove in, in detail.
 24 MR. ALEXANDER: Yeah.
 25 CHAIR WALKER: But your point is well-taken.
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1 You know, at the conference, they were very
 2 articulate on that point.
 3 COMMISSIONER BROCK: Um-hmm.
 4 CHAIR WALKER: So just for the formal record,
 5 I'd like to state that, to the extent there were
 6 prior Committees established --
 7 MR. ALEXANDER: Um-hmm.
 8 CHAIR WALKER: -- ad hoc that have not been
 9 staffed or appointed to today, they are being
 10 dissolved. And --
 11 MR. ALEXANDER: Um-hmm.
 12 CHAIR WALKER: -- Ms. Hodges and
 13 Mr. Alexander, the Committees established today and
 14 staffed today will be the only Standing/Ad Hoc
 15 Committees we have. Any other questions?
 16 Okay. Now, we can move back to Number III in
 17 our agenda. We have the Meeting Minutes from the
 18 last Board meeting. They were in your Board packet
 19 that was circulated to you. I did have a chance to
 20 review those Minutes. They looked, as always, with
 21 our court reporter, on point, which I sincerely --
 22 MR. ALEXANDER: Um-hmm.
 23 CHAIR WALKER: -- appreciate. So, can I get a
 24 motion to approve the prior Meeting Minutes?
 25 COMMISSIONER BROCK: I'll make a motion.
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1 CHAIR WALKER: I have a motion from
 2 Commissioner Brock. Do I have a second?
 3 COMMISSIONER HOROVITZ: I'll second.
 4 CHAIR WALKER: I have a second, Commissioner
 5 Horowitz [sic]. All those in -- or any discussion,
 6 excuse me? I'm going to butcher it for a year, just
 7 to be clear. Is there any discussion? Hearing
 8 none, I'll call the question. All those in favor
 9 of approving the Meeting Minutes from December 1st,
 10 2022, signify by saying aye.
 11 COMMISSIONERS: Aye.
 12 CHAIR WALKER: Any opposition?
 13 Hearing none, the motion carries. Next,
 14 Mr. Lohr, if you wouldn't mind giving us the
 15 financial presentation overview, it'd be much
 16 appreciated.
 17 MR. LOHR: Good afternoon, commissioners. We
 18 are looking at our financials today, as of
 19 December 31st, 2022. For our JHA Properties, this is
 20 our first three months, or our first quarter of the
 21 year. And for our RAD Properties, this is the
 22 12/31 yearend, so it represents a full year of
 23 operations. Looking at our total income by source
 24 for the JHA Properties, we're at \$1,968,757 of net
 25 income for the quarter. And for our RAD
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1 Properties, we're at \$1,594,911 for the year.
 2 Looking at our Central Office, we're at about
 3 23 percent for our income currently, at \$1,620,961
 4 for the quarter. And we're at about 17 percent for
 5 our expenses. So we're really doing well in our
 6 expenses, \$1,295,356. And for the Central Office,
 7 we have a net operating income of \$325,605.
 8 Looking at our Public Housing for the first
 9 quarter, we're right on track with our percentage.
 10 And we're at \$4,095,931 for our income.
 11 For our expenses, we're about 3 percent below
 12 budget at \$3,383,648. And we have a net operating
 13 income of \$712,282. For our Section 8 operations,
 14 our income is at 36 percent. So we're doing really
 15 well with our income, \$2,556,787 for the quarter.
 16 And for our expenses, we're right on-track,
 17 25.4 percent, \$2,072,392. And our net operating
 18 income is \$484,395. And then, for our Gregory West
 19 property, we're about 1 percent below our revenues
 20 at \$644,148. Our expenses are right on-track,
 21 though, at \$315,083. So our net operating income
 22 is \$329,065. And then, for Brentwood Park, we're
 23 just over 1 percent above budget at \$679,003. And
 24 our expenses are about 3 percent below budget at
 25 \$560,427, which gives us a net operating income of

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1 \$115,000 -- or \$118,575.
 2 Looking at our Reserves, we ended the month at
 3 just under \$56 million for Reserves. So we're
 4 doing excellent with our Reserve funding.
 5 And then, every month, we look at our Quick
 6 Ratio and our MENAR. HUD likes us to be at 4.
 7 They -- 4 is a good number for them. For our Quick
 8 Ratio, our lowest number is 7. So, we're way above
 9 4. So that's a really good thing. Our two best
 10 properties are at 24 and 25. So we're doing great
 11 there.
 12 And then, our MENAR, again, HUD is looking for
 13 us to be at 4. Our lowest property is at 5.76. So
 14 we're doing excellent on our ratios.
 15 And then, looking at our RAD Properties,
 16 starting with The Waves, we're at 111 percent for
 17 our income, \$1,772,360. So we had a great year at
 18 The Waves. And for our income -- or for our
 19 expenses at The Waves, we're at 109 percent,
 20 \$785,752, which gives us net operating income of
 21 \$986,609.
 22 Looking at Centennials Towers, this is our
 23 second RAD Property that we closed on. We're at
 24 102 percent for our income. We're at \$1,709,513.
 25 And for our expenses, we're at 93 percent. So

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1 we did really well there, \$1,285,239. And our
 2 not -- net operating income is \$424,273.
 3 And then, finally, at Hogan Creek, our net --
 4 our income for the year is at 76 percent,
 5 \$1,297,087. The trends over the last couple of
 6 months, though, has been really, really good.
 7 We're at -- month-over-month, wright on budget now
 8 that the construction is completed. And then, for
 9 our expenses, we're doing very well there, as well.
 10 We're at 87 percent, \$1,143,139. Any questions?
 11 CHAIR WALKER: Mr. Lohr, do you have
 12 The full Agency Balance Sheet available on
 13 these slides, by chance?
 14 MR. LOHR: I could put it on a slide?
 15 CHAIR WALKER: Could you put it on a slide and
 16 so we have it for later? Would you be able to do
 17 that?
 18 MR. LOHR: Like later today or --
 19 CHAIR WALKER: Yes; could you pull that down
 20 so we have it?
 21 MR. LOHR: Sure.
 22 CHAIR WALKER: That would be great.
 23 MR. LOHR: Sure.
 24 CHAIR WALKER: Because I think it'll be
 25 informative for the other conversations we're

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1 probably going to have.
 2 MR. LOHR: Okay.
 3 CHAIR WALKER: Other than that, I have no
 4 questions. Any commissioners, any questions?
 5 COMMISSIONER HOROVITZ: I just have a question
 6 just to get opinion from the rest of the board.
 7 The slides that we just walked through -- and thank
 8 you for all of that work, Dennis. For me, looking
 9 at variances, it's helpful in my experience that
 10 we're looking at year-over-year variances, and
 11 we're also looking at variance-to-plan or budget.
 12 So, for me, it would be more productive if we
 13 were looking at slides that showed that, so we
 14 could actually be addressing issues, as far as
 15 increasing expenses and having a conversation that
 16 would be a little more productive.
 17 But I just wanted to make sure that the rest
 18 of the Team agrees to that before we move to make
 19 any change to what we're seeing in this meeting.
 20 CHAIR WALKER: Commissioner Griggs?
 21 COMMISSIONER GRIGGS: I was just
 22 Going to add something similar, but it was
 23 more of a procedural piece. And I know that the
 24 Finance Committee meets prior-to and they review
 25 this Report, correct?

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1 COMMISSIONER BROCK: Um-hmm.
 2 COMMISSIONER GRIGGS: And -- but I noticed
 3 that the Financial Report that you all reviewed is
 4 not in the board packet that we received.
 5 So that would be helpful to me, because that's
 6 the first think I look for, because I know there's
 7 Resolutions coming hot-and-heavy.
 8 COMMISSIONER BROCK: Um-hmm.
 9 COMMISSIONER GRIGGS: You know, but if you all
 10 have completed that and I have all the confidence
 11 in the Finance Committee. They do the heavy
 12 lifting for us. But if I had the Finance Report in
 13 that Board packet, that would be helpful.
 14 CHAIR WALKER: Yeah, I think one of the things
 15 I would want to task the Finance Committee with is
 16 one of the things I've been looking at is that
 17 there's no necessarily a right or wrong way to
 18 review financials. But one of the thing I think
 19 I'd like to do is maybe revamp --
 20 COMMISSIONER BROCK: Um-hmm.
 21 CHAIR WALKER: -- some of the way we're
 22 looking at financials. And that'll go through the
 23 Finance Committee, you know, working with
 24 Mr. Alexander and Mr. Lohr to structure maybe a
 25 more -- what I say is a more traditional view of
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1 financial overview.
 2 MR. ALEXANDER: Um-hmm.
 3 CHAIR WALKER: Because, much like Mr. Griggs,
 4 I end up having to go into the financials and dig.
 5 I think these are all salient points, which we will
 6 find out in the Operations/Asset Management
 7 Committee as to why they're important. But I would
 8 task the Finance Committee with maybe creating and
 9 adding a few slides that give us a better overview
 10 of things, should they see fit.
 11 COMMISSIONER HOROVITZ: Thank you.
 12 CHAIR WALKER: Any other questions or comments
 13 on the finances? Mr. Lohr, if I could grab -- if
 14 you wouldn't mind grabbing that, even if you could
 15 just be able to rattle it off, that'd be great, for
 16 the Balance Sheet.
 17 MR. LOHR: Is there a specific program --
 18 CHAIR WALKER: No, I want total Agency Balance
 19 year-to-date --
 20 MR. LOHR: Okay.
 21 CHAIR WALKER: -- including unrestricted
 22 funds. Thank you. Hearing no questions, we have a
 23 bunch of Resolutions for Board Action.
 24 Normally, I would do these via en banc. But I
 25 don't think we're going to have that luxury today,
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1 via consent.
 2 So we will take these one-by-one today to get
 3 through them. Commissioner Green, I understand
 4 that Mr. Alexander made me aware immediately prior
 5 to the meeting that the budgets that you've
 6 reviewed, but you wanted to have some conversations
 7 about them. Is that --
 8 VICE CHAIR GREEN: Just really the one was
 9 Hogan Creek.
 10 CHAIR WALKER: Just Hogan Creek?
 11 VICE CHAIR GREEN: Yeah.
 12 CHAIR WALKER: Okay. Then I'll hold that.
 13 COMMISSIONER SHOUP: I'd say I had questions
 14 there, as well.
 15 CHAIR WALKER: At Hogan Creek. Okay. So let
 16 me hold that one. At this -- oh,
 17 Commissioner Brock?
 18 COMMISSIONER BROCK: I had one about the lawn
 19 service.
 20 CHAIR WALKER: About the lawn service. Okay.
 21 We will hold the lawn service. I'm also going to
 22 hold -- I'm also going to hold JHA 23 -- JHA-2023
 23 Resolution 03 and 04. It's just going to be
 24 easier. We're just going to have to do these
 25 one-by-one. It's going to be easier than trying to
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1 do this in a combined motion.
 2 Okay. So, at this point, I'm looking at
 3 resalation (phonetic), resalation -- oh, man.
 4 Resolution No. 2023-RAD-1, Operating Budget for the
 5 Wave of Jacksonville Fiscal Year 2023. Can I get a
 6 motion to approve and a second, so we can enter
 7 into discussion, please?
 8 COMMISSIONER GRIGGS: Moved.
 9 CHAIR WALKER: I have a motion. I --
 10 COMMISSIONER BROCK: Second.
 11 CHAIR WALKER: -- I have a second,
 12 Commissioner Brock. At this time, I'll open it for
 13 discussion.
 14 Mr. Alexander, would -- or Mr. Green, would
 15 you guys mind giving us a quick overview? You
 16 know, based on what I've read, this is just our
 17 standard yearly budget for The Waves.
 18 MR. ALEXANDER: Yes; you want to go,
 19 Commissioner Green?
 20 VICE CHAIR GREEN: You can go.
 21 MR. ALEXANDER: Okay. Yeah, so, basically is
 22 a annual budget for The Waves. Actually, The Waves
 23 and Centennial had an eclipse of a year on these
 24 properties. And all these RAD Properties, it's a
 25 little bit different than our Public Housing
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1 properties. And some of the things that we
2 highlighted in there was the income based on OCAF,
3 which is the Operating Cost Adjustment Factor,
4 which is 1.6 percent.

5 And also some of the expenses are based on the
6 actual Contracts and trends. And then, we had a
7 summary, like included in The Waves, first granted
8 conversion, the property is stable.

9 And we are not budgeting for anything unusual.
10 And the net income before depreciation is
11 \$747,705. The Centennial Towers was our second RAD
12 conversion. And was completed in 2022; but
13 expenses have been adjusted to reflect the end of
14 the construction. And the net income before
15 depreciation is \$648,563.

16 CHAIR WALKER: Okay. Thank you,
17 Mr. Alexander. Let's talk Waves first if we
18 can. So Resolution 2023-RAD-01, I have a motion. I
19 have a second. And we're in discussion.

20 Are there any specific questions on The Waves'
21 operating budget? Mr. Green, I presume that the
22 Finance Committee reviewed this prior to it coming
23 to the board?

24 VICE CHAIR GREEN: Yes.

25 CHAIR WALKER: Thank you. Thank you.

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1 VICE CHAIR GREEN: I mean, The Waves is, what,
2 100 percent -- or 99-percent occupied, correct?

3 MR. ALEXANDER: Yeah, our whole portfolio,
4 Public Housing and our RAD Properties, is 99.6
5 percent -- 99.66-percent occupied. So -- yes, I
6 believe that property's either 99 percent --

7 VICE CHAIR GREEN: Um-hmm.

8 MR. ALEXANDER: -- or 100-percent occupied, as
9 most of all our properties, our whole entire
10 portfolio.

11 VICE CHAIR GREEN: And my understanding,
12 because it's Government housing or Section 8
13 housing, it's pretty easy to -- not easy, but it's
14 easier to budget for, because you know what you
15 have coming in.

16 So I had no problem. I had really no problems
17 with any of them, but just wanted them to explain
18 Hogan Creek.

19 CHAIR WALKER: Okay.

20 VICE CHAIR GREEN: Yeah.

21 CHAIR WALKER: And Mr. Alexander, the only
22 question -- and again, not to -- I guess any other
23 commissioners, Commissioner Griggs first. I should
24 go last.

25 COMMISSIONER GRIGGS: Thank you, Mr. Chair. I

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1 just was curious to how it stacked up against the
2 previous year's budget. Were there any
3 discrepancies?

4 VICE CHAIR GREEN: I did not ask that question
5 in the meeting. But --

6 COMMISSIONER GRIGGS: Yeah.

7 VICE CHAIR GREEN: -- I'm sure when Dennis
8 comes back, he can answer that.

9 COMMISSIONER GRIGGS: Any discrepancies,
10 anything popped out, outliers? It might have been
11 helpful, as part of the budget, to have, you
12 know --

13 VICE CHAIR GREEN: Um-hmm.

14 COMMISSIONER GRIGGS: -- previous -- maybe the
15 previous two years' lines there.

16 CHAIR WALKER: Mr. Alexander --

17 COMMISSIONER BROCK: I --

18 CHAIR WALKER: Go ahead. Sorry,
19 Commissioner Brock.

20 COMMISSIONER BROCK: I'm sorry. I was -- I'm
21 sorry, Mr. Chair.

22 CHAIR WALKER: No, you're fine.

23 COMMISSIONER BROCK: Forgive me. Just through
24 Mr. Chair. I don't think The Waves was a RAD
25 Property two years ago.

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1 MR. ALEXANDER: Yes.

2 VICE CHAIR GREEN: Yes.

3 COMMISSIONER BROCK: It were?

4 MR. ALEXANDER: Yes, it was a

5 RAD Property. And to be -- to respond to your
6 question, nothing did. Nothing popped out, to me,
7 when I actually looked at the budget, based on
8 year-to-year.

9 The RAD Property seems a little stable, more
10 so than the other properties, because just about
11 everything in the property's brand-new. And then,
12 the ones at the RAD -- I mean, at The Waves are
13 brand-new buildings, for the most part.

