

1-24-25 JHA BOC Finance Committee Meeting

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1 2 3 4 JACKSONVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS 5 FINANCE COMMITTEE MEETING 6 7 8 TAKEN: Friday, November 24, 2025 9 TIME: 10:13 a.m. to 11:38 a.m. 10 PLACE: Jacksonville Housing Authority 11 1300 North Broad Street 12 Jacksonville, Florida 32202 13 (and via videoconference) 14 15 Taken by Carol DeBee Martin, court reporter. 16 17 18 Carol DeBee Martin 19 Jacksonville Court Reporting, Inc. 20 1620 Bartram Road, Apt. 6111 21 Jacksonville, Florida 32207 22 (904) 465-0787 (cell) 23 debeemartin@aol.com 24 25	1 PROCEEDINGS 2 November 24, 2025 10:13 a.m. 3 CHAIRWOMAN WEATHERBY: Good morning, 4 everyone. 5 COMMISSIONER REYES: Good morning. 6 COMMISSIONER SHIRLEY: Good morning. 7 CHAIRWOMAN WEATHERBY: We'll call the 8 meeting to order. It's 10:13. We're a little 9 bit late. January 24th. 10 First of all, are there any public comments 11 in the room or online? 12 (no response) 13 CHAIRWOMAN WEATHERBY: Okay. Hearing none, 14 I will go to the approval of the minutes. 15 Do I hear a motion? 16 COMMISSIONER HOROVITZ: I make a motion. 17 CHAIRWOMAN WEATHERBY: Second? 18 COMMISSIONER SHIRLEY: Second. 19 CHAIRWOMAN WEATHERBY: Thank you. 20 All in favor? 21 COMMISSIONER HOROVITZ: Aye. 22 COMMISSIONER SHIRLEY: Aye. 23 CHAIRWOMAN WEATHERBY: I will defer any 24 comments, because I know we have a lot to cover in 25 a short period of time.
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1 APPEARANCES: 2 CHAIRWOMAN LISA STRANGE WEATHERBY 3 COMMISSIONER HEATHER HOROVITZ 4 COMMISSIONER HARRIET BROCK 5 COMMISSIONER CALEENA SHIRLEY 6 COMMISSIONER HANK ROGERS 7 COMMISSIONER ANDREA REYES 8 EVANN MORRIS 9 ANTONIO PEREZ 10 ROSLYN MIXON-PHILLIPS, Interim President/CEO 11 MAMIE DAVIS, Interim CFO 12 VICTOR FIGUEROA, COO 13 JULIE ST. CLAIR 14 DIARRA WEATHERS 15 CRYSTAL BLACKMER 16 SATONIA HART 17 DANIEL MITCHELL 18 HARRY M. "Reece" WILSON, IV, Esquire (OCG) 19 20 VIA VIDEOCONFERENCE 21 INEEDA JACOBS 22 LAILA DARBY 23 CHAD MOORE 24 LA'KENYA DORSEY 25 LEONA MITCHELL ERICA THORPE DORIAN WILKES N'EL GOMES TRACY BRADY --- 21 22 23 24 25	1 So we'll move to the, "Agency Financial 2 Overview," with Ms. Mamie Davis. 3 MS. DAVIS: Good morning. 4 In your book, I've provided you some 5 information on the fiscal year to date numbers. 6 They are operating revenues and expenses. 7 Those numbers are not final, because they 8 need some adjustments. Because they include some 9 capital expenditures, and we're working on a 10 system to get Yardi fixed so we can separate these 11 two. 12 But it is what we have in our system to date 13 for the year to date, which starts October 1, 2024 14 through December, 2024. We've given you that 15 information. 16 Also, our fiscal year ended September 30th, 17 2024, and we've just given you some broad numbers 18 from Fiscal Year 2024 comparing those numbers to 19 audited numbers for Fiscal Year 2023 and 2022 20 showing you what the operating revenue, expenses, 21 nonoperating revenue, capital contributions were 22 for those years comparatively. 23 These numbers do not include the RAD 24 properties. So it is the, "governmental entity," 25 if you will, that we've given you numbers for.

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1 I want to start by addressing some of those 2 comments that I heard in the HR meeting concerning 3 I guess payables. 4 Reading the minutes from the last meeting, 5 you know, we spent considerable time on that. 6 So I'm not going to repeat all of that -- 7 going through the process that we have making 8 payables, the challenges that we were having 9 and what we were putting in place to make sure 10 that those payables are made. 11 And we have made additional progress since 12 last month. We have hired two new persons. 13 So we have a staff of three handling nothing but 14 payables at this time. 15 And we have reached a point of everything 16 that -- or we're close to the point that 17 everything that could be paid has been paid. 18 When it's presented -- and what people see is 19 that it's an accounting issue, but what we tried 20 to present last time was it's an agency issue. 21 Because we have a lot of purchases that have 22 been made that have not even been approved and not 23 even received, and we're getting invoices that -- 24 these things happened three months ago. 25 So we're trying to fix that system as we work	1 something comes up that's not on our radar. 2 We find out that it couldn't have been on the 3 radar, because it was somewhere else. We never 4 got anything concerning that, and so we're trying 5 to take care of those issues when we can. 6 One thing that we want to do real soon -- 7 and we just need to select a date. I talked to 8 Mr. Figueroa about it -- is have a vendor meeting, 9 a forum for our vendors, and it will give them an 10 opportunity to express to us, you know, what their 11 concerns are. 12 At this point, they don't have a forum. 13 So what they have to do is come before a board or 14 some other place to be heard, but we want to put 15 that in place, to meet with them at least once a 16 quarter until matters are where they need to be. 17 So we worked really, really hard on taking 18 care of the payable problem, but we want the 19 organization to know that it's not an accounting 20 problem. It's an agencywide concern. 21 And Ms. Phillips put out that directive 22 about, "Stop pointing fingers at everybody. 23 Just do your work," and so that's what we're 24 trying to do really, really hard. So I would like 25 to say that that's what we've done in that regard.
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1 through it, and, in accounting, I think what we 2 have and can be paid is being paid. We're trying 3 to fix the system in getting payables on the 4 system. 5 We expressed to you that the way Yardi was 6 being handled here -- you couldn't put an invoice 7 on the system unless you had approved it and 8 received it. 9 Well, 50 percent of our purchases were not in 10 that category, and so we did not even have those 11 in the system. 12 We're working to fix that. There is a new 13 process called, "P to P." This is an advancement 14 with Yardi that would allow us to put those on the 15 system. 16 We have done everything that we needed to do, 17 and we're just waiting for the training to 18 implement that. 19 And, with the new people that we have, 20 they are outstanding, and they are payroll 21 professionals from other places. They've done big 22 volumes, and I'm very pleased with what I'm 23 getting from this group. 24 So we are putting in place everything that we 25 can to resolve this problem. Every now and then,	1 Also, in the last minutes, we talked about 2 the progress we had made in identifying and adding 3 a comptroller and Deputy CFO, and right now I need 4 those folks like yesterday. 5 And so I'm asking HR if you would expedite 6 your process of doing whatever you need to do. 7 They have the names, but I need them to go on and 8 select from those people -- I need to select from 9 those people. 10 We have not done interviews, but they have 11 the names. So I guess they're to schedule the 12 interviews -- whatever they're supposed to do. 13 We need those people in, because there are 14 systems that we're trying to correct. 15 We're trying to put the right controls and 16 checks in place, and we need persons to do that. 17 We have relied a lot on contract staff, 18 and we're getting to the point where we need to 19 become self-reliant. And we can't do that until 20 we put the proper persons in place. 21 So I would ask for the corporation and help 22 with HR to help us put those people in place as 23 soon as possible. 24 Since our last meeting, we have been involved 25 with a lot. We talked about the audits that we

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1 had going and the work that we were doing for the 2 audits. 3 The independent auditors, the audit firm of 4 Berman Hopkins CPAs -- we are providing them 5 everything that they need for the audit for 6 Fiscal Year 2024. 7 I'm not sure when they will do the on-site 8 visit, but we have uploaded to their portal 9 schedules of the many balance sheets and asset 10 accounts that they need to do the review from 11 their offices. And that has been just a big lift, 12 to do that. 13 We mentioned at our last meeting that we had 14 to supply HUD unaudited financial information, 15 and that information was provided to them timely. 16 And they've come back with a few questions, 17 and we will answer those questions and get the 18 responses to them timely. So we're working on 19 that. 20 Also, the RADs. We have three RADs, 21 and they have fiscal years that ended 12-31. 