14 COMMISSIONER GRIGGS: I guess -- sorry,
15 Mr. Chairman.

16 CHAIR WALKER: Commissioner?

17 COMMISSIONER GRIGGS: Are there any
18 significant increases in expenses at all, or any
19 significant decreases in -- you know, just, again,
20 it would be helpful just to see what the line was
21 last year --

22 MR. ALEXANDER: Okay.

23 COMMISSIONER GRIGGS: -- versus this year.

24 MR. ALEXANDER: Okay.

25 CHAIR WALKER: Commissioner?

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1 COMMISSIONER SHOUP: I would just say, if
2 we're looking at that in the future, just I'd
3 rather see actuals compared to what we're budgeting
4 for the year, versus the budget from last year
5 could have gone up, down, whatever. But the
6 actuals versus what we're budgeting -- actuals of
7 what happened versus the budget, to me, would be
8 extremely helpful.

9 MR. ALEXANDER: Um-hmm.

10 CHAIR WALKER: Mr. Lohr's back in the room.
11 Mr. Lohr, there was a question posed by
12 Commissioner Griggs, and I think others, relative
13 to the year-to-year.

14 Are you aware of any significant variances
15 between last year's budget and this year's budget?
16 And if so, what would it be for The Waves?

17 MR. LOHR: So, for The Waves, there are no
18 significant changes. The budget is based on
19 actuals.

20 CHAIR WALKER: The budget is based on actuals?

21 MR. LOHR: Yes.

22 CHAIR WALKER: Okay. And questions, other
23 commissioners, before I start? My questions go
24 back to the refuse service.

25 I presume that this is bid every year. And
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1 this is the best we can get, correct.

2 MR. ALEXANDER: Yes.

3 CHAIR WALKER: Okay, because that one hurts.

4 MR. ALEXANDER: Yeah.

5 CHAIR WALKER: And then, also insurance, I
6 assume it is what it is with the insurance.

7 There's no way to mitigate that any further. Okay.

8 Is there any other discussion or comment? So
9 there's a motion on the table to approve that has
10 been seconded.

11 Hearing no further discussion, I'll call the
12 question. All those in favor of approving
13 Resolution No. 2023-RAD-01, which is the budget for
14 The Waves, which includes --

15 Thank you, Mr. Alexander -- the budget
16 attached to the Resolution, signify by saying aye.

17 COMMISSIONERS: Aye.

18 CHAIR WALKER: Any opposition?

19 Hearing none, that motion Resolution passes.
20 Thank you.

21 Next on the list, Resolution No. 2023-RAD-02,
22 Operating Budget for Centennial Towers Fiscal Year.
23 Can I get a motion and a second to open discussion,
24 please?

25 COMMISSIONER GRIGGS: So moved.
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1 CHAIR WALKER: I have a motion to approve the
2 Resolution. Do I have a second?

3 COMMISSIONER BROCK: Second.

4 CHAIR WALKER: I have a second from
5 Commissioner Brock. At this time, we will open up
6 for discussion.

7 Mr. Green, would you mind giving us your quick
8 rundown on this one? It was reviewed by Finance?

9 VICE CHAIR GREEN: Yes. I mean, it's similar
10 to The Waves. You have, you know, some noncash
11 deductions.

12 But basically it's \$648,000 in net operating
13 income. I didn't ask to compare last year's
14 numbers versus this years. But it seems like the
15 property is producing. And I mean, Dennis can
16 share -- or come on top of that, as well.

17 CHAIR WALKER: Mr. Lohr?

18 MR. LOHR: Yes; again, the budget is based on
19 the actuals for the year. We looked at our payroll
20 budget for our payroll. It's based on the exact
21 people who are working at the property. For
22 Maintenance Contracts, lawn care, pest control,
23 elevator maintenance, trash, that's all based on
24 the actuals.

25 CHAIR WALKER: Commissioners, any --
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1 Commissioner Griggs?

2 COMMISSIONER GRIGGS: Thank you, Mr. Chair.
3 I'm just going to -- do you have a number -- a
4 total income number, revenue number for 2022, for
5 Centennial?

6 MR. LOHR: It is in our Financial Statement.
7 So the total income for 2022 was \$1,709,513.

8 COMMISSIONER GRIGGS: And so, the total income
9 for this budget is \$1,772,500?

10 MR. LOHR: Yes, yes, there --

11 COMMISSIONER GRIGGS: Um-hmm.

12 MR. LOHR: -- is an increase in Tenant
13 assistant payments on the income side. This is
14 through the OCAF, which is the Operational Cost
15 Adjustment Factor through HUD. And it came in at
16 6.1 percent this year. So the rents are naturally
17 increasing, because this is a project-based Voucher
18 property.

19 COMMISSIONER GRIGGS: Okay, thank you.

20 CHAIR WALKER: Commissioners, any other
21 questions?

22 COMMISSIONER HOROVITZ: I have no questions.
23 I attended the Finance meeting. I have just a
24 comment.

25 I think that this is a really good discussion
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1 around what kinds of things we want to see that are
2 going to help us have more robust conversation.
3 And maybe, as you have thoughts, you can share
4 them with Mr. Alexander, of the kinds of slides or
5 data you -- would help us have a more productive
6 meeting.

7 I think year-of-year variances are important
8 so we can see what our trends are. I'd like to see
9 some forecasting and re-forecasting. But that's
10 just my preference. So if you have preference, if
11 you could share them, we could start to incorporate
12 them.

13 CHAIR WALKER: Thank you, Commissioner.
14 Another thing that I saw more so on this budget
15 than the last budget, although I believe it was
16 just as tough, is -- correct me if I'm wrong -- we
17 do not do any, on this property, specifically, for
18 Centennial.

19 There are no utility bill backs here, correct?
20 We are responsible for utilities on this property.
21 Is that a true statement, based on this budget? Or
22 is the utility income inclusive of the Tenant
23 assistance payments? Does this question make
24 sense?

25 COMMISSIONER BROCK: Yes.

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1 CHAIR WALKER: What I'm getting at is I see
2 \$114,000 line item for electricity.

3 MR. ALEXANDER: Um-hmm.

4 CHAIR WALKER: And I'm wondering whether or
5 not the assistant payments include an amount that's
6 set aside to offset utilities, or is that -- which
7 basically means we're offsetting the electricity
8 cost, right, versus --

9 MR. ALEXANDER: Um-hmm.

10 CHAIR WALKER: -- we eat the electricity cost,
11 because if we're eating the electricity cost, I
12 would then be asking, you know, are we looking at,
13 you know, solar or other things, kind of along with
14 our rubric to begin mitigating and offset that?

15 And that may be a question for the Asset
16 Team -- the Asset Report -- or the Asset Committee
17 to look at. But it is a question that I think we
18 should dive into --

19 COMMISSIONER BROCK: Um-hmm.

20 CHAIR WALKER: -- a little bit this year. But
21 that was my only comment on this budget.

22 Any further comments or questions?

23 Hearing none, I'll call the question. All
24 those in favor of approving Resolution

25 No. 2023-RAD-02, which is the Centennial Towers

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1 operating budget for 2023, signify by saying aye.

2 COMMISSIONERS: Aye.

3 CHAIR WALKER: Any opposition?

4 Hearing none, that Resolution passes.

5 Next Resolution on the list is Resolution

6 No. 2023-RAD-03, which is the Operating Budget for
7 Hogan Creek. If I could get a motion to approve
8 and a second, so we could enter discussions, I
9 would entertain it.

10 COMMISSIONER GRIGGS: So moved.

11 CHAIR WALKER: I have a motion.

12 COMMISSIONER BROCK: Second.

13 CHAIR WALKER: I have a second from
14 Commissioner Brock. I think I just saw you raise
15 your hand out of the corner of my eye.

16 COMMISSIONER BROCK: Yes, sir.

17 CHAIR WALKER: Thank you, Commissioner. I'll
18 go ahead and open it up for discussion.

19 Commissioner Green?

20 VICE CHAIR GREEN: Yeah, Green. I mean,
21 Dennis can just go over the budget for the board.

22 And we can ask the questions from there.

23 MR. LOHR: Yeah, it's just -- it's going to
24 be the same as our other properties. We have the
25 OCAF, 6.1 percent, adding into our income. So our

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1 total income is budgeted at \$1,666,060. We have
2 our administrative salaries that are based on the
3 actual Employees that work at the property. Staff
4 training audit fees are based -- is based on the
5 contract.

6 We have a Management fee, which is based on 5
7 percent of the rental income. Security service is
8 a big, big number here. And it's based on the
9 actual weekly contract for security.

10 Tenant services is based on our payroll
11 budget. Water, electricity, gas, and sewer are all
12 based on our current utility bills.

13 Maintenance salaries is from our payroll
14 budget. Our maintenance materials, that's all
15 items that our Maintenance Employees use to keep up
16 with the property.

17 And then, for our Contracts, things like pest
18 control, grounds, HVAC, elevator monitoring, those
19 are all Contracts. So it's based on our Contracts.

20 The big thing that we were looking at in the
21 meeting is that depreciation is included in here.
22 Depreciation is a noncash item.

23 So when you take the depreciation out, it does
24 have positive cash flow. And this budget also
25 includes the interest expense.

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1 CHAIR WALKER: Any questions on this budget?
 2 VICE CHAIR GREEN: And I did ask them what the
 3 negative income -- that income, we don't get dinged
 4 on our audit.
 5 MR. LOHR: Right.
 6 VICE CHAIR GREEN: So it's --
 7 CHAIR WALKER: Okay. Commissioner Griggs?
 8 COMMISSIONER GRIGGS: Thank you. I think we
 9 talked about this a little bit before, if I'm not
 10 mistaken. But the utilities costs, I think there's
 11 been some type of forecast that --
 12 MR. LOHR: Um-hmm.
 13 COMMISSIONER GRIGGS: -- you know, utility
 14 bills are going to go up here in the future. Do we
 15 have a plan where that amount is, you know, sort of
 16 locked in, the current amount we use, if we base it
 17 on our last year's or current amounts?
 18 MR. LOHR: At Hogan Creek, what I'm noticing
 19 is that with the new appliances and new windows, is
 20 that the utility costs are actually coming down,
 21 especially for our electricity.
 22 COMMISSIONER GRIGGS: Okay.
 23 MR. LOHR: So, I would think that higher
 24 rates would be offset by the savings that we are
 25 experiencing there with usage.

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1 COMMISSIONER GRIGGS: Thank you. That -- I
 2 would -- can we keep a eye on that, because I think
 3 that would be --
 4 MR. LOHR: Absolutely.
 5 COMMISSIONER GRIGGS: -- good information for
 6 us to have --
 7 MR. LOHR: Yeah.
 8 COMMISSIONER GRIGGS: -- going forward,
 9 especially when we're looking at making
 10 improvements to other facilities, how we actually
 11 save money --
 12 MR. LOHR: Yes.
 13 COMMISSIONER GRIGGS: -- by investing?
 14 MR. LOHR: Um-hmm.
 15 COMMISSIONER GRIGGS: Thank you.
 16 CHAIR WALKER: Commissioner Shoup, did you
 17 have any comments?
 18 COMMISSIONER SHOUP: I'm good.
 19 CHAIR WALKER: Thank you. I would also go
 20 back again, in connection with our scoring rubric,
 21 with our Acquisition Group.
 22 I think it's important. And I know,
 23 Mr. Alexander, we did the Physical Need Studies.
 24 And we have a lot of reserves at a lot of
 25 properties.

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1 Looking at that energy, water, environmental
 2 efficiencies, because I do think, you know, to
 3 Mr. Griggs' and frankly to Mr. Lohr's point, we're
 4 going to continue to see increases.
 5 So whatever we can do to offset that:
 6 Low-flow toilets, showers, you know, things like
 7 that. But I think that's on our plan.
 8 MR. ALEXANDER: Yeah, most of the stuff we use
 9 are -- everything we use is energy efficient.
 10 CHAIR WALKER: Yeah, okay. Is there any
 11 further discussion on Resolution No. 2023-RAD-03?
 12 Hearing none, I'll call the question.
 13 All those in favor of Resolution
 14 No. 2023-RAD-03, which is the Operating Budget for
 15 Hogan Creek Fiscal Year 2023, signify by saying
 16 aye.
 17 COMMISSIONERS: Aye.
 18 CHAIR WALKER: Any opposition?
 19 Hearing none, the Resolution passes.
 20 Next, we have two Resolutions.
 21 Our first two Resolutions of the year: First
 22 one is Resolution No. 2023-JHA-01, which is for
 23 Total -- I think that's to say lawn, not law care.
 24 I would be very upset if we had to hire more
 25 Lawyers, speaking as a Lawyer, I might add.

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1 But I believe it's for the Lawncare contract.
 2 Can I get a motion and a second so we can enter
 3 into discussion, please?
 4 COMMISSIONER GRIGGS: So moved.
 5 CHAIR WALKER: I have a motion from
 6 Commissioner Griggs to approve.
 7 Commissioner Brock?
 8 COMMISSIONER BROCK: Second.
 9 CHAIR WALKER: I have a second from
 10 Commissioner Brock. I will open it up for
 11 discussion.
 12 First questions: Mr. Green, I presume that
 13 this contract modification was reviewed at the
 14 Finance Committee -- or Commissioner Horowitz
 15 [sic], sorry. I guess you are now technically the
 16 Chair.
 17 COMMISSIONER HOROVITZ: Right.
 18 CHAIR WALKER: But he was then.
 19 VICE CHAIR GREEN: Yes, it was. It was
 20 reviewed. But there was a question regarding the
 21 calculation of the total. Wanted to know if it is
 22 a increase of -- what was it -- 473?
 23 MR. ALEXANDER: That's it.
 24 VICE CHAIR GREEN: Or if it's more than that.
 25 CHAIR WALKER: Mr. Alexander.

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1 MR. ALEXANDER: Yeah, thank you, Commissioner.
 2 Yeah, we actually went back and realized there was
 3 a mistake on the document.
 4 And it was instead of \$68,000, it was only
 5 \$24,000 that increased that the vendor was asking
 6 for. And it was basically associated with labor,
 7 fuel, and equipment.
 8 And when we factor in the \$24,099.48, it
 9 actually came out to them charging us an additional
 10 \$41.72 per cut. We get -- we have 16 sites where
 11 we get three cuts a month. And it actually cost us
 12 \$24,000. Came up to about \$41 -- almost \$42, so we
 13 thought it was justifiable. It was only \$24,000.
 14 We thought it was justifiable because of the cost
 15 in gasoline and equipment, and labor costs.
 16 CHAIR WALKER: Okay. Mr. Alexander, excuse my
 17 ignorance. Is this a competitively bid contract?
 18 MR. ALEXANDER: Yes, it is.
 19 CHAIR WALKER: And procurement, we have no
 20 need to rebid any of this for any reason?
 21 MR. ALEXANDER: No.
 22 CHAIR WALKER: No? Okay.
 23 COMMISSIONER HOROVITZ: If I --
 24 CHAIR WALKER: Great; Commissioner.
 25 COMMISSIONER HOROVITZ: Just on that comment,
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1 we had discussion around this.
 2 MR. ALEXANDER: Um-hmm.
 3 COMMISSIONER HOROVITZ: And just to add a
 4 little color, Mr. Alexander shared that this vendor
 5 is a real Partner for the --
 6 MR. ALEXANDER: Um-hmm.
 7 COMMISSIONER HOROVITZ: -- Housing Authority,
 8 which I think is fantastic, and employs a number of
 9 residents. But I had the same thought that --
 10 MR. ALEXANDER: Um-hmm.
 11 COMMISSIONER HOROVITZ: -- we do need to be
 12 putting Contracts up to bid when we're seeing an
 13 increase. And I asked to see the Procurement
 14 Policy. I didn't see if there was any note on --
 15 MR. ALEXANDER: Um-hmm.
 16 COMMISSIONER HOROVITZ: -- if rates are
 17 increased a certain number of times. I think that
 18 maybe we should consider, if there's a price
 19 increase, maybe two to three years consecutively --
 20 MR. ALEXANDER: Um-hmm.
 21 COMMISSIONER HOROVITZ: -- that we should --
 22 MR. ALEXANDER: Um-hmm.
 23 COMMISSIONER HOROVITZ: -- put it out to bid.
 24 We just need to make sure that we're not a
 25 price-taker in a competitive industry.