22 And we have been working getting the statements 23 and schedules to those auditors, CohnReznick, 24 for the audit. 25 The audits are separate. So we're talking	1 yesterday to City Council on the state of the 2 finances here, and, essentially, we told them, 3 "It's very strong." 4 The financial situation here is very strong. 5 The accounting is in a highly regulated industry, 6 as you know, and some of what HUD requires is 7 different from generally accepted accounting 8 principles. 9 And so we, again, have to provide them that, 10 but our financial statements have to address both 11 generally accepted accounting principles as well 12 as the regulated industry part. 13 And I gave you some information just on the 14 trending, and we really are trending up. 15 So we are in a solid financial position in a 16 position to do the work that we're charged to do 17 for our low and moderate-income clients. 18 And, with that, I'd like to thank you for 19 this opportunity to make this presentation and 20 be able to answer any questions. 21 CHAIRWOMAN WEATHERBY: Any questions? 22 COMMISSIONER HOROVITZ: You go first. 23 COMMISSIONER REYES: Ms. Davis, thank you so 24 much. It's very clear in your tone your passion, 25 and I think the board is fully aware of what you
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1 three separate audits, and they wanted all of 2 their information by the 17th. We have provided 3 that to them. 4 They want some things in a little different 5 format. So we are doing that. So a substantial 6 amount of our time has been spent getting this 7 information together for the audits. 8 And, just recently, we got a request that 9 HUD wants to do a financial management review of 10 operations, and there is a lot of information that 11 we've got to get to them in March -- the middle of 12 March. So we will be working on that, also. 13 So we are really busy in accounting. 14 We're trying to clean up some things. We met with 15 Yardi, and we've gotten some details about how we 16 can do some things. 17 But it's not easy to implement those things. 18 I'm here to tell you that. And, not to say those 19 are a culture thing here that makes it difficult 20 to make changes, but I think every organization is 21 not easy to make changes. 22 So we are trying to work through those things 23 and get the changes that we need in our financial 24 statements and in operations. 25 I had the honor to make some comments	1 came here to do and what you're doing. 2 So thank you for your leadership in all of this. 3 I do have quick questions. Number One, 4 you said that the way that Yardi was being used 5 before -- we had more than 50 percent of the 6 payables were not on there. 7 MS. DAVIS: Yes. 8 COMMISSIONER REYES: Okay. That is a very 9 high number. 10 MS. DAVIS: Uh-huh. 11 COMMISSIONER REYES: Then, in terms of the 12 Deputy CFO position, we've also been talking about 13 that for a couple of months. 14 MS. DAVIS: Right. 15 COMMISSIONER REYES: I have not been to 16 the Finance Committee. So I do apologize if 17 I missed it. 18 So, how long have we been in a hiring 19 process, and what exactly is it that HR needs to 20 do to get us in a position where we have the 21 staff that you need to do the work that you need 22 to complete? 23 MS. DAVIS: The open positions have been out 24 there for a while. We've identified five 25 candidates -- maybe six candidates -- at least

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1 three to five each for the positions, and we need 2 to interview them. 3 And I guess there are specific interview 4 requirements that they have. So we have 5 identified the persons. We need to interview them 6 and make a selection. 7 COMMISSIONER REYES: Ms. St. Clair, 8 I don't know if you can speak to this, but I know 9 in our worklist one of the things that we talked 10 about was the security background checks and the 11 financial checks and all that. 12 Is that holding this up, or is there a 13 holdup that's taking place in HR? 14 MS. ST. CLAIR: The candidates that we 15 provided to the hiring managers need to come 16 through our database. They need to be vetted, 17 reviewed and pushed to them, and HR makes contact 18 with those candidates and applicants to do further 19 prescreening and then scheduling of the hiring -- 20 sorry -- the interviews. 21 And we help to identify an Interview Team 22 that is appropriate. So we need to be involved in 23 that process. 24 Ms. Davis I believe reached out to the 25 candidates in the form of email, and we haven't	1 COMMISSIONER REYES: Beautiful. 2 So Commissioner Horovitz has said before, right, 3 for upper management to work together and 4 communicate and make sure that we're making that a 5 priority. I think that would be appropriate. 6 CHAIRWOMAN WEATHERBY: Commissioner Brock. 7 COMMISSIONER BROCK: Yes. Madam Chair, 8 I want to ask a question, because I hear 9 Ms. Davis. 10 The positions that you're trying to get -- 11 was those some of the positions that we, 12 as a board, voted on that we would leave it up to 13 the new incoming CEO to make that decision? 14 I'm just asking a question, because I know we 15 made a motion that there was certain top positions 16 that we would leave for the CEO to make that 17 selection. 18 MS. DAVIS: I don't believe so, and it was 19 part of the audit last year that had the 20 deficiency. It was part of a corrective plan to 21 get these people in, you know, timely. 22 COMMISSIONER HOROVITZ: Yes. 23 MS. DAVIS: So, no. 24 COMMISSIONER BROCK: Okay. Thank you, 25 Ms. Davis.
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1 been involved in the process. That is what is 2 going on with the process. 3 COMMISSIONER REYES: Okay. I don't want to 4 get too much in the weeds, but how do we reconcile 5 the urgency of this with the proper protocols that 6 we're trying to do in HR? 7 I mean I don't know if we can answer that 8 right now, but I would like for management to 9 have that conversation. 10 To Ms. Phillips' point, right, "The problem 11 is the problem, and we're all working towards the 12 problem. So this isn't a department issue. 13 This is an agency issue." 14 MS. DAVIS: HR has everything that I've sent 15 out to candidates. So they do have it. 16 MS. ST. CLAIR: Yes. We have SOPs. 17 We have provided them. We just need to work with 18 our leadership to make sure that we're fair and 19 consistent with every process in every department 20 regardless of the urgency. 21 So we will make this a point today to reach 22 out to those candidates, because we don't know who 23 Ms. Davis has reached out to. So we will cover 24 that gap moving forward and be a part of the 25 interview process.	1 One more other question, Madam Chair to 2 Ms. Davis. 3 Ms. Davis, I was looking at your report here, 4 and the reason I'm pointing this out -- 5 because, you know, something that we discussed in 6 Resident Relations -- your line item under, 7 "Open Expense," the FSS payment -- it's on your 8 first (sic) page. 9 Do you see that? 10 MS. DAVIS: I'm sorry. I didn't hear your 11 question. 12 COMMISSIONER BROCK: Yes. I wanted to know 13 that payout right there that went to residents 14 under the FSS. 15 MS. DAVIS: Okay. What do you mean, 16 "It went to residents"? 17 COMMISSIONER BROCK: No. 18 I'm asking, did that payout, the 54- ... 19 Are you with me on the first page? 20 MS. DAVIS: I'm not sure if I am or not. 21 COMMISSIONER BROCK: It's under, 22 "Open Expense." 23 COMMISSIONER SHIRLEY: I don't think that's 24 the first page. 25 COMMISSIONER BROCK: Oh, I'm sorry.

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1 Forgive me. That's not the first page. 2 I'm sorry. Forgive me. That's not the first 3 page. I'm sorry, Ms. Davis. 4 MS. DAVIS: That's okay. 5 CHAIRWOMAN WEATHERBY: We have lots of pages 6 today. 7 COMMISSIONER BROCK: Yeah. 8 MS. MIXON-PHILLIPS: I think it's on the 9 fourth page under, "Housing for Voucher Revenue 10 Expenditures." 11 Is that where you're looking? 12 COMMISSIONER BROCK: Yes. 13 MS. MIXON-PHILLIPS: In the middle column, 14 it says, "FSS Escrow Payments." 15 COMMISSIONER BROCK: Right. 16 MS. DAVIS: And your question was? 17 COMMISSIONER BROCK: Is that a payout that 18 went to residents? 19 Because I know we do have an escrow account 20 for residents -- 21 MS. DAVIS: Right -- 22 COMMISSIONER BROCK: -- under the FSS. 23 MS. DAVIS: -- possibly. 24 COMMISSIONER BROCK: Okay. 25 MS. DAVIS: And I can't answer that.	1 Ms. Davis. 2 Thank you, Madam Chair. 3 CHAIRWOMAN WEATHERBY: Commissioner Shirley. 4 COMMISSIONER SHIRLEY: Yes. Through the 5 Chair to Ms. St. Clair, on the last subject that 6 we were just speaking to, given the urgency for 7 the two positions and how critical they are to 8 operations, do we foresee that we would be able 9 to at least have the interview process engaged and 10 possibly completed in the next 30 days, 11 or how long do you feel the process would be to be 12 able to go through the interview process once the 13 candidates are -- 14 MS. ST. CLAIR: After we're able to make 15 contact with the candidates and if they're still 16 available, we can get them interviewed as early 17 as this coming week. 18 The background process takes seven to ten 19 days at tops. It kind of depends, and that would 20 include a credit check, as well. I would say 21 within two weeks. 22 COMMISSIONER SHIRLEY: Thank you for that. 23 So it's very possible that by our next meeting we 24 will be able to have confirmation that the 25 interviews have been completed?