1 CHAIR WALKER: Commissioner?
 2 COMMISSIONER SHOUP: What happens if we say no
 3 on this? Are they going to cut us off? Or I mean,
 4 if they're under contract, shouldn't they be
 5 fulfilling their contract to the end of the term?
 6 MR. ALEXANDER: We have never had a situation
 7 like that. And typically the pandemic was
 8 unprecedented.
 9 We haven't had a situation like that before.
 10 We know that the labor costs became very expensive
 11 and getting services became very expensive because
 12 of COVID.
 13 And we actually received several million
 14 dollars from the Federal Government. So we
 15 thought, when they came in to present us -- the
 16 situation to us, that \$24,000 was reasonable.
 17 But we never really ever get these type of
 18 situations. First time it has ever happened, since
 19 I've been here.
 20 But it made good logical sense because of the
 21 pandemic. And we felt as though, when you price it
 22 out to \$42 a cut, and the cost of getting a
 23 reliable vendor now in the day to be able to
 24 maintain the curb appeal, it was important that we
 25 maintained the relationship with them.
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1 And as Commissioner Horovitz was saying a
 2 little bit earlier -- or mentioned, this vendor has
 3 been one of our most prominent vendors that we
 4 have.
 5 They show up for every one of our Section 3
 6 event. They have several of our residents working
 7 for them. And any time you call upon them for any
 8 assistance, in terms of showing up for a job fair,
 9 they're very active out there. So they're just not
 10 some of the bad vendors we experienced and had to
 11 let go.
 12 COMMISSIONER SHOUP: Through the Chair,
 13 what's -- how -- when does the contract expire?
 14 MR. ALEXANDER: It started in 2019. And it
 15 comes up. It renews itself every year. We bring
 16 it back to the board every year to renew the
 17 contract.
 18 COMMISSIONER SHOUP: So we -- so it would --
 19 through the Chair -- it would have just come up
 20 this past October?
 21 MR. ALEXANDER: Yes.
 22 COMMISSIONER SHOUP: And they didn't say
 23 anything in October, when it was time to renew.
 24 And now they're, two months later, wanting to say
 25 something.

1 MR. ALEXANDER: Yeah.
 2 COMMISSIONER BROCK: I think that's --
 3 MR. ALEXANDER: And they -- and the numbers
 4 that they actually bid at, that they gave us, was
 5 pre-pandemic, because the contract went out in
 6 2019. So, for some of the vendors, we was bracing
 7 because we knew that costs was changing.
 8 COMMISSIONER SHOUP: Right. But, through the
 9 Chair, they would have had to have -- if the
 10 contract, it renews every year. So October of '21,
 11 they should have provided any new pricing for the
 12 new year of the contract. Did we execute a new
 13 contract with them in October of this year?
 14 MR. ALEXANDER: Yes.
 15 COMMISSIONER SHOUP: And they didn't want to
 16 change the pricing at that point. They come to us
 17 in -- two months later, wanting to change the
 18 price?
 19 MR. ALEXANDER: Yes, that's correct.
 20 COMMISSIONER SHOUP: I'll say through the --
 21 to the Chair, this doesn't sit well with me.
 22 MR. ALEXANDER: Okay.
 23 CHAIR WALKER: Commissioner Brock?
 24 COMMISSIONER BROCK: And Mr. Chair, that's --
 25 that was my same -- that was going to be my
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1 argument. That's why I said I had some questions
 2 for it, until Mr. Alexander broke it down like he
 3 did.
 4 That's what I was -- I couldn't understand
 5 that. Why did they not say nothing in October when
 6 we did their contract?
 7 CHAIR WALKER: Other comments from the
 8 commissioners?
 9 COMMISSIONER GRIGGS: Mr. Chair --
 10 CHAIR WALKER: Commissioner Griggs.
 11 COMMISSIONER GRIGGS: -- I'm just going to say
 12 that I'm -- I do think that the board, from
 13 time-to-time, needs to get closer to the
 14 procurement process, because this is sometimes --
 15 it can be real -- you know, relational.
 16 And I understand that they're doing good work
 17 with the organization. But, it -- that may have,
 18 you know, probably falsely made them feel like they
 19 could, you know, from October to now, you know, fix
 20 their business situation, which, from our
 21 perspective as a, you know, oversight process, is
 22 not the case.
 23 And I hope that we're -- you know, we're not
 24 misinterpreting their intentions. But it just
 25 seems like oversight on their behalf that they want
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1 us to correct for them.
 2 COMMISSIONER BROCK: Um-hmm.
 3 CHAIR WALKER: Commissioner?
 4 COMMISSIONER SHOUP: Through the Chair, I
 5 think this also opens up a bad precedent for --
 6 COMMISSIONER BROCK: Um-hmm.
 7 COMMISSIONER SHOUP: -- any other
 8 Vendor we have that, oh, our budget has
 9 changed. We just did the -- I know we just renewed
 10 our contract. But our things have changed and
 11 things are more expensive now.
 12 And I'm sorry. I believe they would have
 13 known what their expenses were in end of -- at the
 14 end of September. I don't think they've changed
 15 that much between then-and-now. I think this opens
 16 up a bad precedence.
 17 COMMISSIONER BROCK: Um-hmm.
 18 CHAIR WALKER: Mr. Alexander or to
 19 Procurement, when we say that it's renewed
 20 annually, do we have a five-year contract that
 21 automatically renews? Or did we bid this every
 22 year?
 23 MR. ALEXANDER: No, we have -- we sign up to a
 24 one-year contract. And we renew it every year up
 25 to four additional years.
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1 CHAIR WALKER: Up to four additional years.
 2 MR. ALEXANDER: Yes.
 3 CHAIR WALKER: Okay.
 4 MR. ALEXANDER: Based on performance.
 5 CHAIR WALKER: Based on performance.
 6 MR. ALEXANDER: Yeah.
 7 CHAIR WALKER: So there was an Award,
 8 technically speaking, under Procurement. There
 9 would have been an Award for up to five years,
 10 reviewed and assessed annually?
 11 MR. ALEXANDER: No, we don't do five-year
 12 Contracts. We only do a one-year contract,
 13 renewable every year.
 14 CHAIR WALKER: Sorry, for clarification,
 15 meaning for procurement purposes we said it's a
 16 year-to-year contract. But absent us not
 17 reviewing, we can keep it going for up to five
 18 years. In other words, we're not going to go
 19 through the procurement process bidding again for
 20 up to five years?
 21 MR. ALEXANDER: No, no. We actually signed
 22 into a contract.
 23 CHAIR WALKER: Yeah.
 24 MR. ALEXANDER: And if we decide to renew it,
 25 we will renew it next year. If we decide not to
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1 renew it the following year, then we won't renew it
 2 the following year. Then, we will go back out for
 3 a bid.
 4 CHAIR WALKER: So when we don't renew it -- if
 5 we don't renew it, that is when we go back out for
 6 bid?
 7 MR. ALEXANDER: Yes.
 8 CHAIR WALKER: Okay.
 9 VICE CHAIR GREEN: And through the Chair,
 10 joined.
 11 CHAIR WALKER: Commissioner Green.
 12 VICE CHAIR GREEN: And how did they approach
 13 saying that they needed to increase the costs?
 14 MR. ALEXANDER: They spoke to Procurement.
 15 VICE CHAIR GREEN: Um-hmm.
 16 MR. ALEXANDER: And then, I think they spoke
 17 to the Director of Maintenance. And they spoke to
 18 Procurement.
 19 And then, they brung (phonetic) the young man
 20 to my office and we spoke. And then, we went back,
 21 looked at the numbers, and reviewed the numbers.
 22 And then, we presented to the board.
 23 VICE CHAIR GREEN: Okay. And you think it's
 24 fair --
 25 MR. ALEXANDER: Yes.

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1 VICE CHAIR GREEN: -- the increase? Got you.
 2 COMMISSIONER BROCK: Huh-uh.
 3 COMMISSIONER GRIGGS: So, your recommendation
 4 is that we change their contract?
 5 MR. ALEXANDER: Well, my recommendation is
 6 that we pay the additional \$24,000.
 7 COMMISSIONER GRIGGS: Um-hmm. And that's
 8 based on the amount of money that -- that's the
 9 cost of doing business for them, or the amount of
 10 money for just because they've been doing a great
 11 job?
 12 MR. ALEXANDER: Well, no. It's because I
 13 understand the economy and I understand that the
 14 cost of doing business, in general --
 15 COMMISSIONER GRIGGS: Um-hmm.
 16 MR. ALEXANDER: -- has escalated. As I
 17 mentioned earlier, with the rising costs of
 18 gasoline and the cost of equipment. So there are
 19 expenses out there that requires more additional
 20 more money.
 21 COMMISSIONER SHOUP: And when do they need an
 22 answer by?
 23 MR. ALEXANDER: As soon as the board approval,
 24 we will let them know.
 25 VICE CHAIR GREEN: Well, I --

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1 CHAIR WALKER: Commissioner? Commissioner
 2 Shoup, sorry. One second, Commissioner Green.
 3 COMMISSIONER SHOUP: I would -- I just want to
 4 say I don't disagree that costs have gone up and
 5 everything. It's the --
 6 COMMISSIONER BROCK: Yeah.
 7 COMMISSIONER SHOUP: It's the -- that they
 8 didn't come when they -- when we informed them
 9 we're intending to renew the contract --
 10 COMMISSIONER BROCK: Um-hmm.
 11 COMMISSIONER SHOUP: -- they didn't say
 12 anything then.
 13 MR. ALEXANDER: Um-hmm.
 14 COMMISSIONER SHOUP: That they don't want to
 15 accept the renewed contract, because they could
 16 always --
 17 COMMISSIONER BROCK: Um-hmm.
 18 COMMISSIONER SHOUP: -- decide, no, I don't
 19 want to take the renewed contract.
 20 COMMISSIONER BROCK: Um-hmm.
 21 MR. ALEXANDER: Um-hmm.
 22 COMMISSIONER SHOUP: That's where I have a
 23 problem with this in they coming couple months
 24 later saying, hey, we want another \$24,000.
 25 I'm assuming that's spread out amongst. Or is

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1 that -- or are they wanting a one-time lump-sum
 2 payment?
 3 MR. ALEXANDER: No, not the one lump-sum
 4 payment. As I mentioned --
 5 COMMISSIONER GRIGGS: Okay.
 6 MR. ALEXANDER: -- it averages out to about --
 7 COMMISSIONER SHOUP: Right.
 8 MR. ALEXANDER: -- \$42 per cut.
 9 COMMISSIONER SHOUP: So like I said, I don't
 10 disagree that the price is not a good price. It's
 11 just I don't like it coming --
 12 COMMISSIONER BROCK: Um-hmm.
 13 COMMISSIONER SHOUP: -- afterwards, after
 14 we -- everybody's executed --
 15 MR. ALEXANDER: Um-hmm.
 16 COMMISSIONER SHOUP: -- the new Agreement.
 17 COMMISSIONER BROCK: Um-hmm.
 18 CHAIR WALKER: So where I see this,
 19 Mr. Alexander, is one of two things. We can vote
 20 the Resolution --
 21 MR. ALEXANDER: Um-hmm.
 22 CHAIR WALKER: -- in which case I wonder
 23 whether or not it would pass at this point.
 24 MR. ALEXANDER: Um-hmm.
 25 CHAIR WALKER: Or we could have the motion

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1 withdrawn, send this back to Committee, and have
 2 another conversation with this Group to say, are
 3 you sure this is what you want us to vote on?
 4 MR. ALEXANDER: Um-hmm.
 5 CHAIR WALKER: Because I do think Mr. Shoup
 6 raises a very valid point.
 7 COMMISSIONER BROCK: Um-hmm.
 8 CHAIR WALKER: That, you know, we were just
 9 here. And I think it would be worthwhile that if,
 10 you know, somebody wants to have this kind of an
 11 increase, albeit, in the grand scheme of things,
 12 it's, what? Ten percent would be 40. It's a
 13 5-percent increase to the effective contract,
 14 roughly. Is that a rough math? You know, maybe we
 15 need to have them in to speak to the Finance
 16 Committee --
 17 COMMISSIONER BROCK: Um-hmm.
 18 CHAIR WALKER: -- so there's some
 19 understanding --
 20 MR. ALEXANDER: Okay.
 21 CHAIR WALKER: -- there. But if this were to
 22 be voted upon, I would be a no at this point in
 23 time.
 24 MR. ALEXANDER: Okay.
 25 COMMISSIONER BROCK: That's right.

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1 MR. ALEXANDER: That's fine.
 2 COMMISSIONER HOROVITZ: I think, at this
 3 point, we should also get another quote, just so we
 4 can compare.
 5 CHAIR WALKER: I think if we go through
 6 another quote, we'd have to run procurement,
 7 correct? I would say to that point, Commissioner,
 8 if they're willing to stay with the existing
 9 contract, and understanding the relationship and
 10 understanding there's an opportunity to do this the
 11 right way next year --
 12 COMMISSIONER BROCK: Um-hmm.
 13 CHAIR WALKER: -- we can continue on. But if
 14 they're going to continue to push this and say, we
 15 have to have it, I think it begs the question for
 16 this Board to consider whether or not we direct a
 17 full procurement process.
 18 COMMISSIONER BROCK: Um-hmm.
 19 CHAIR WALKER: So, Mr. Alexander, I'll let you
 20 kind of give us guidance. Would you prefer we
 21 formally vote down the Resolution, or merely have
 22 it referred back to Committee for further
 23 consideration?
 24 MR. ALEXANDER: You can refer it back to the
 25 Committee.

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1 CHAIR WALKER: Great; can I have a withdrawal
 2 of the motion, Mr. Griggs?
 3 COMMISSIONER GRIGGS: Yes.
 4 CHAIR WALKER: Okay.
 5 COMMISSIONER GRIGGS: Withdraw my motion.
 6 CHAIR WALKER: So I have a motion that's been
 7 withdrawn. And I believe, under my purview,
 8 Ms. Hodges, I can direct this back for Committee
 9 for further consideration. Or do I need a vote on
 10 that?
 11 ATTORNEY HODGES: Yeah, you have a motion and
 12 a second already. And it's before, you're --
 13 CHAIR WALKER: Well, we withdrew the motion.
 14 COMMISSIONER GRIGGS: Yeah, and she --
 15 COMMISSIONER SHOUP: Are you saying --
 16 CHAIR WALKER: Oh, you can't?
 17 ATTORNEY HODGES: Well, you already have a
 18 second.
 19 CHAIR WALKER: Okay.
 20 ATTORNEY HODGES: Yeah. So technically, if
 21 you want to use it, then you kind of got to go
 22 through. What I would do is postpone it here.
 23 CHAIR WALKER: Great.
 24 ATTORNEY HODGES: And I do think you can go
 25 ahead and have your Finance Committee review it

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1 again.
 2 CHAIR WALKER: Fantastic. So I believe if I
 3 could get a motion to postpone and a second, which
 4 requires a majority, I believe that's true.
 5 ATTORNEY HODGES: Correct.
 6 CHAIR WALKER: Okay. If I could get a motion
 7 to postpone Consideration of the motion pending for
 8 approval, I would entertain that motion.
 9 COMMISSIONER SHOUP: So moved.
 10 CHAIR WALKER: I have a motion to postpone the
 11 Current motion Pending, which is approval of
 12 Resolution No. 2023-JHA-01. Can I have a second?
 13 COMMISSIONER BROCK: Second.
 14 COMMISSIONER GRIGGS: Second.
 15 CHAIR WALKER: I have a second from
 16 Commissioner Brock. Is there any further
 17 discussion on the motion to postpone?
 18 Hearing none, I'll call the question.
 19 All those in favor, signify by saying aye.
 20 COMMISSIONERS: Aye.
 21 CHAIR WALKER: Any opposition? The motion
 22 carries. Resolution -- the motion to approve
 23 Resolution No. 2023-JHA-01 is postponed.
 24 And, Mr. Alexander, if you could go back to
 25 the Finance Committee --

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1 MR. ALEXANDER: Yeah.
 2 CHAIR WALKER: -- it'd be much appreciated.
 3 COMMISSIONER SHOUP: Mr. Chair, I just bring
 4 up a point for the Finance to discuss. I'm looking
 5 at the Landscape Management Agreement that was
 6 attached to this Resolution.
 7 It's 12/12 for 30 days. That's -- I thought
 8 we're supposed to be doing this in October.
 9 So we're -- they didn't even submit their
 10 stuff until two months later. So --
 11 CHAIR WALKER: So --
 12 COMMISSIONER SHOUP: -- that's a --
 13 CHAIR WALKER: -- the Finance Committee could
 14 take a look at the timing of the renewal. That'd
 15 be appreciated, Commissioner. Thank you,
 16 Commissioner.
 17 The next Resolution that I have in front of me
 18 is Resolution No. 2023-JHA-02, which is regarding
 19 the Victory Point roof replacement for the Lewis
 20 Walker -- for Lewis Walker Roofing. If I could get
 21 a motion to approve and a second, so we could open
 22 discussion, please?
 23 COMMISSIONER BROCK: I'll make a motion.
 24 COMMISSIONER HOROVITZ: Second.
 25 CHAIR WALKER: I have a motion to approve and
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1 a second. At this time, I'll entertain discussion
 2 on the motion. Mr. Green, was this one reviewed at
 3 the Finance Committee?
 4 VICE CHAIR GREEN: Yes.
 5 CHAIR WALKER: And based on the attachment, it
 6 looks like there was a procurement and a Bid
 7 Tabulation Sheet.
 8 VICE CHAIR GREEN: Yeah, and -- yes, and
 9 they --
 10 CHAIR WALKER: And --
 11 VICE CHAIR GREEN: Yeah, they had three bids.
 12 And they chose Victory Point -- or -- I'm sorry --
 13 Lewis Walker Roofing.
 14 CHAIR WALKER: Okay. Commissioners, is there
 15 any discussion on this motion -- or -- excuse me --
 16 this Resolution?
 17 Hearing none, I'll call the question.
 18 All in favor of approving Resolution No.
 19 2023-JHA-02, signify by saying aye.
 20 COMMISSIONERS: Aye.
 21 CHAIR WALKER: Any opposition?
 22 Hearing none, the Resolution carries.
 23 At this point, I'm going to put us into a
 24 short five-minute recess, as I'm sure the next two
 25 topics could prolong conversation.
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1 So I will call us in recess for the next five
 2 minutes. Thank you.
 3 (Recess)
 4 CHAIR WALKER: I'm going to call the meeting
 5 back to order. But I know some folks are still
 6 wrapping up some things.
 7 So we're going to call it back to order so we
 8 can keep the business moving along. And obviously
 9 I want to be respectful of our commissioners, who
 10 may want to comment, as well.
 11 So before us, we have the next two
 12 Resolutions, which we will take separately. But
 13 first resolution, JHA --2023-JHA-03, which is the
 14 approval of the Chase Properties acquisition, and
 15 Resolution 2023-JHA-04, which is the approval of
 16 the JWB Real Estate Capital acquisition.
 17 One, I want to thank the Acquisition Committee
 18 for the time in going through these. I realize
 19 they were no small task, especially putting this
 20 all together and really trying to understand where
 21 we fit in this process.
 22 So, with that, I think what I'd like to do is
 23 have a motion to approve the Chase Properties
 24 Acquisition and a second, so we can enter into
 25 discussion. Is that correct, Ms. Hodges?
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1 ATTORNEY HODGES: Um-hmm.
 2 CHAIR WALKER: Thank you.
 3 COMMISSIONER BROCK: Both of them?
 4 CHAIR WALKER: Just the first one.
 5 COMMISSIONER BROCK: Oh.
 6 CHAIR WALKER: I want to take them one-by-one.
 7 COMMISSIONER BROCK: Okay. Make a motion.
 8 COMMISSIONER HOROVITZ: I'll second.
 9 CHAIR WALKER: I have a motion to approve
 10 Resolution JHA-03 and a second. At this point,
 11 I'll open it up for discussion. Mr. Alexander, do
 12 you want to give a quick overview --
 13 MR. ALEXANDER: Yeah.
 14 CHAIR WALKER: -- of this transaction?
 15 MR. ALEXANDER: I actually had a PowerPoint
 16 presentation to give.
 17 CHAIR WALKER: Oh, great. Would you mind?
 18 MR. ALEXANDER: Yes, sir.
 19 CHAIR WALKER: If you wouldn't mind just
 20 limiting it on this one to Chase Properties, the
 21 Normandy?
 22 MR. ALEXANDER: Okay.
 23 CHAIR WALKER: And then, we will do the rest
 24 of it. Is it on both of just the one?
 25 MR. ALEXANDER: It's on both. It's on both of
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1 them. I'll try to limit it to the one.
 2 CHAIR WALKER: You've sat here this long,
 3 Mr. Alexander.
 4 MR. ALEXANDER: And I hope you get a better
 5 understanding of this. It may not go along with
 6 me. Okay, here we go.
 7 So the Normandy Project Overview, Chase
 8 Property is the Lead Developer on a 102-unit
 9 affordable housing, 20-percent affordable and
 10 80-percent market rate. The deal includes 9.04
 11 total acres with plus-or-minus 10.5 upland
 12 development acres. The Developer's seeking 2.3 --
 13 \$2,376,000 from JHA to secure the purchase of the
 14 land. JHA will own and manage the property upon
 15 completion.
 16 This is nearly a shovel-ready project for JHA.
 17 PSA is executed. All entitlement currently is in
 18 place. All permitting should be completed by
 19 February 1st. Engineering and process based on a
 20 unit mix, JHA needs vertical design and completed.
 21 Is this the one with the -- oh, so here's the
 22 location right here. It's right there, Normandy
 23 and Nathan Hill Road. And this is the property
 24 right here. And right here is a Phase 1 from
 25 another property that's completed. And behind

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1 that, the Developer's starting on Phase 2. We
 2 think that property right there, the potential
 3 development of these 102 units, will be a great
 4 place for us.
 5 And that's sort of a rendering of their
 6 property. The mix for that property -- oh, well,
 7 we sort of -- I sort of grouped these in together.
 8 CHAIR WALKER: That's no worry.
 9 MR. ALEXANDER: So it's hard to do one.
 10 CHAIR WALKER: Go ahead, Mr. Alexander. Yeah.
 11 MR. ALEXANDER: So I might as well go back.
 12 CHAIR WALKER: Might as well go back and do
 13 that one, as well. Thank you.
 14 MR. ALEXANDER: Okay. All right. So, good
 15 afternoon, everyone.
 16 CHAIR WALKER: It's like Groundhog Day.
 17 MR. ALEXANDER: So -- yes, so JWB project --
 18 JWB Real Estate Capital, JWB will develop up to 50
 19 infill homes for JHA. Phase 1 zip codes and units
 20 count for 50 homes. They're two bedrooms, three
 21 buildings. Yeah, the two bedrooms, three. Three
 22 bedrooms is 25. And four bedrooms is 22. JHA will
 23 purchase a finished property from JWB at a discount
 24 market rate. JWB acts as the Developer to the
 25 find, underwrite, acquire lot to build houses. JHA

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1 will have equity in the properties, building a
 2 strong Balance Sheet.
 3 COMMISSIONER HOROVITZ: Sorry to in -- does it
 4 matter that we're not staying JWB for the record?
 5 CHAIR WALKER: No, I think the Resolution has
 6 JWB.
 7 COMMISSIONER HOROVITZ: Okay.
 8 CHAIR WALKER: Let me make sure. Yes, it
 9 does. JWB.
 10 MR. ALEXANDER: Okay. Good; so, when you look
 11 at the maps of the 15 properties in 09, 14 in 21,
 12 08 has seven, 18 has five, 10 has three, 05 has
 13 two, 19 has two, and 20 has two. And I have a
 14 printout. So I'll pass out to you guys. I don't
 15 have enough of them. But when you look at the zip
 16 codes of where we currently have properties at,
 17 this is a good fit for us. When you take the 09,
 18 in the 09 zip code, we have about 1,000 units
 19 there. So most of these new -- these are all
 20 brand-new townhomes. Folks will want to live in
 21 that area.
 22 When you look at 21, we only have 70 vouchers
 23 in that area, 70, which only represent 0.09. So
 24 that's a good place to put those 14 units. And
 25 then, it works its way on down. And you get down

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1 to maybe, if you take 18, we only have 400 vouchers
 2 in that specific area. So I think that we thought
 3 this was a great mix, based on our current
 4 vouchers.
 5 I talked about the Normandy project and where
 6 that location's at. The Normandy Townhomes, the
 7 rendering of the property. So financial
 8 assumptions, JWB homes deal, it's \$11,000,500, or
 9 \$230,000 per home. The Normandy deal costs about
 10 \$33,000. JHA, we will leverage A-plus credit and
 11 issue revenue bonds on these properties. The
 12 revenue bonds will fund the total development costs
 13 for both projects. The revenue bond's
 14 interest-only, 10 to 15 years, 10 at -- full at
 15 payment.
 16 JHA will use unrestricted funds, cash, for the
 17 following: JWB homes, \$7 million for the purchase
 18 of 30 homes; Normandy Townhomes, \$2.3 million or
 19 \$2,376,000 for the purchase of land, and including
 20 the PSA. And Normandy Townhomes, \$500,000 for the
 21 escrow deposit. The total initial unrestricted
 22 funds used will be \$9.5 million. Proceeds from the
 23 revenue bonds will refund the cash and the outlay,
 24 the 90 days or less.
 25 Typically when you come out with these revenue

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1 bonds, coming out the gate, it may take about 45 to
2 60 days at the beginning. But after that, as
3 you -- we can usually probably turn around in 30
4 days. And there's some alternative to financing.
5 And I'm not going to go into all that.

6 But basically if we wanted to take a small --
7 just take a small loan out just to pay the
8 \$9 million versus using the unrestricted cash, we
9 can do that. More so like to open up the line of
10 credit, that's if we wanted to bring our cash back
11 real quick.

12 We don't have to do that. We can use -- put
13 our money out there. Put the \$9 million out there.
14 Either way, we get the money back within 45 to 60
15 days. That's the PowerPoint.

16 CHAIR WALKER: Okay. So the resolution that's
17 open before us is --

18 MR. ALEXANDER: Yes.

19 CHAIR WALKER: -- with respect to the Chase
20 Properties Acquisition.

21 MR. ALEXANDER: Yes.

22 CHAIR WALKER: Let's start there. So, first
23 thing's first, this did go through Acquisitions
24 Committee. It was debated, questioned. I think we
25 got answers. Ultimately, it came out of the

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1 Acquisition Committee with the recommendation to
2 proceed. Where we stand with this one is my
3 understanding is, Mr. Alexander -- and I'll say it
4 again to the Board -- we were tasked with --
5 if I won -- learn one thing from PHADA, it's
6 Policy, not operations, which I'm going to try
7 really hard this year not to --

8 MR. ALEXANDER: Um-hmm.

9 CHAIR WALKER: -- go there. From a Policy
10 standpoint, Mr. Alexander, it appears that this
11 deal has checked the boxes. It --

12 MR. ALEXANDER: That's correct.

13 CHAIR WALKER: -- appears to me that you have
14 financing and/or ways that you plan to build this.
15 It appears to me that -- correct me if I'm wrong --
16 when you say we're buying it, meaning we're not --
17 we're -- for lack of a better phrase -- taking by
18 assignment the Purchase & Sale Agreements. They
19 have no further rights, except to help us develop
20 it. And that's the end of it, which --

21 MR. ALEXANDER: That's correct.

22 CHAIR WALKER: -- would be documented. And in
23 your view, this deal furthers the goals of this
24 Agency in creating affordable housing units, which
25 we have tasked you with to complete.

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1 MR. ALEXANDER: Without a doubt, yes, sir.

2 CHAIR WALKER: Okay. With that premise, I
3 will open it up for further discussion or questions
4 from the group. And by the way, I forgot.

5 Mr. Wilson is here from Piper Sandler, who came
6 down because, in large part, this deal, in
7 particular -- correct me if I'm wrong -- will be
8 the only way we can get this done truly is if we go
9 through the public finance process, to then
10 basically get the money to construct the project,
11 which I think Mr. Wilson is here to make sure that
12 if there are questions around that, we can have it
13 addressed, because that is a -- you know, we're
14 buying raw land here, nothing existing.

15 So, with that, is there discussion or
16 questions from the group? Commissioner Griggs.

17 COMMISSIONER GRIGGS: Thank you, Mr. Chair.
18 And thank you for the presentation, Mr. Alexander,
19 and all -- everyone who's involved in this process.
20 It does seem to be a very aggressive timeline for
21 all of this.

22 So someone help me to understand, you know,
23 how this is going. What? We're going to be --
24 people are going to be able to move in here in
25 the -- you know -- in the next few months, or

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1 whatever? That's what you're saying.

2 CHAIR WALKER: So my understanding -- and I
3 don't think we have anybody from Chase Properties
4 here. But my understanding, Commissioner Griggs,
5 is, from the prior presentation -- Mr. Alexander,
6 correct me if I'm wrong -- we are acquiring the
7 property. Entitlements, Permits, shovel-ready.

8 It's then a question of -- and this may be
9 more towards Mr. Wilson -- how fast can we go put
10 together a financing option to actually do the
11 ground-up vertical construction?

12 And then, based on the representations from
13 the last meeting, it's a 12- to 18-month
14 construction process with another four to six
15 months' lease-up. But memory serves, you told me
16 we already have vouchers there that need, like,
17 actively --

18 MR. ALEXANDER: No.

19 CHAIR WALKER: -- searching vouchers there.

20 MR. ALEXANDER: Yeah, we --

21 CHAIR WALKER: Is that --

22 MR. ALEXANDER: Yes, we have actively
23 searching vouchers, one. And we do have a large
24 waiting list.

25 VICE CHAIR GREEN: Yeah.

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1 CHAIR WALKER: In that zip; Mr. Green,
 2 sorry -- or wait, Commissioner Griggs, first, to
 3 answer your question, then Commissioner Green.
 4 COMMISSIONER GRIGGS: Yeah, I was just -- and
 5 so, I think what I really would like for us to kind
 6 of establish is this is a way for us to be in the
 7 game to addressing overall affordable housing
 8 concerns. We're looking at 50 units here, right,
 9 total?
 10 COMMISSIONER BROCK: Hundred and two.
 11 MR. ALEXANDER: No, this is 102. This is --
 12 COMMISSIONER GRIGGS: Hundred and two?
 13 MR. ALEXANDER: Yes, the Normandy --
 14 COMMISSIONER GRIGGS: Hundred and two.
 15 MR. ALEXANDER: -- Place.
 16 COMMISSIONER GRIGGS: And we know that our
 17 waiting list has significantly more than that.
 18 We're not going to, you know, cure the problem with
 19 this project. But I think I'm more interested in,
 20 what does this do for us to be a player in this
 21 affordable-housing game, because I keep hearing
 22 conversations around the community that really
 23 don't involve the Housing Authority? And that's
 24 troublesome.
 25 CHAIR WALKER: Yeah, okay.