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1 I need to get back with you on that. 2 COMMISSIONER BROCK: Okay, okay. 3 And the only reason -- like I say, the only reason 4 I pointed out that one is because we were talking 5 in Resident Relations and talking about all of the 6 different benefits that residents have gotten here 7 at the Jacksonville Housing, and I just wanted to 8 point that one out. That was all. 9 MS. DAVIS: And I want to say to you, too, 10 for that particular account, there have been some 11 disbursements to residents, and, also, 12 we're doing an in-depth review of that. 13 COMMISSIONER BROCK: Yeah. 14 MS. DAVIS: Because there were some 15 questions that we had about that, and that review 16 is ongoing in our office. 17 COMMISSIONER BROCK: Okay. 18 MS. DAVIS: We have an employee that I don't 19 believe we had at the last meeting, Pam Pannell, 20 who actually worked here many years ago and did a 21 lot of work with FSS and some of the Section 8. 22 So she's doing some reconciling for us there 23 in accounting, and that's one of the accounts 24 she's working on. 25 COMMISSIONER BROCK: Thank you. Thank you,	1 MS. ST. CLAIR: Yes. 2 COMMISSIONER SHIRLEY: Thank you. 3 CHAIRWOMAN WEATHERBY: Commissioner Rogers, 4 did you have a comment or question? 5 COMMISSIONER ROGERS: Yes, I did. Thank you. 6 Let me get this on record, because it was 7 asked of me. So I want to ask in this public 8 setting. 9 Can you speak to -- I think it's Lowe's? 10 Is our Lowe's account now closed? 11 I know we have an HD account, but I have 12 heard multiple times the Lowe's account ... 13 Can you speak to the Lowe's account and where 14 we are with the Lowe's account? 15 MS. DAVIS: I can say that, since I've been 16 here, an account has been in good standing one day 17 and closed the next day. And that's hard for me 18 to reconcile, too, but that has been the case. 19 I understand that maybe the credit limit was 20 a little concern for a while, but we have gotten 21 that credit limit extended from HD Supply, 22 Home Depot Supply, from 35,000 to 85,000. 23 We worked on that. 24 We talked in-depth the last time about the 25 number of entities that were going to these places

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1 and making purchases. So it's easy for that limit 2 to be exceeded very, very quickly. 3 So we're looking at alternatives to how we do 4 purchasing. Again, we've got great account 5 payable folks, and I'm surprised at how rapid it 6 can go from being in good standing -- everything 7 is okay -- to a troubled account with these 8 vendors. 9 We've met with the vendors. We've met with 10 the vendors, with procurement. We met with 11 HD Supply, and it's a little difficult. 12 One of the things that we are exploring 13 through the bank is the P cards, the purchasing 14 cards. And maybe some of these accounts would be 15 good for that type card, and it would be that our 16 bank, TD Bank, would be the one that's actually 17 funding this versus the vendor. 18 And, you know, with them being our banker and 19 having our deposits, I think we would have a 20 little bit more clout with them. 21 Whereas, Lowe's and Home Depot are using 22 third parties to do the financing. The city -- 23 the various folks -- those vendors are really kind 24 of out of that financing. 25 I think they would like to not have their	1 what they got. 2 It could have been a review of the 3 information that we submitted them, 4 the unaudited information, because we had some 5 huge adjustments. And those huge adjustments were 6 due mainly to our RAD activity, which was proper. 7 Those adjustments were proper that we did. 8 So I'm not sure if anything precipitated it 9 other than the ordinary course of business, 10 but we certainly are taking it positively. 11 It's going to be difficult. It is difficult, 12 because we're in a season where everyone is 13 requiring so much of us in all of these statements 14 and schedules. And so that's just one additional 15 thing that we'll have to do. 16 What they say, "What doesn't kill you makes 17 you stronger." 18 So, at the end of it, we should be much 19 better off because of it, and we are taking it 20 positively. 21 And we will respond, you know, as best as we 22 can, and, knowing that they're asking for 23 information from 2023, we may not have that 24 information. But we will give them everything we 25 have.
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1 accounts in trouble, but it's not them that is 2 making that decision. 3 So, to my knowledge, those accounts are okay, 4 but I do know that that changes so quickly. 5 COMMISSIONER ROGERS: Thank you. 6 CHAIRWOMAN WEATHERBY: Commissioner Reyes. 7 COMMISSIONER REYES: I'm sorry. 8 Thank you, Chair, to Ms. Davis. 9 I have some questions regarding your report, 10 and I just forgot. 11 You mentioned that HUD wants to do a 12 management review of operations audit by 13 mid-March? 14 Is this new? 15 Is this a new type of audit? 16 Is this a normal request that they would make? 17 MS. DAVIS: It's a new request. 18 The management review audit is not a new type 19 audit to the Federal Government at all, 20 and they will be looking at the years 2020 to 21 2023. 22 And so, you know, that time precedes us, 23 but they are looking at it. I don't know what 24 precipitated that request. I don't know if it was 25 their normal business of operations or, you know,	1 COMMISSIONER REYES: Thank you. 2 CHAIRWOMAN WEATHERBY: Commissioner Horovitz. 3 MS. MIXON-PHILLIPS: It may not happen every 4 year, but periodically HUD does make these types 5 of reviews of agencies. 6 And, you know, they don't tell us why our 7 number came up so to speak this year, but, 8 you know, it could be a combination of things. 9 It could be just a periodic review. 10 It could be because we did have a qualified 11 audit last year. It could be a number of things, 12 and, since they are looking at 2023, 13 we will provide as much information as they 14 request. 15 And, as Mamie said, you know, "Management 16 reviews are not a gotcha kind of a thing." 17 We don't view it as that, but we view it 18 as an opportunity to make some improvements if 19 they identify areas in which there are 20 improvements that are needed. 21 COMMISSIONER HOROVITZ: Thank you. 22 CHAIRWOMAN WEATHERBY: Commissioner Horovitz. 23 COMMISSIONER HOROVITZ: Yes, please, through 24 the Chair. 25 I'm really excited that you're getting

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1 support in the Finance Department, and thank you 2 for all that you do. 3 Just to get a little bit more color, 4 Ms. Phillips and Ms. Davis and I appeared in front 5 of, "Neighborhoods," at City Council on Tuesday 6 and then, "Finance," yesterday, Thursday, 7 just to give an update on our leadership and 8 then, of course, to give an update on the 9 finances. 10 It was very well received. We really want to 11 make ourselves available and have that 12 transparency with City Council and also with the 13 administration. So we're showing that we're being 14 a good partner. 15 We had no requirement to do that. 16 We volunteered and are looking to just continue to 17 build relationships with City Council. 18 Also, we had a call on Tuesday or maybe 19 yesterday with our S&P, and so we have to do our 20 bond rating every year. And then, also, 21 our investment banker, Piper Sandler, was on the 22 call with us. 23 I was very excited to give the update about 24 our leadership. All of that goes to the 25 organizational stability, and then, also,	1 I-Tech Temporary Staffing, and I'll just 2 do the quick summary that we were provided 3 with. 4 "I-Tech is a temporary staffing agency that 5 historically employs a number of individuals 6 agencywide in the daily operations of JHA across 7 multiple locations. 8 "Pricing for the contract is based on a 9 piggyback agreement with the Jacksonville Aviation 10 Authority. 11 "The proposed contract offers a modest 12 2-percent increase over last year to account 13 for the minimum wage increase in the State of 14 Florida. 15 "This will be a one-year contract with the 16 opportunity for four renewals." 17 Commissioner Horovitz. 18 COMMISSIONER HOROVITZ: Yes. Thank you. 19 I had a couple of questions on a number of 20 these resolutions. 21 So my question on this one is, "If it's a 22 contract that runs through 2026, why are we 23 amending it?" 24 And, is JHA also being asked to increase, 25 as we are -- since we're piggybacking on that
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1 we are in a better place financially than we were 2 last year. 3 So we really expect that our rating will be 4 at that A rating or even higher, again, 5 this year. They'll be looking at our unaudited 6 financials later this year, and then they'll be 7 going through the whole process of rating us, 8 again. 9 So I'm excited that we're in a better place 10 and looking forward to that rating staying strong. 11 CHAIRWOMAN WEATHERBY: Very good. 12 Other questions or comments? 13 COMMISSIONER REYES: I'm sorry. 14 Just to clarify, you're talking about the 15 bond rating? 16 COMMISSIONER HOROVITZ: Yes. 17 COMMISSIONER REYES: Thank you. 18 CHAIRWOMAN WEATHERBY: Thank you, Ms. Davis, 19 and we appreciate all you do. 20 MS. DAVIS: Thank you. 21 CHAIRWOMAN WEATHERBY: Okay. Under, 22 "New Business," we have five resolutions to go 23 through behind Tab 4. I hope everyone got a 24 chance to look at them. 25 We'll start with Resolution 2025-JHA-01,	1 agreement? 2 MR. WEATHERS: Yes. JIA did receive a 3 2-percent increase as part of the agreement. 4 So we're piggybacking off of that. 5 COURT REPORTER: Can you talk louder? 6 MR. WEATHERS: Most of our piggyback 7 agreements are predicated on already established 8 pricing. 9 In terms of the first question you have, 10 I believe it's relative to the status of the 11 contract. So we are offering this as a one-year 12 initial contract. 13 What basically has happened is the old 14 contract had expired. We had not had the 15 opportunity to renew it immediately. It was kind 16 of in the evergreen limbo where we were getting 17 invoiced, and we are still paying. 18 But, obviously, we want to have a new 19 contract on file. So that's why the dates 20 may not necessarily align. By the time we went 21 through the quoting process, that's where the 22 dates kind of shook out. But it's a standard 23 contract for one year with the option of four-year 24 renewals. 25 Does that clarify your question?