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1 Commissioner Griggs, now, me and you, yes, sir.
 2 Let me help address that.
 3 COMMISSIONER GRIGGS: Okay.
 4 CHAIR WALKER: So I have had ad nauseam
 5 meetings where, notwithstanding the fact that there
 6 has been a lot of conversation, there is still no
 7 one that is willing to put their foot out and say,
 8 we're going to be the leader in addressing these
 9 issues.
 10 Notwithstanding the fact that I very much
 11 think it should be JHA that is the leader
 12 addressing these issues. To me, not only -- to
 13 your point, does this solve our problem?
 14 COMMISSIONER GRIGGS: No.
 15 CHAIR WALKER: Absolutely not. It doesn't
 16 even begin to make a dent in the issues we have
 17 with affordable housing. What I think this does
 18 do, which Mr. Alexander is staking his reputation
 19 on it --
 20 MR. ALEXANDER: Um-hmm.
 21 CHAIR WALKER: -- is putting the Housing
 22 Authority in a position to say, we are taking the
 23 lead. We are doing something. And if you want to
 24 be involved in this, you need to come and work with
 25 us, not, with due respect, having a roundtable

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1 conversation where everybody is jockeying for who's
 2 on first.
 3 MR. ALEXANDER: Um-hmm.
 4 CHAIR WALKER: And I think that if that's the
 5 message we intend to send -- and I will say again,
 6 I am very much in favor of sending this message.
 7 But I also am very much inclined to -- you
 8 know, Mr. Alexander and to the Operations Team --
 9 once we send that message, we're it. And we had
 10 best be ready to deal with those opportunities and
 11 repercussions.
 12 Commissioner Green, I think, and then,
 13 Commissioner Griggs, if you have any response.
 14 VICE CHAIR GREEN: But the Chase Property deal
 15 is market rent. So it's just we're earmarking 20
 16 units where we give vouchers. But the rest is
 17 market rent.
 18 CHAIR WALKER: So, to be clear, I think the 20
 19 units are restricted at like a 30 percent or a 50
 20 percent.
 21 MR. ALEXANDER: Um-hmm.
 22 CHAIR WALKER: And then, the market rate
 23 units, we could use vouchers to fill them, correct,
 24 Mr. Alexander?
 25 MR. ALEXANDER: We could. We could. But, as

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1 I said many times before in these meetings, the
 2 Federal Government's not putting adequate amount of
 3 money out there for low-income housing.
 4 And folks need to really understand that you
 5 cannot build affordable housing --low-income
 6 housing. And let's talk about this. When they
 7 talk about affordable housing, they don't include
 8 low-income housing. We have every bit of over
 9 40,000 residents, of 40,000 people that we serve.
 10 The average income of the people that we serve is
 11 only \$12,000. You can't live anywhere with that
 12 little bit of income. That's why we have to have
 13 subsidized and low-income housing.
 14 But folks talk about affordable housing but
 15 they talk about 120 percent and 110 percent, and
 16 they forget about the folks that need housing at
 17 the 30 percent and the 40, and 50 percent. We
 18 can't build that, because to build a house in
 19 Jacksonville, it costs you \$375,000. The Federal
 20 Government has a Faircloth rule in play that you
 21 cannot build any additional public housing with
 22 Government money. So you have to be creative
 23 nowadays.
 24 So to get -- the Housing Authority, we are
 25 putting ourself in -- put ourself in position, one,

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1 to be able to issue a Bond. So we have to build
2 affordable housing or market-rate housing and make
3 the money here to be able to have the low-income
4 families here. So to get to his -- to get to
5 Commissioner's point, yes, we're building
6 market-rate units. And we have to continue to
7 build market-rate units, because that's the only
8 way we can build some low-income housing units,
9 because, hey, we have money. We have unrestricted
10 funds. And then, we have restricted funds.

11 As you look at this Normandy deal and you look
12 at this JWB deal, between the both of them, you're
13 talking about \$40 million. That would basically
14 wipe out our reserves that we have on the
15 restricted side. You can't get that much mileage
16 out of that.

17 So we have to be creative and we have to find
18 other ways of being able to do some development, do
19 some mixed-income deals, so that we can be able to
20 build low-income housing.

21 CHAIR WALKER: And I will say, to this point,
22 Commissioner Green, you reminded me. During the
23 Acquisition Committee, we talked ad nauseam about
24 the fact that --

25 MR. ALEXANDER: Right.

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1 CHAIR WALKER: -- the money that would be
2 generated from this from market-rate Tenants --

3 MR. ALEXANDER: Yes.

4 CHAIR WALKER: -- comes back to us.

5 MR. ALEXANDER: Yes.

6 CHAIR WALKER: And we can choose, then, to
7 deploy that in furtherance of more affordable
8 units, rent subsidies, whatever.

9 MR. ALEXANDER: Right.

10 CHAIR WALKER: But I think from a Policy
11 standpoint, what we talked about was the fact that,
12 you know, better us than them kind of situation --

13 MR. ALEXANDER: Um-hmm.

14 CHAIR WALKER: -- better us earning that money
15 which can, then, be redeployed for what we see fit,
16 than a Market Developer who will set aside
17 potentially nothing.

18 COMMISSIONER HOROVITZ: And --

19 CHAIR WALKER: Commissioner?

20 COMMISSIONER HOROVITZ: -- I recall that we
21 decided that market rate was actually 120 AMI, in
22 this case.

23 CHAIR WALKER: It is. I think under our
24 Enabling Statutes, we can actually go up to -- I
25 think it's 140-percent AMI.

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1 But I think what we're saying in this
2 situation is market rate is the -- the term "market
3 rate" here means somebody not under our
4 affordability restrictions is what --

5 MR. ALEXANDER: Um-hmm.

6 CHAIR WALKER: -- we're talking about here.

7 COMMISSIONER HOROVITZ: Yeah, I think that's
8 the part that you don't like, right, because that's
9 what kind of made me question. Like, we're not in
10 the business of making market-rate units. So
11 market rate, for our purposes, is still medium
12 [sic] income, which is consistent with our mission.

13 CHAIR WALKER: Correct. I mean, one of the
14 things we looked at and talked about is, you know,
15 look, if we were going to go out, it -- the -- if I
16 understand our -- and actually I see Ms. Hodges on
17 her phone, which I presume she's pulling up the
18 Statute.

19 ATTORNEY HODGES: Pulling up the Statute.

20 CHAIR WALKER: One of the things, I think if
21 you look at our Statute, it's not -- the Enabling
22 Statute does not say 20-percent AMI or 50-percent
23 AMI. It gives you a broad breadth of where you can
24 go.

25 I think our conversation is focused on the
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1 fact that even though we have that broad breadth,
2 if we wanted to go to 140-percent AMI, where we own
3 a project and finance it, we don't have to. We can
4 set whatever restrictions we want, which allows us
5 to cap it at 100-percent AMI, 110-percent AMI, to
6 capture some market-rate Tenants that may be the
7 "missing middle", which everyone keeps hearing
8 about.

9 But the reality is, if I'm being pragmatic,
10 we're doing it to be able to subsidize the 20
11 units, which otherwise you can't subsidize if you
12 don't do it this way.

13 COMMISSIONER HOROVITZ: I agree. I think --

14 CHAIR WALKER: Yeah.

15 COMMISSIONER HOROVITZ: -- maybe just a
16 comment that we should stay away from the term
17 "market rate" for the --

18 CHAIR WALKER: I agree. Yeah, I think that's
19 a great point. Mr. Griggs, I look to you because I
20 think you help me understand this better than
21 anybody.

22 Market rate has 1,000 different meanings.
23 Affordable has 1,000 different meanings. I think
24 we need to be clear that when we're talking
25 affordable -- or maybe we should start using, you

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1 know, very low income, extremely low income, low
2 income, you know, because that's what we're talking
3 about.

4 So, from our perspective of "market," it just
5 means we are not restricting them at 30-percent
6 Area Median Income and rents. I think that's the
7 key definitional Policy issue that we need to be,
8 to your point, very careful of. These are not
9 meant to be, nor will they ever be, Class A luxury
10 units that rent out at \$3,000 a month. That's
11 never going to be the case. So, Commissioner, yes,
12 sorry.

13 COMMISSIONER GRIGGS: And I just wanted to
14 make sure that as we -- because I have confidence
15 in the recommendation from Acquisition Committee
16 that this was a good project to proceed on. And I
17 love Mr. Alexander's passion for this project. But
18 I want to make sure that this community understands
19 that, you know, this is probably the solutions that
20 we haven't seen anyone else step into related to
21 how we, you know, solve our affordable housing
22 crisis.

23 And what we're seeing here a lot with -- now
24 with, you know, people outside of the Housing
25 Authority's purview is that they are occupation --

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1 becoming occupation-specific on what they consider
2 to be affordable housing, based upon, you know,
3 what your career is.

4 And I don't -- I think that we maybe want to
5 keep that diversity in mind and not sort of lock
6 ourselves into, you know, types of specific
7 industries that we're trying to attract to a
8 specific area of town. So --

9 CHAIR WALKER: I think that's a great point,
10 Commissioner Griggs, because I think it goes back
11 to, again, Policy, right? We are not looking to
12 create housing that caters towards, due respect,
13 Lawyers, right? But we may be looking to create
14 housing that caters to a -- you know, a working
15 single mom working three jobs, or somebody of that
16 nature.

17 And I think it's important that the community
18 understands that this is different. To my
19 knowledge, this hasn't been done in Duval County
20 before. I think it is something that, if nothing
21 else, we can put our foot forward and say, we're
22 not just talking about it. We're going to do
23 something. And I've said it before. If we're
24 wrong, we need to own up that it didn't work. We
25 need to figure that out. But doing something is

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1 better than doing nothing at all.

2 MR. ALEXANDER: Um-hmm.

3 CHAIR WALKER: And Mr. Griggs, I have to
4 commend you. You've -- I have been pushing this
5 for 18 months, and you've really made me think
6 through how we handle this. And I sincerely
7 appreciate that. Working through the Committee and
8 coming up with the Policy and how we're evaluating;
9 and you know, Mr. Alexander, your fervor in pushing
10 this forward has been nothing short of welcome and
11 appreciated.

12 So any other comments? Commissioner,
13 Commissioner Hodges -- I feel like sometimes you
14 are a Commissioner, Ms. Hodges, in a good way.

15 ATTORNEY HODGES: Okay. So just to answer
16 your question, there is a reference in the Statute.
17 And it's really not black-and-white, clear-cut as
18 the board actually was going off. But it's
19 § 421.08. But it's kind of three prongs when the
20 board is using its authority to organize for the
21 purpose of creating housing. It talks about the
22 projects may include nonresidential uses and may
23 use public and private funds to certain individuals
24 and families who meet the applicable income
25 requirements of the State or the Federal Program

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1 involved -- that's one -- whose income does not
2 exceed 150 percent of the applicable median income
3 for the area, as established by HUD.

4 CHAIR WALKER: Yeah.

5 ATTORNEY HODGES: That's two. And then,
6 three: And who, in the determination of the
7 Housing Authority, lacks sufficient income or
8 assets to enable them to purchase or rent a decent,
9 safe, and sanitary dwelling. Okay? So that third
10 one is -- gets to --

11 CHAIR WALKER: Pretty broad.

12 ATTORNEY HODGES: -- I think the low income
13 that Mr. Alexander was talking about. But if there
14 are no comments from the board, I do have a few
15 legal comments to the Resolution that I'd just
16 offer for the board's consideration.

17 CHAIR WALKER: Ms. Hodges, if I could just --

18 ATTORNEY HODGES: Oh.

19 CHAIR WALKER: I will absolutely entertain
20 those. I want to make sure that we have any open
21 conversation with the board about this project, in
22 particular, before we go into comments on the
23 Resolution. Commissioner?

24 COMMISSIONER SHOUP: I would just say I know
25 I'm the new guy and I've talked way too much today

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1 for being the new guy. But in the face of this,
 2 and, again, I sat in on that meeting -- the
 3 Acquisition Meeting.
 4 I was past the Council rules, but before I was
 5 voted by the full Council. So I was here and
 6 listened, and tried to learn a lot. And I'm just
 7 excited to be able to put 100 -- for this project,
 8 specifically, 102 homes to people who are needing
 9 housing. I think that when we get down to it,
 10 that's what we're trying to do is get people into
 11 homes.
 12 COMMISSIONER BROCK: Um-hmm.
 13 COMMISSIONER SHOUP: And people --
 14 MR. ALEXANDER: Um-hmm.
 15 COMMISSIONER SHOUP: -- who need homes, and we
 16 have a ginormous waiting list.
 17 MR. ALEXANDER: Um-hmm.
 18 COMMISSIONER SHOUP: And the more we can do to
 19 get people into homes, the better we're doing our
 20 jobs.
 21 MR. ALEXANDER: Um-hmm.
 22 CHAIR WALKER: And other comments from the
 23 board on this particular project, before I -- we
 24 have Ms. Hodges offer some suggestions on the
 25 Resolution? Ms. Hodges, would you mind?

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1 ATTORNEY HODGES: Yeah.
 2 CHAIR WALKER: And Ms. Hodges, we're being
 3 recorded. Would you be able to step up to one of
 4 the microphones? I just thought about that.
 5 ATTORNEY HODGES: Sorry about that.
 6 CHAIR WALKER: I apologize. I just thought of
 7 that. Our court reporter, I'm apologizing now --
 8 ATTORNEY HODGES: That's okay.
 9 CHAIR WALKER: -- for the record.
 10 ATTORNEY HODGES: Not a problem.
 11 So just in reviewing the Resolution, I just
 12 want to make sure. And it looks -- the Boards all
 13 have a consensus. It's a great project. We're
 14 going to move forward. It's just the devil is in
 15 the details always.
 16 So I want to make sure that this Resolution,
 17 as drafted, is the way that the board intends it to
 18 be. It is very broad and it does not, for example,
 19 state the price of the project.
 20 So I don't know. And you can just leave it
 21 this broad, the way that it reads. And you know,
 22 the way that it reads, "Dwayne would be authorized
 23 to negotiate any terms in the best interest of the
 24 JHA."
 25 Normally, when projects come before the board,

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1 there is a term sheet or there's a contract.
 2 Clearly it doesn't look like we have time to do
 3 that here. And that is the board's choice. But I
 4 just want to point out that this Resolution is
 5 pretty broad. And you know, something as simple as
 6 price is not even mentioned here. And I don't know
 7 if you want to do that. There was a PowerPoint
 8 that had a lot of specific data points of the
 9 project. We could insert language where we could
 10 tie in, so instead of this broad such terms and
 11 conditions as are in the best interest, maybe you
 12 keep that but reference back to the PowerPoint that
 13 has those specific --
 14 CHAIR WALKER: Yeah, okay. Commissioner --
 15 or --
 16 ATTORNEY HODGES: Good?
 17 CHAIR WALKER: Goodness gracious. Ms. Hodges.
 18 Wow.
 19 ATTORNEY HODGES: Okay. So that --
 20 CHAIR WALKER: That is a --
 21 ATTORNEY HODGES: -- is --
 22 CHAIR WALKER: No, that is a great idea. Can
 23 we just agree to attach the pro forma that was
 24 presented to and discussed at the Acquisition
 25 Committee?

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1 COMMISSIONER GRIGGS: Yes.
 2 CHAIR WALKER: Which includes --
 3 ATTORNEY HODGES: Some data points.
 4 CHAIR WALKER: -- those details.
 5 ATTORNEY HODGES: Okay, got you. So that's
 6 one thing. The second comment is, I don't know --
 7 Dwayne, you can answer this -- if there's a need to
 8 also insert language to specifically say what pot
 9 of money we're taking this out of. Or maybe that's
 10 addressed in the document you're talking about. We
 11 don't say that here.
 12 CHAIR WALKER: It is not. However, the
 13 Acquisition -- again, Acquisition Committee --
 14 thank you, Ms. Hodges. I think we discussed this
 15 comes out of COCC and the two deals that have
 16 unrestricted funds, correct --
 17 MR. ALEXANDER: Um-hmm.
 18 CHAIR WALKER: -- Mr. Lohr?
 19 MR. LOHR: Yes.
 20 CHAIR WALKER: So out of --
 21 ATTORNEY HODGES: Okay.
 22 CHAIR WALKER: -- COCC, Central --
 23 ATTORNEY HODGES: Yeah.
 24 CHAIR WALKER: -- Operating.
 25 MR. LOHR: Right.

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1 ATTORNEY HODGES: So if you all are okay with
2 that, usually, again, those details, we would put
3 that in here so that, you know -- of course
4 Dwayne's not going to take it out of any other pot.
5 But just for record's sake, we would have it in
6 here.

7 And then, any sort -- I just want to let the
8 board know that any sort of Bond movement that you
9 would want to make to make this happen, here we're
10 just addressing the acquisition, because I believe,
11 in talking with Bond Counsel, we would have to come
12 back for Board Resolutions, okay?