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1 COMMISSIONER HOROVITZ: Yes. I must have 2 read it wrong. I thought that this was like a 3 mid-contract adjustment. 4 MR. WEATHERS: This is not an amendment. 5 This is a new contract. 6 COMMISSIONER HOROVITZ: Okay. I just have 7 one more question, through the Chair. 8 MR. WEATHERS: Okay. 9 COMMISSIONER HOROVITZ: I recall -- I think 10 it was last year -- we talked about IT services, 11 and I know we voted on increasing. And we talked 12 a lot about that. 13 So my question is, "How many different 14 providers do we have for IT, and how does this 15 agreement fit into that?" 16 MR. WEATHERS: So I think that kind of 17 conversation would also involve Ms. Evann Morris, 18 our Director of IT, but IT is a very broad 19 umbrella. 20 Right? 21 And it covers a number of different services. 22 I will say offhand, if we were just looking at 23 major companies that provide, A, on the hardware 24 side of servers, phones, telephones, cell phones, 25 that type of thing, plus the number of providers	1 will be 321,000, and that's based off of the 2 previous contract cycle that the vendor had 3 before, plus a negotiated 2-percent increase based 4 on the piggyback agreement with JIA. 5 So, doing the math when it all shook out, 6 it came to 321,000, and, again, just for 7 clarification just so everybody kind of has a good 8 feel for what this contract is covering, 9 I-Tech covers a number of administrative staff 10 people, kind of clerical people across multiple 11 facilities at the agency of note, kind of related 12 to one of the discussions that we had previously 13 at our governance meeting. 14 I-Tech is also one of our larger Section 3 15 participants as a vendor, as well. So I just want 16 to go on record and say that would be a plus in 17 using I-Tech, because it is a vendor for our staff 18 in reference to that question. 19 CHAIRWOMAN WEATHERBY: Thank you. 20 And I presume OGC has looked at all these 21 contracts, correct? 22 MR. WEATHERS: The packages were provided at 23 the same time to the Office of General Counsel. 24 So they do have it in their possession. 25 Typically, they're not necessarily involved
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1 that provide the software end of things, 2 such as Yardi FileVision, and things of those 3 natures, the Internet providers, I would wager 4 throwing out just a very general number. 5 We probably have a total pool I would say 6 of somewhere between 15 to 20 mid to large 7 providers of IT services in general for JHA. 8 CHAIRWOMAN WEATHERBY: All right. Any other 9 questions? 10 COMMISSIONER ROGERS: Sorry. Thank you. 11 Thank you, Madam Chair, and thank you, 12 Chair Horovitz, for those questions, because I, 13 too, had the same questions. 14 I want to focus my questions, because I had 15 several on this contract. One has already been 16 asked, because I thought this was a -- 17 based on the way it reads, a renewal, but it's not 18 a renewal. It's a new contract. Got it. 19 But, in the summary -- and I went through 20 this last night, and I still don't see it -- 21 in this contract, this is \$321,000 number is not 22 given on this piggyback. 23 So, where is this number in the contract 24 coming from? 25 MR. WEATHERS: So the, "not to exceed,"	1 in the day-to-day monitoring and administration 2 just due to the sheer volume of the contracts that 3 are being negotiated back and forth by JHA and its 4 vendor pool. 5 MR. WILSON: That's correct. Yes. 6 CHAIRWOMAN WEATHERBY: Okay. Any other 7 questions or comments? 8 I know Commissioner Horovitz has a hard stop 9 a couple minutes before 11:00. 10 Do I hear a motion to approve? 11 COMMISSIONER SHIRLEY: Through the Chair, 12 just for my education purposes, is it possible to 13 get a summary of kind of the overview of the last 14 contract period and the services provided as well 15 as a breakdown or overview of the Section 3 16 participation? 17 It's just more contextual for my education in 18 dealing with this vendor. 19 MR. WEATHERS: Absolutely. 20 COMMISSIONER SHIRLEY: Thank you. 21 COMMISSIONER HOROVITZ: Through the Chair, 22 I know it's only 300,000, but it feels like, 23 when I hear 15 different providers ... 24 I kind of want to better understand the total cost 25 of IT. We've talked about that before.

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1 Particularly, since this is a staffing 2 agency, maybe it makes more sense to hire 3 full time? 4 MS. MIXON-PHILLIPS: The name of the company 5 is, "I-Tech," but they are a staffing agency that 6 provides staffing, not for IT, but for the 7 agency as a whole. 8 For instance, one of my direct charges was to 9 get an assistant, and we have identified someone 10 who will be on board on Monday I'm happy to 11 announce. She is being hired through I-Tech 12 is my understanding. 13 Is that correct? 14 MS. DAVIS: Yes. 15 MS. MIXON-PHILLIPS: So this is not a 16 technology contract. This is a staffing 17 contract. This is where we get our temporary 18 staff from. 19 COMMISSIONER HOROVITZ: I'm still -- 20 so I'm sorry. 