13 CHAIR WALKER: Correct.

14 ATTORNEY HODGES: Right.

15 CHAIR WALKER: That's my understanding, as
16 well. I think part --

17 ATTORNEY HODGES: Correct.

18 CHAIR WALKER: You know, we have Mr. Wilson
19 here because we're going to start underwriting and
20 reviewing that process.

21 ATTORNEY HODGES: But that's --

22 CHAIR WALKER: But at this point --

23 ATTORNEY HODGES: -- the second -- yeah.

24 CHAIR WALKER: Yeah, like we can't --

25 ATTORNEY HODGES: Second set.

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1 CHAIR WALKER: Yeah.

2 ATTORNEY HODGES: Okay. So just -- so if
3 somebody wants to make an amendment to the motion
4 that's on the table to incorporate the pro forma
5 that has the details about the project points, like
6 the price and also the funding source that the
7 money's going to come out of, that's just a simple
8 amendment to the Resolution that's on the table.

9 And then, everything else, Dwayne would just
10 make the call on. Any other business points, you
11 know, he -- you're entrusting him to make those
12 decisions.

13 CHAIR WALKER: Commissioner Griggs?

14 COMMISSIONER GRIGGS: Mr. Chair, based upon
15 Ms. Hodges' comments, I might recommend that we
16 just remove the word "execute" from the Resolution
17 and have Mr. Alexander come back with this, after
18 all of those documents and everything have been
19 prepared for Board approval.

20 CHAIR WALKER: So do one more final vote, one
21 more final meeting for final approval of all
22 documents?

23 COMMISSIONER GRIGGS: Yes, we know all of the
24 details will be there.

25 CHAIR WALKER: I can't see any harm in that.

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1 Does anybody have any specific objections to that?
2 I mean, there's going to have to be final
3 negotiation of documents. Ms. Hodges?

4 ATTORNEY HODGES: Well, I agree with Chair. I
5 mean, typically on a real-estate deal, the main
6 document is the Purchase & Sale Agreement.

7 Like the closing documents would likely be
8 rolled into that document. So it's really just one
9 document that he's bringing back to the board. And
10 you can send him forward to negotiate that. He can
11 bring back the term sheet. Or he can bring back a
12 30-page contract, you know, whichever/or.

13 But the motion today would be to do that due
14 diligence. I don't know if that would include
15 Appraisal, for example. Maybe that's already been
16 done. But typically, you could set it up this way.
17 You could stay on the same path we're on, okay, and
18 just add those other suggestions.

19 Or as Mr. Griggs is alluding, you can also
20 just send him. Empower Dwayne to negotiate and
21 bring back a contract to the board for final
22 approval.

23 CHAIR WALKER: I don't think I have an
24 objection to that, as long as, at the Acquisition
25 Committee meeting, there was concern about timing.

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1 ATTORNEY HODGES: Um-hmm.

2 COMMISSIONER GRIGGS: What's the concern? Oh,
3 excuse me. I'm sorry.

4 CHAIR WALKER: No, go ahead.

5 COMMISSIONER GRIGGS: So what is -- what would
6 it be?

7 CHAIR WALKER: The concern is they only have
8 so long to close on the actual real estate before
9 they lose the contract. And then, we're told --
10 which I mean, I have no reason not to believe --
11 that if it goes back out to market, it'll be
12 quickly bought up, because of the project going
13 across the street. It's worth more now --

14 COMMISSIONER BROCK: Um-hmm.

15 CHAIR WALKER: -- than it was when they put it
16 under contract.

17 COMMISSIONER GRIGGS: I mean --

18 CHAIR WALKER: But I mean, we only need how
19 many days' notice for a Board meeting, seven?

20 ATTORNEY HODGES: Right; no, you don't even
21 need that.

22 CHAIR WALKER: Three?

23 ATTORNEY HODGES: You know, we recommend
24 seven.

25 CHAIR WALKER: Forty-eight hours?

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1 ATTORNEY HODGES: But, no less than, you know,
2 four. As I say that, we may have actually changed
3 that in your bylaws. So let me confirm that. Give
4 me a second. And then, also, I'd just remind the
5 board that you engaged Real-Estate Counsel. So
6 they already have, you know, great Purchase & Sale
7 Agreements. I don't think this is going to take
8 long. But obviously we should utilize --

9 CHAIR WALKER: Yeah, I --

10 ATTORNEY HODGES: -- the --

11 CHAIR WALKER: -- recall we engaged
12 Real-Estate Counsel last year, sometime, if memory
13 serves. I mean, we could also just make it subject
14 to final review and approval of Legal Counsel, as
15 well.

16 COMMISSIONER HOROVITZ: Um-hmm.

17 ATTORNEY HODGES: There's no specific notice
18 requirements. So you're just bound to the § 286,
19 Reasonableness Notice. And I wouldn't go any --
20 certainly the most -- the minimum would be
21 24 hours. But really something like this, no less
22 than 48 hours.

23 CHAIR WALKER: Okay. I'll open it to the
24 board to discuss. Would we prefer to do an
25 approval with the pro forma attached, and then

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1 subject to Mr. Allegan -- Mr. -- oh, man --
2 Mr. Alexander and Counsel's sign-off? Or would we
3 prefer to authorize Mr. Alexander to negotiate,
4 expend funds and diligence, bring us back, you
5 know, a proposed closing document for final
6 approval, with the understanding we may be
7 reconvening this Board in the next two weeks, Mr.
8 Alexander, three weeks?

9 MR. ALEXANDER: Wednesday. She said 48 hours.

10 CHAIR WALKER: Wait.

11 ATTORNEY HODGES: No. I'm talking about
12 whenever -- you've got to do your due -- you've got
13 to bring a document. You got to first work on
14 that. What I was saying was --

15 COMMISSIONER SHOUP: Same?

16 ATTORNEY HODGES: -- the Notice of Appearance,
17 if you want to have a meeting in another two weeks,
18 you know, you want to have it on Friday, you should
19 put that Notice out probably Tuesday, you know,
20 just to give the public --

21 CHAIR WALKER: Commissioner Griggs and then --
22 well, Mr. Alexander, please, first.

23 MR. ALEXANDER: If I may say --

24 CHAIR WALKER: Yeah.

25 MR. ALEXANDER: -- Commissioner, we've been at

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1 this for a while.

2 COMMISSIONER HOROVITZ: Yeah.

3 MR. ALEXANDER: We done had a Acquisition
4 meeting -- Committee meeting. We spent a lot of
5 time, energy.

6 Then we have an Acquisition Committee. We
7 spent a lot of time, energy to go back. We worked
8 the numbers. These deals, it's one of the reason
9 why it's so very hard for Public Housing Entities
10 to make any progress. It's so very hard for them.
11 One, they don't know what to do and there's no more
12 public funds. The other thing is that we move too
13 slow for real estate. Now, we have to do our due
14 diligence. I'm all for doing your due diligence
15 100 percent.

16 But we cannot -- when you are involved in
17 real-estate, you have to strike while the iron's
18 hot, because if you don't make that move today,
19 then somebody else may come with much more money
20 and buy the property or building, or anything else.
21 And we have lost many deals, because we don't move
22 fast enough. And I'm not saying that the -- throw
23 anything on anybody.

24 But we cannot -- and I think Mr. Charles said
25 it. In this market and working in the real-estate

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1 market, we have to get out of the mind frame that
2 we're a typical Housing Authority. And we have to
3 function and think like Real-Estate Professionals.
4 And when you're doing deals like this, you're
5 talking millions of dollars, we have to move quick
6 on these deals.

7 CHAIR WALKER: I --

8 MR. ALEXANDER: If that makes sense to you.

9 CHAIR WALKER: Yeah, I will say, Mr.
10 Alexander, to your point -- now you have me
11 reconsidering my other point -- or my thought
12 process. You know, in the real-estate world, when
13 like in an Investment Committee, right? When an
14 Investment Committee approves the deal, they
15 approve the deal and then authorize, you know, the
16 CEO to go out and execute whatever it is. And then
17 that person is responsible. I certainly -- I can
18 appreciate your position. I think this comes down
19 to a Board Policy question. But I think -- yeah,
20 you make a valid point. Commissioner Shoup?

21 COMMISSIONER SHOUP: Could we, maybe as a
22 compromise here, add the language not to exceed
23 whatever the X number of dollars, where we've got
24 some cap on the approval, let him run with it,
25 where we're not getting in our own way to get 102

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1 new units? But we still put some safeguards in
2 there from a Board perspective that we're
3 overseeing this and we've got it.

4 And then, like, Mr. Alexander, you've stated
5 earlier that you're staking -- your putting your
6 reputation on the line on this deal and potentially
7 the next deal. If it goes real south, that -- I
8 mean, that's something this Board will come and
9 discuss in a Performance Evaluation time and say,
10 well, do we continue or not? And that's just how
11 this would work to me. So that's just some
12 thoughts.

13 CHAIR WALKER: Mr. Alexander, then
14 Commissioner Griggs.

15 MR. ALEXANDER: What I would add is that, me,
16 as well as all of the Employees of this Agency, we
17 sit here day-in and day-out. And we hear the cries
18 of folks applying who have nowhere to go and need a
19 roof over their head.

20 CHAIR WALKER: Yeah.

21 MR. ALEXANDER: I mean, we started just two
22 years ago that we only had maybe 5,000 or 6,000
23 people on our waiting list. Only had 5,000 or
24 6,000 people on our waiting list; we have more than
25 120,000 people on our waiting list. And we're

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1 supposed to be the vanguard for low-income families
2 here. So we have to do something.

3 CHAIR WALKER: Commissioner Griggs and then
4 Commissioner Brock.

5 COMMISSIONER GRIGGS: Thank you, Mr. Chairman.
6 I don't think anyone is questioning your passion
7 or, you know, the due diligence that you've already
8 put into this deal. I'm simply responding to our
9 Counsel's concerns regarding the Resolution.

10 And to make it the easiest way for us to do
11 it, if you can present -- fulfill all of that stuff
12 in two days, then so be it. You know, if they --
13 if we have all that information in front of us
14 that -- you know, the final numbers and all of that
15 documentation that should be attached to the
16 resolution, then I don't have a problem approving
17 it.

18 I just wanted -- that takes you out of the
19 situation. That takes the board members out of it.
20 We know exactly what we're approving of on the
21 resolution, based upon Ms. Hodges' comments. And I
22 think it's important that that's the -- it sounds
23 like that's the standard that she's offering us to
24 have that information included. And so, I just
25 prefer to have a vehicle to get that done.

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1 CHAIR WALKER: Yeah.

2 COMMISSIONER GRIGGS: And if that's the case,
3 then I'm not -- like I said, I would just recommend
4 removing execute. And then, if you prepared
5 everything, we can approve it. You know, so all of
6 those things that Ms. Hodges brought up that were
7 not included in the resolution.

8 CHAIR WALKER: So, Ms. Hodges, I believe
9 you -- just to clarify --

10 ATTORNEY HODGES: Just to clarify, I just want
11 to -- I mean, I'm -- course, I'm the board's
12 Attorney. So I want to make sure that the board's
13 protected. I just want to make sure you understand
14 that there are no parameters in this document.
15 There's none. But you -- so it's up to you. You
16 can add some. You can not add some. Dwayne's very
17 passionate, we've heard. I don't think anybody
18 doubts he's not going to, you know, make sure this
19 deal happens.

20 But from a legal perspective, you're basically
21 giving him a broad authority, which is -- may not
22 be a bad thing for this Board. It's your call to
23 make. I'm just pointing it out. That's all.

24 CHAIR WALKER: Yeah, so I would go back. I
25 think -- and again, Commissioner Brock, I'll -- and
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1 then I think Commissioner Shoup. I would go back
2 with, you know, I tend to agree with
3 Commissioner Shoup, which is if you're asking for
4 this authority, which I know you are and you want
5 to proceed, and I think this deal is in the best
6 interest of the Agency, I would feel comfortable
7 staying consistent with the pro forma presented at
8 the Acquisition Committee with a purchase price not
9 to exceed of XYZ dollar plus reasonable closing
10 costs. That puts some parameters around it. It
11 allows you to proceed. It gives us comfort knowing
12 that it's -- you know, we're buying what was
13 presented to us.

14 COMMISSIONER BROCK: Um-hmm.

15 CHAIR WALKER: And it moves it forward without
16 further delay, I guess, is the right word at this
17 point. Delay's not the right word, but without
18 further debate. I would be comfortable, you know,
19 having an amendment to the motion to incorporate
20 that. But then, I think Ms. Brock had comments
21 and, Commissioner Shoup, you had comments, as well.
22 Commissioner Brock?

23 COMMISSIONER BROCK: Well, basically,
24 Mr. Chair, you took my words and that's what I was
25 going to say that we do an amendment for the dollar

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1 amount in here, not to exceed. Yeah.
 2 CHAIR WALKER: So I've got Commissioner Shoup,
 3 sorry.
 4 COMMISSIONER SHOUP: Yeah. No. I just -- we
 5 just -- I'm -- my concern is if we came back -- had
 6 to come back again, something would happen. We
 7 wouldn't have a quorum. And then, we'd push it on
 8 again. We have a quorum. We're here today. Let's
 9 make this happen. Like I said, I do agree, though,
 10 Commissioner, that we should have some sort of
 11 parameters in this Agreement now. But let's -- I
 12 know it's after 5:00. But let's just iron them out
 13 now and get this thing done, and get people into
 14 homes.
 15 COMMISSIONER HOROVITZ: It's not reasonable to
 16 put a dollar cap. It makes more sense, since we're
 17 going to be discussing the next deal after --
 18 COMMISSIONER BROCK: That's --
 19 COMMISSIONER HOROVITZ: -- that we put a
 20 percent. So if it's 2 1/2, 5 percent, whatever, we
 21 can decide on that so we can use that same logic
 22 for the next one.
 23 CHAIR WALKER: So, Commissioner, when you say
 24 that, I was -- and again, this is more of, I guess,
 25 a question of how we do it. I was going to say
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1 attach the pro forma. Authorize the purchase of
 2 the land consistent with the presented purchase
 3 price, plus reasonable closing costs, fees, and
 4 expenses, which, you know, you're going to have
 5 attorneys' fees. You're going to have Doc Stamps.
 6 You're going to have all of that.
 7 COMMISSIONER BROCK: Um-hmm.
 8 COMMISSIONER HOROVITZ: I'm okay with that.
 9 CHAIR WALKER: Okay. Commissioner Shoup?
 10 COMMISSIONER SHOUP: Unless OGC wants to
 11 in-kind us some Closing Attorneys' funds there.
 12 MR. LOHR: They don't do that.
 13 COMMISSIONER HOROVITZ: So, are we --
 14 CHAIR WALKER: So I'm seeking an amendment to
 15 the current motion is what I'm seeking. And I'm
 16 seeking an amendment that would state adding to the
 17 end of prepare and execute and documents necessary
 18 for the due diligence of, and development contact
 19 with, Chase Propose. I'm adding -- or asking for a
 20 motion to Add consistent with the pro forma
 21 financial information previously presented to the
 22 Acquisition Committee and attached hereto, for a
 23 purchase price of the land not to exceed \$2,376,000
 24 plus any applicable and reasonable closing costs.
 25 ATTORNEY HODGES: And funds to come out of
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1 the --
 2 CHAIR WALKER: Oh, and funds to come out of
 3 the unrestricted funds available to the Housing
 4 Authority.
 5 COMMISSIONER BROCK: Um-hmm.
 6 COMMISSIONER HOROVITZ: Can you specify the
 7 date of the last Acquisition meeting, just so it's
 8 clear --
 9 CHAIR WALKER: That is a great. When was
 10 that, Mr. Alexander? It feels like --
 11 MR. ALEXANDER: I --
 12 CHAIR WALKER: -- it was yesterday.
 13 MR. LOHR: January 5.
 14 CHAIR WALKER: Was it?
 15 COMMISSIONER SHOUP: January 5th in the --
 16 CHAIR WALKER: Oh, thank you.
 17 COMMISSIONER SHOUP: -- third whereas.
 18 CHAIR WALKER: January 5th in the third
 19 whereas, Commissioner.
 20 COMMISSIONER HOROVITZ: I'll make the motion.
 21 COMMISSIONER GRIGGS: Second.
 22 CHAIR WALKER: Motion, seconded. The motion
 23 is to amend the current Resolution to add at the
 24 end, consistent with the pro forma financial
 25 information presented to the Acquisition Committee
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1 of the Housing Authority on January 5th, 2023, with
 2 a purchase price of the land not to exceed
 3 \$2,376,000 and applicable closing costs, fees,
 4 and -- reasonable applicable closing costs, fees,
 5 and expenses. Funds to be utilized from
 6 unrestricted Housing Authority funds.
 7 So we now have a motion to amend, which I
 8 think we need to move the motion to amend. And
 9 then, we would move the full Resolution, correct?
 10 ATTORNEY HODGES: As amended.
 11 CHAIR WALKER: As amended.
 12 ATTORNEY HODGES: Yeah.
 13 CHAIR WALKER: So, well, can I just move the
 14 motion as amended?
 15 VICE CHAIR GREEN: No.
 16 CHAIR WALKER: No, I have to approve the
 17 amendment. So I have a motion and a second to
 18 amend. Is there any further discussion on the
 19 amendment? Hearing none, I'm calling the question.
 20 All those in favor?
 21 COMMISSIONERS: Aye.
 22 CHAIR WALKER: Okay. So the Resolution before
 23 us has been amended. Pursuant to the amendment, I
 24 have a motion and a second on the full
 25 Resolution --
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1 ATTORNEY HODGES: As amended.
 2 CHAIR WALKER: -- as amended.
 3 ATTORNEY HODGES: Um-hmm.
 4 CHAIR WALKER: Is there any further
 5 discussion?
 6 COMMISSIONER SHOUP: Quick question.
 7 CHAIR WALKER: Oh, Commissioner.
 8 COMMISSIONER SHOUP: Through -- no, I know.
 9 Through the Chair to --
 10 CHAIR WALKER: You are what I used to be.
 11 COMMISSIONER SHOUP: I -- through the Chair to
 12 OGC, you guys are good with that language now?
 13 ATTORNEY HODGES: Yeah, that's fine.
 14 COMMISSIONER SHOUP: Okay.
 15 ATTORNEY HODGES: That's --
 16 COMMISSIONER SHOUP: Sounds good.
 17 ATTORNEY HODGES: Well, it's not what I'm good
 18 with. It's what the board's good with. And so,
 19 just adding additional layer of protection there,
 20 so that's a sufficient language.
 21 CHAIR WALKER: Thank you. I will call the
 22 question. All those in favor of Resolution
 23 No. 2023-JHA-03, as amended, signify by saying aye.
 24 COMMISSIONERS: Aye.
 25 CHAIR WALKER: Any opposition?
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1 Hearing none, that resolution passes. The
 2 next Resolution we have on our table is Resolution
 3 No. 2023-JHA-04, which is the final approval and
 4 authorization of the JWB Real Estate Capital
 5 acquisition. As we've been through this -- I'm
 6 sorry?
 7 ATTORNEY HODGES: No, I was just going to say,
 8 before you guys move this Resolution in, you want
 9 to move one with a similar --
 10 CHAIR WALKER: Oh, yeah, we're going to do
 11 that. I'm going to ask that we move the motion
 12 with the additional language at the end of the
 13 motion saying Purchase contract shall contain such
 14 terms and conditions of the best interest of the
 15 Jacksonville Housing Authority consistent with the
 16 Pro Formal financial information attached hereto
 17 and presented to the Housing Authority on January
 18 5th, 2023's Acquisition Committee, and a purchase
 19 price not to exceed \$7,090,000 for the purchase of
 20 30 homes, plus reasonable applicable --
 21 MR. ALEXANDER: Fifty.
 22 CHAIR WALKER: Fifty.
 23 MR. ALEXANDER: Fifty homes.
 24 CHAIR WALKER: Fifty homes?
 25 VICE CHAIR GREEN: Yes.
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1 ATTORNEY HODGES: Yeah.
 2 CHAIR WALKER: Why does it say 30,
 3 Mr. Alexander?
 4 COMMISSIONER BROCK: No, it say 50.
 5 MR. ALEXANDER: It --
 6 COMMISSIONER BROCK: It doesn't say 30. It
 7 say 50.
 8 COMMISSIONER SHOUP: It says 50 there.
 9 CHAIR WALKER: My apologies. 50 homes.
 10 What's the final acquisition amount, Mr. Alexander?
 11 MR. ALEXANDER: It's 11 million.
 12 CHAIR WALKER: Oh, my apologies,
 13 Mr. Alexander. I'm reading from your presentation
 14 which I understand the issue. My apologies.
 15 COMMISSIONER BROCK: Right.
 16 CHAIR WALKER: My apologies.
 17 COMMISSIONER BROCK: You're doing the zip
 18 codes.
 19 CHAIR WALKER: I'm doing -- what's the
 20 purchase price of the full 50 lots, Mr. Alexander?
 21 MR. ALEXANDER: It's 11 --
 22 CHAIR WALKER: That's 30.
 23 COMMISSIONER SHOUP: Approximately
 24 \$11,500,030.
 25 MR. ALEXANDER: Yeah, 11.5.
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1 CHAIR WALKER: Thank you, \$11 million -- with
 2 a purchase price not to exceed \$11,500,000.
 3 COMMISSIONER SHOUP: Five-ninety.
 4 MR. WILSON: Five-ninety.
 5 CHAIR WALKER: Five hundred and ninety
 6 thousand dollars.
 7 MR. WILSON: I was joking.
 8 CHAIR WALKER: Public comment's not open. The
 9 purchase price not to exceed \$11,590,000, plus
 10 reasonable applicable closing costs. Funds to be
 11 utilized from unrestricted Jacksonville Housing
 12 Authority funds.
 13 ATTORNEY HODGES: Yes.
 14 COMMISSIONER GRIGGS: Is this part of the
 15 Resolution or is this an amendment? Is this a --
 16 CHAIR WALKER: No, I've added this to the
 17 Resolution.
 18 COMMISSIONER GRIGGS: Okay.
 19 CHAIR WALKER: I'm asking for the Resolution
 20 to be moved, as amended.
 21 ATTORNEY HODGES: He's adding it, so it's
 22 before we put it --
 23 COMMISSIONER GRIGGS: Thank you.
 24 ATTORNEY HODGES: -- in properly.
 25 COMMISSIONER GRIGGS: Thank you.
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1 CHAIR WALKER: So can I get a --
 2 COMMISSIONER GRIGGS: So moved.
 3 CHAIR WALKER: So moved, thank you. Can I get
 4 a second?
 5 COMMISSIONER BROCK: Second.
 6 CHAIR WALKER: I have a second from
 7 Commissioner Brock. Further discussion?
 8 VICE CHAIR GREEN: Yes, discussion.
 9 CHAIR WALKER: Yes.
 10 VICE CHAIR GREEN: These homes are already
 11 built, correct?
 12 CHAIR WALKER: Yes, exactly.
 13 COMMISSIONER BROCK: Um-hmm.
 14 VICE CHAIR GREEN: That's the exciting part.
 15 COMMISSIONER BROCK: Yes.
 16 VICE CHAIR GREEN: And then we will be -- we
 17 will pay from our restricted cash -- our
 18 unrestricted cash. And then, we will refinance
 19 with the Bond.
 20 CHAIR WALKER: Yes. And, Commissioner Green,
 21 you just reminded me of something. Mr. Wilson came
 22 down. Can you just explain that refinancing
 23 process to the full Board quickly? I know we're
 24 not authorizing that here. We're not doing that
 25 here. But I want to make sure we're all clear what

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1 the intent is from a financial structuring
 2 perspective.
 3 MR. WILSON: Sure, I'll be real brief. But
 4 I'll try to be brief.
 5 COMMISSIONER SHOUP: Yes.
 6 MR. WILSON: So -- yeah, the thought here is
 7 that often when you issue Bonds, you have a lot of
 8 costs that go into that, Bond Counsel, you know,
 9 our fee, our Counsel fee, Trustee fee.
 10 So you want to try to, you know, if possible,
 11 aggregate as much as you can to do one bond issue,
 12 because it saves you a lot of money and cost of
 13 issuance. So the thought here would be to
 14 simultaneously pay any upfront costs from Housing
 15 Authority's cash balance. We will simultaneously
 16 start working the Bond issue, so we can just
 17 reimburse those proceeds as soon as possible. And
 18 I think if we got started right away, you can
 19 probably close a Bond issue in 60 days.
 20 CHAIR WALKER: So -- and again, not approving
 21 it here, but just for context, so we're looking at
 22 outlaying cash for potentially 60 days. And you
 23 know, reimburse ourselves or a significant portion
 24 of such cash, correct?
 25 MR. WILSON: Correct.

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1 CHAIR WALKER: Okay, just so we're clear. Any
 2 questions for Mr. Wilson, while he's here? So --
 3 COMMISSIONER GRIGGS: We will have plenty of
 4 questions when he comes back.
 5 CHAIR WALKER: Yes, we will. Okay. I have a
 6 motion -- I have a Resolution that's been put forth
 7 as amended. I have a motion on that. I have a
 8 second. Is there any further discussion?
 9 COMMISSIONER SHOUP: Real, real quick. For
 10 the record, Mr. Alexander, how quick are we going
 11 to be able to put 50 families into these 50 homes,
 12 after closing?
 13 MR. ALEXANDER: I'd say we can get them in, in
 14 30 days.
 15 CHAIR WALKER: Wow.
 16 COMMISSIONER SHOUP: So that's huge, guys.
 17 Thirty days from closing, we're going to have 50
 18 more families off our waiting list. That's what
 19 we're here for.
 20 CHAIR WALKER: Yeah; any further discussion?
 21 Hearing none, I'll call the question. All those in
 22 favor, signify by saying aye.
 23 COMMISSIONERS: Aye.
 24 CHAIR WALKER: Any opposition? Hearing none,
 25 the Resolution's carried.

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1 Mr. Alexander, I know this Board has been
 2 active at this for 18 months to move to this point.
 3 Congratulations. Congratulations to Senior Staff.
 4 MR. ALEXANDER: Thank you.
 5 CHAIR WALKER: This is something we haven't
 6 done before. So I'm very excited and look forward
 7 to it. For better or worse, we still have the rest
 8 of the meeting to get through. I'm actually -- I
 9 think the scoring -- the final discussion on the
 10 scoring rubric and the Development Score Card for
 11 the RFQ, the Acquisition Committee went through the
 12 Score Card once again. It was then circulated, I
 13 believe, to the entire Board, correct,
 14 Mr. Alexander?
 15 MR. ALEXANDER: Yes.
 16 CHAIR WALKER: And comments were then
 17 incorporated one last time to ensure that we kind
 18 of captured what each Board Member was looking for
 19 with respect to the scoring rubric. For those that
 20 recall, this rubric will hereafter be utilized when
 21 projects come in. The RFQ will go out. When
 22 projects come in, they will be scored in accordance
 23 with this rubric. And they will then present it to
 24 the Acquisition Committee for further
 25 recommendation to the board.

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1 I had no further comments on the rubric or the
 2 Score Card. But it -- I do think it would be
 3 prudent that we open it up here to the board and
 4 see if there was any other comments, before we, you
 5 know, finalize that and authorize Mr. Alexander to
 6 utilize that.
 7 So at that point, Commissioner?
 8 COMMISSIONER SHOUP: I know I'm the new guy.
 9 But if somebody could send me -- or I could get a
 10 copy of that prior to voting on it would be
 11 helpful.
 12 CHAIR WALKER: Mr. Alexander -- I know you
 13 were new so it might not have gone out with you
 14 whenever --
 15 COMMISSIONER SHOUP: Right. And I don't --
 16 CHAIR WALKER: Yeah, with the Notice.
 17 COMMISSIONER SHOUP: It --
 18 CHAIR WALKER: I apologize.
 19 COMMISSIONER SHOUP: Yeah, I'm sure.
 20 CHAIR WALKER: Could you shoot that down,
 21 Mr. Alexander? And we will hold on that. For the
 22 rest of the board that should have got a copy of
 23 it, was there any further edits, or did everybody
 24 see their edits incorporated, or questions answered
 25 from Mr. Alexander, if there were any? There you
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1 go, Mr. Commissioner.
 2 COMMISSIONER SHOUP: Thank you.
 3 COMMISSIONER HOROVITZ: I actually didn't see
 4 the final rubric.
 5 MR. ALEXANDER: I'll give you a copy.
 6 COMMISSIONER HOROVITZ: Thank you.
 7 COMMISSIONER BROCK: Can you give it to me,
 8 too? Can I have one?
 9 CHAIR WALKER: Do you -- if you have enough,
 10 can you just pass them out, Mr. Alexander?
 11 MR. ALEXANDER: Yes.
 12 CHAIR WALKER: Thank you.
 13 COMMISSIONER HOROVITZ: And I think we should
 14 take a second and just review and vote on it, so we
 15 can make deals.
 16 COMMISSIONER SHOUP: That's what I was going
 17 to ask. Is there a pressing where we've got to --
 18 we need to do this at this meeting? Or can we
 19 defer this, where we have --
 20 COMMISSIONER HOROVITZ: We've deferred it
 21 twice.
 22 COMMISSIONER SHOUP: -- some time to --
 23 CHAIR WALKER: We've deferred it --
 24 COMMISSIONER SHOUP: Okay.
 25 CHAIR WALKER: -- twice. I'd like to get a
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1 vote on it. And --
 2 COMMISSIONER HOROVITZ: I agree.
 3 CHAIR WALKER: -- if we decide that something
 4 needs to be adjusted, I think we can come back and
 5 adjust it. But we've -- yeah, we've deferred it
 6 twice, unfortunately.
 7 COMMISSIONER SHOUP: Okay. I did.
 8 CHAIR WALKER: It's the second one. Thank
 9 you.
 10 MR. ALEXANDER: I'm sorry. Here you go.
 11 CHAIR WALKER: So, again, just for the benefit
 12 of everybody, we went through and reallocated
 13 certain aspects of this rubric, based on some very
 14 astute points made at our Acquisition Committee
 15 meeting to really hone in on what we thought was a
 16 good balance between what we needed versus where we
 17 originally started.
 18 One thing I'd like to add, you know, which is
 19 obviously to the extent that we approve this and we
 20 decide, 90 days later, we don't love it because
 21 this is procurement and -- Ms. Hodges is going to
 22 hate me -- rolling RFQ is what I call it. There's
 23 some other term that makes more sense. But because
 24 it renews every 30 days, if we don't like the
 25 rubric for whatever reason, we certainly could
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1 amend that down the road to adjust it, as we see
 2 fit.
 3 But I would say I am very -- again, I asked
 4 for this. And I think, you know, frankly,
 5 Commissioner Phillips, who's no longer here on the
 6 board, she asked for this. And I think it's a
 7 great thing that we did to put this together that
 8 really helps us hone in on what we're trying to do.
 9 So --
 10 COMMISSIONER HOROVITZ: Yeah, this is great.
 11 I'd like to say, thank you, Mr. Alexander, for
 12 incorporating all of our feedback after --
 13 MR. ALEXANDER: Um-hmm.
 14 COMMISSIONER HOROVITZ: -- numerous
 15 discussion. I think this is excellent. And if we
 16 can, I'd like to make the motion to approve this
 17 and move forward, unless the -- there's questions.
 18 I think this is great.
 19 CHAIR WALKER: I have a motion. Can I get a
 20 second for final -- for any discussion?
 21 COMMISSIONER GRIGGS: Second.
 22 COMMISSIONER BROCK: Second.
 23 CHAIR WALKER: I have a second from
 24 Commissioner Griggs. Any further discussion on the
 25 scoring rubric?
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1 VICE CHAIR GREEN: And this is just to bring
 2 it to the board, once they hit --
 3 COMMISSIONER BROCK: Um-hmm.
 4 VICE CHAIR GREEN: -- their number.
 5 CHAIR WALKER: That's a great -- yes, so for
 6 clarification, this -- so the last two deals that
 7 we did were sole source, right? They had the
 8 deals. They brought them to us. This is a deal
 9 where somebody wants to propose something to us,
 10 meaning they haven't secured it or whatever else.
 11 This is a rubric that we will, then, score those
 12 deals on to ensure that, you know, there's a
 13 consistency to how we're looking at deals. This
 14 does not mean Mr. Alexander can go buy the deals.
 15 COMMISSIONER SHOUP: No, I know that. I know
 16 that.
 17 CHAIR WALKER: This merely says that he will
 18 then have a scoring rubric that the Acquisition
 19 Committee can review. And if the Acquisition
 20 Committee believes it's in the board's best
 21 interest to consider, we will make a recommendation
 22 at that time.
 23 VICE CHAIR GREEN: And every Developer will
 24 have access to this. It'll be on the website.
 25 CHAIR WALKER: It'll be part of the RFQ that
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1 is published.
 2 VICE CHAIR GREEN: Yeah, cool.
 3 CHAIR WALKER: Any further questions or
 4 discussions? I'm letting Commissioner -- I'm --
 5 somebody say something so Commissioner Shoup can
 6 finish reading it.
 7 COMMISSIONER HOROVITZ: We also said that our
 8 preference would see -- would be to see things that
 9 scored over 70 percent. But if Mr. Alexander
 10 thought there was a deal that was worth our time,
 11 that he could bring deals that scored lower. But
 12 just a posture to any Developer that we would like
 13 to see 70-or-more.
 14 CHAIR WALKER: Yeah.
 15 COMMISSIONER SHOUP: Question; does the 70 get
 16 us a dollar-to-dollar return? Or how?
 17 CHAIR WALKER: That's part of the -- you'll
 18 see in here -- part of the questions we have in
 19 here, Commissioner, are, you know, what does JHA's
 20 percentage of fee splits? What does our ownership
 21 look like? You know, is there an actual financial
 22 incentive for us to look at this project? Or are
 23 we, you know, just basically asking to do it on a
 24 whim?
 25 But, yes, to your point, there is -- there are
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1 those calculations that are to be made.
 2 COMMISSIONER SHOUP: It looked like it was
 3 page 5. I just got there.
 4 CHAIR WALKER: Yes, page 5, correct.
 5 COMMISSIONER SHOUP: Yeah. I will say, with
 6 my very brief and quick review, I'm okay.
 7 CHAIR WALKER: Fantastic; so I have a motion.
 8 I have a second. I'll go ahead and call the
 9 question. All those in favor of approving the
 10 score group -- scoring rubrics for use of the
 11 projects in the RFQs, signify by saying aye.
 12 COMMISSIONERS: Aye.
 13 CHAIR WALKER: Any opposition.
 14 Hearing none, thank you very much to this
 15 Board.
 16 Mr. Alexander, obviously you guys are now good
 17 to proceed with the RFQs.
 18 MR. ALEXANDER: Okay, thank you.
 19 CHAIR WALKER: At this point, I think we are
 20 through Officer Elections and Standing Committees,
 21 which is fantastic. I will defer my Chair -- or
 22 actually -- yeah, I'll defer my Chair's comment one
 23 second.
 24 Mr. Alexander, it is already 6:00, not that
 25 that matters. However, would you please give us
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1 your expedited CEO highlight reviews?
 2 MR. ALEXANDER: Great. First, are there any
 3 questions on the Operation Report? One of the key
 4 things on there, if you look on there, the unit
 5 turnaround time at the time was 13 days. Staff has
 6 done a good job and got it down to seven days,
 7 which HUD gives you an A if you have it in
 8 ten days. And we finally got it down to seven
 9 days.
 10 Also, we had REAC. We didn't receive the
 11 score back from Centennial Towers. But we did
 12 receive a REAC Score from Brentwood, which was a
 13 82, and at Southwind, which was a 95. What that
 14 means, we won't be tested again at Brentwood for
 15 another two years. And we won't be tested at
 16 Southwind for another three years, at least have an
 17 inspection there.
 18 Also, I'm not sure. But I wanted to bring to
 19 your attention, they had a news report on the
 20 resident that had a pest in her unit. And I just
 21 wanted to give the board a update on how we
 22 addressed that.
 23 When we found out that the lady had rodents in
 24 her unit, we addressed it. But when I found out
 25 about it, me and Ms. Dunn, who's the Chief
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1 Operating Officer, we went in there and had the
 2 lady placed in a hotel. And we had her placed in a
 3 hotel. We had the unit completely stripped and
 4 remodeled. We had a professional pest control
 5 company go in and seal all the entries to that
 6 unit. We also put boxes -- bait boxes outside the
 7 whole entire building. We actually trimmed the
 8 trees back from the building, because they appeared
 9 to be roof rodents. The six people that actually
 10 have six units in that building, there was only one
 11 family that had a problem. And there might have
 12 been one other family that was suspected of having
 13 something in that unit.

14 But nevertheless, we re -- we sealed that
 15 whole entire building up. We addressed the unit,
 16 remodeled the unit. On the 13th of this month, we
 17 will go out and tent that whole entire building.
 18 We will tent it. And after tenting it, we will
 19 allow the residents to go back in there within
 20 three days. The Tenant was happy with the
 21 conversion of the unit and they had no problems.

22 When we go in and we move the resident out of
 23 there, we sort of bait the unit to see if we can
 24 catch anything, and there was no signs of anything
 25 in that building. But it may be something

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1 somewhere around there. So that's why we want to
 2 tent the building.

3 Also, on a good note, our Family
 4 Self-Sufficiency Program, we was awarded \$428,736
 5 for six positions. Now, this Award is given every
 6 year and it's not guaranteed, because some Housing
 7 Authorities don't even get it. But we got \$428,000
 8 for six positions. And also, we was very lucky to
 9 get the ROSS Grant, which is \$421,000.

10 Now, the FSS is for the Family
 11 Self-Sufficiency. And the ROSS is for the
 12 self-sufficiency, as well. That's \$421,724. And
 13 that Grant -- the difference between the ROSS and
 14 the FSS, the FSS is every year you have to apply to
 15 get the money. And that ROSS Grant money is for
 16 three years.

17 Also, I did -- Staff worked along with me.
 18 And you could thanks Ms. Court and Ms. Simms, and
 19 Ms. Anita who put this book together. We attended
 20 a conference -- the Commissioner's Conference. And
 21 we put these books together for you of all the
 22 training at the conference that you could really
 23 look into and get some information, in case you
 24 miss any of the classes.

25 COMMISSIONER HOROVITZ: Oh, I have one.

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1 MR. ALEXANDER: Yes, okay. Did you get one?
 2 COMMISSIONER BROCK: No, sir.
 3 MR. ALEXANDER: So, it contains all of our
 4 materials from all the training sessions in there.
 5 They had some very good sessions. We thought the
 6 conference was very good. General Counsel attended
 7 the conference.

8 CHAIR WALKER: Mr. Alexander --

9 MR. ALEXANDER: Yes, sir.

10 CHAIR WALKER: -- I'm highly offended that you
 11 put How to Run a Board Meeting in here.

12 MR. ALEXANDER: No, well, that's --

13 CHAIR WALKER: Just to be clear,
 14 Mr. Alexander.

15 MR. ALEXANDER: Well, that was one of the
 16 trainings here. That's --

17 CHAIR WALKER: I'm just kidding.

18 MR. ALEXANDER: Yes.

19 COMMISSIONER SHOUP: Under two hours.

20 COMMISSIONER HOROVITZ: It's on the record.

21 COMMISSIONER BROCK: Yes.

22 CHAIR WALKER: Do we have these
 23 electronically?

24 MR. ALEXANDER: Huh?

25 CHAIR WALKER: Do we have these materials
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1 electronically?

2 MR. ALEXANDER: Yes, I'll send it to you
 3 electronically.

4 COMMISSIONER HOROVITZ: All right.

5 MR. ALEXANDER: Yes.

6 COMMISSIONER HOROVITZ: I think --

7 MR. ALEXANDER: And one last thing, we hand
 8 out new passwords for Mr. Charles, Mr. Shoup, and
 9 Ms. Brock, because the rest of the commissioners
 10 use the JHA email. I wanted to make sure that you
 11 all had the JHA email so you can get your JHA
 12 email, so that if they ever have a record -- a
 13 Public Record Request, they pull the information
 14 from your JHA email, instead of your personal
 15 email, because some of us use our personal email.
 16 So I want to make sure that you all use the JHA
 17 email.

18 COMMISSIONER BROCK: Um-hmm.

19 MR. ALEXANDER: And that's why we distributed
 20 the process on how to get into your email on JHA.

21 And that concludes my Report. Any questions?

22 COMMISSIONER HOROVITZ: I just --

23 CHAIR WALKER: None -- oh.

24 COMMISSIONER HOROVITZ: A question or a
 25 comment; if we could not do those arrows, it makes

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1 it hard to see --
 2 MR. ALEXANDER: Okay.
 3 COMMISSIONER HOROVITZ: -- for me. I think it
 4 blocks a lot of the numbers. But it's a great
 5 Report, the whole thing. Thank you.
 6 MR. ALEXANDER: Yes.
 7 CHAIR WALKER: Commissioner Brock?
 8 COMMISSIONER BROCK: Through the Chair to
 9 Mr. Alexander, I don't have any questions. But I
 10 want to say, job well done on those grants that we
 11 received.
 12 MR. ALEXANDER: Yes.
 13 COMMISSIONER HOROVITZ: Um-hmm.
 14 COMMISSIONER BROCK: And really I know a lot
 15 of work went into it. I know it goes through --
 16 COMMISSIONER HOROVITZ: Um-hmm.
 17 COMMISSIONER BROCK: -- you and Resident
 18 Services. So, want to say a job well done on those
 19 Grants.
 20 MR. ALEXANDER: Well, I take no credit. We
 21 have to give all the credit to our longest ABC
 22 Employee who is Ms. Puerta, who's been here going
 23 on 35 or 36 years.
 24 MS. PUERTA: Yes.
 25 CHAIR WALKER: Wow, congratulations.
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1 MR. ALEXANDER: Thirty-five.
 2 MS. PUERTA: Going on 35, I just made
 3 34 years.
 4 MR. ALEXANDER: Okay, 34 or 35.
 5 MS. PUERTA: I'm in 35th.
 6 CHAIR WALKER: You're in the 35th.
 7 MR. ALEXANDER: In the 35th, yeah.
 8 CHAIR WALKER: Wow, that's --
 9 MR. ALEXANDER: All of Resident Services.
 10 CHAIR WALKER: That's amazing.
 11 MR. ALEXANDER: So she got the formula that
 12 got us almost 800 -- a little bit more than
 13 \$800,000.
 14 CHAIR WALKER: Wow.
 15 MR. ALEXANDER: That goes all to residents.
 16 So you have to give her a round of applause.
 17 COMMISSIONER BROCK: Yes. Thank you.
 18 CHAIR WALKER: That's awesome. Any other
 19 questions for Mr. Alexander?
 20 COMMISSIONER GRIGGS: Yes, through the Chair.
 21 The VASH --
 22 CHAIR WALKER: Um-hmm.
 23 COMMISSIONER GRIGGS: -- is that the Military
 24 vouchers?
 25 MR. ALEXANDER: Yes.
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1 COMMISSIONER BROCK: Oh, Charles.
 2 COMMISSIONER GRIGGS: I just remember a
 3 couple --
 4 CHAIR WALKER: Yeah.
 5 COMMISSIONER GRIGGS: -- meetings ago.
 6 COMMISSIONER BROCK: Um-hmm.
 7 COMMISSIONER GRIGGS: We had a description
 8 about that.
 9 CHAIR WALKER: And I think the problem in
 10 deploying them is because we can't get --
 11 COMMISSIONER BROCK: Yeah.
 12 CHAIR WALKER: -- fast enough cooperation with
 13 the VA to get the referrals and everything else --
 14 COMMISSIONER BROCK: Exactly.
 15 CHAIR WALKER: -- right? Commissioner Shoup?
 16 COMMISSIONER SHOUP: So that's something when
 17 I was in the limbo-land, Mr. Alexander gave me a
 18 tour. And I saw the, Are You a Veteran? We have
 19 vouchers, sign. One of the things I do in my day
 20 job is I do a lot of work with the Veteran's
 21 Treatment Court here in Duval County. And they
 22 have needs to put people into houses.
 23 So Mr. Alexander and I are supposed to get
 24 with the folks who I can put the VTC folks with
 25 where they can start getting these. They've got
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1 people wait -- you know, looking for housing, as we
 2 speak. So it'll be a great partnership there.
 3 CHAIR WALKER: Commissioner Brock?
 4 COMMISSIONER BROCK: Yes, I want to
 5 congratulation my new Commissioner, if he gets the
 6 job done with the Vets' vouchers, because them
 7 people, they're not bending. They're talking about
 8 them people got to be homeless for like a year, all
 9 kind of foolishness. Yeah. We done tried, yeah,
 10 for real. They call me all the time, Veterans, to
 11 trying to get a Voucher. And Mr. Love -- I know
 12 him by name -- he's the Intake person. He's really
 13 for real.
 14 CHAIR WALKER: Mr. Alexander, I -- you know,
 15 to the extent we can see if there's anything we can
 16 do with the VA to expedite or modify, or --
 17 COMMISSIONER BROCK: Yeah, yes.
 18 CHAIR WALKER: -- whatever the process.
 19 COMMISSIONER BROCK: Yes.
 20 CHAIR WALKER: I feel like we talk about this
 21 every month, which is --
 22 COMMISSIONER BROCK: Right.
 23 CHAIR WALKER: -- unfortunate, but --
 24 COMMISSIONER BROCK: Exactly.
 25 CHAIR WALKER: -- it is what it is. Anything
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1 else from Mr. Alexander, any questions?
 2 COMMISSIONER SHOUP: No.
 3 CHAIR WALKER: Hearing none, I'm going to move
 4 to the Chair's comments quickly. Mr. Alexander, we
 5 are loath -- or we are loath -- I'm loathed to
 6 report that we are behind in Mr. Alexander's 360
 7 Review. I have completed his -- he has completed
 8 his Self-Evaluation, which has been put into the HR
 9 Team. Ms. Court has been willing to help us
 10 coordinate all this.
 11 After this meeting, each of you will receive
 12 an Evaluation Form, as well. Prior to the next
 13 meeting, if you would be willing to please fill out
 14 that information and send it to.
 15 Ms. Court, I will then coordinate with
 16 Ms. Court to combine the information and do a
 17 Board/CEO sit-down Evaluation, per the terms of his
 18 Employment Agreement, and then bring it back to the
 19 board for their final review and approvals. Is
 20 there any questions around that process? I'm
 21 hoping to have this done within the next two weeks.
 22 We are behind on this reporting, which is my fault.
 23 So I apologize for that.
 24 My only other closing comments, which I think,
 25 again, it's been a long time in the waiting, but
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1 this was a very progressive and forward-facing
 2 Board meeting. And I really appreciate everybody's
 3 time and efforts in this. And with that, are there
 4 any other closing comments from anybody?
 5 COMMISSIONER GRIGGS: Thank you to Staff for
 6 everything --
 7 CHAIR WALKER: Yeah.
 8 COMMISSIONER GRIGGS: -- that you do.
 9 COMMISSIONER BROCK: Yeah.
 10 COMMISSIONER HOROVITZ: Thank you.
 11 CHAIR WALKER: Thank you very much, the
 12 Staff -- to Senior Staff, to Mr. Alexander. If
 13 there's no further comments, I'll deem this meeting
 14 adjourned. Thank you very much.
 15 COMMISSIONER BROCK: Thank you.
 16 (Meeting adjourned.)
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1 CERTIFICATE
 2
 3 STATE OF FLORIDA)
 4 COUNTY OF DUVAL)
 5
 6 I, Maia N. Deig, Stenographer and Notary
 7 Public in and for the State of Florida at Large,
 8 certify that I was authorized to and did
 9 stenographically report the foregoing audio file
 10 and that the transcript is a true record thereof to
 11 the best of my ability, of which I was not present
 12 at the time such event took place.
 13
 14 DATED this 15th day of February 2023
 15
 16
 17
 18 /s/ Maia N. Deig
 Maia Deig, Court Reporter
 19
 20
 21
 22
 23
 24
 25
 CERTIFIED REPORTERS, INC.