21 Is this temporary staffing, and they are 22 their employees -- 23 MS. MIXON-PHILLIPS: Yes -- 24 COMMISSIONER HOROVITZ: -- or are they a 25 recruiter?	1 COMMISSIONER REYES: So, in continuing with 2 that search for clarity, how long have we had 3 I-Tech, Number One? 4 That might be a question for Mr. Weathers. 5 How long have we them? 6 And, Number Two, how are we ... 7 So our HR, who is in charge of staffing, 8 which I understand we haven't had HR in a really 9 long time -- is there some sort of progression to 10 get us in a position where HR is fully handling 11 our hiring process so we don't have to have 12 I-Tech as a temporary staffing agency? 13 MS. MIXON-PHILLIPS: I'll make a comment to 14 that. There are certain times, you know, 15 when we need to have people for a limited period 16 of time. If we have vacancies, sometimes these 17 individuals work through six months, 18 and then they come on as permanent. 19 It's an opportunity for us, actually, 20 to look at somebody and how they work and whether 21 or not they fit into the organization and have the 22 skills to do the work that we do, but HR is very 23 much involved in the hiring through I-Tech. 24 They're the ones who identify. They refer 25 them. You know, they gave me a list of three or
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1 MS. MIXON-PHILLIPS: -- temporary staffing. 2 They are their employees, but they are fill-in 3 space here for us. 4 COMMISSIONER HOROVITZ: Is that 5 cost-effective? 6 MS. MIXON-PHILLIPS: Yes. We have found it 7 to be cost-effective. 8 COMMISSIONER HOROVITZ: Okay. I'm sorry. 9 CHAIRWOMAN WEATHERBY: I don't want to get 10 too far in weeds on it I guess. 11 But other questions or comments? 12 I saw a hand. 13 MS. HART: To the board, I just want to bring 14 a little bit more clarity on I-Tech. 15 I-Tech provides temporary staffing for positions 16 that we actually have open, such as our utility 17 techs, and those positions are filled by I-Tech. 18 From time to time -- right now -- so right 19 now we have about nine to ten temps that are 20 assisting us, you know, with the day-to-day 21 operations. So I just want to, you know, 22 give you a little bit more clarity. 23 CHAIRWOMAN WEATHERBY: Thank you for that 24 clarity. 25 Commissioner Reyes.	1 four people. Then we did the interview process. 2 And, in the case of the assistant for the 3 CEO right now, obviously, with a new CEO coming 4 in, you would want them to have the ability to 5 hire the administrative person that they would 6 want. 7 So, not hiring someone in a full-time 8 position or a permanent position makes sense in 9 that case. So that's kind of how the temporary 10 positions are filled and brought in. 11 If there is an immediate need for someone 12 with a certain skill set -- and, in some cases, 13 they do transition into a permanent position -- 14 but they may be just for a limited time to fill a 15 gap that we need at that particular time. 16 CHAIRWOMAN WEATHERBY: Yes. I think y'all 17 are probably the best judge of those needs, 18 as well. 19 Questions or comments? 20 (no response) 21 CHAIRWOMAN WEATHERBY: All in favor say, 22 "Aye." 23 Did we do that already? 24 COMMISSIONER HOROVITZ: I don't think we made 25 a motion. I'll make a motion.

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1 CHAIRWOMAN WEATHERBY: I thought we did. 2 Okay. 3 Second? 4 COMMISSIONER BROCK: I second. 5 CHAIRWOMAN WEATHERBY: All in favor say, 6 "Aye." 7 COMMISSIONER BROCK: Aye. 8 COMMISSIONER HOROVITZ: Aye. 9 COMMISSIONER REYES: Aye. 10 COMMISSIONER ROGERS: Aye. 11 COMMISSIONER SHIRLEY: Aye. 12 CHAIRWOMAN WEATHERBY: Opposed? 13 (no response) 14 CHAIRWOMAN WEATHERBY: Okay. The resolution 15 is passed. 16 COMMISSIONER REYES: Just a really quick 17 question. 18 Could you answer how long I-Tech -- 19 MR. WEATHERS: Yeah. I was going to chime 20 in on that. So I'm fairly new to the agency 21 myself. 22 COURT REPORTER: Can you talk louder? 23 I'm so sorry. 24 MR. WEATHERS: Yes. No problem. 25 Still being fairly new to the agency,	1 it was reduced? 2 COMMISSIONER HOROVITZ: Yes. 3 COMMISSIONER ROGERS: Thank you, Madam Chair. 4 I just want to make sure, when I read this 5 resolution and looked at the documentation, 6 that it was in line with what this resolution 7 actually reads. 8 And so, unless I'm just misreading this, 9 I think the third, "WHEREAS," should state, 10 unless I'm incorrect, "The Jacksonville Housing 11 Authority desires to renew the contract for the 12 first year of the four one-year renewal effective 13 October 1st, 2024 through October 1st, 2025 14 in the amount of 350,000," and not the 382,000. 15 And then, "BE IT RESOLVED --" the same 16 amount. 17 Because, if I look at the back -- what was 18 signed -- it has it for 350,000 there. 19 Am I not correct on that? 20 MR. WEATHERS: Yes. So I can explain. 21 I think part of it was a typo in the way it was 22 done. 23 So TLC is one of a pool of our larger lawn 24 care maintenance providers. This is the first 25 renewal out of an eligibility of four renewals for
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1 being here about eight months myself, a lot of 2 times I still have to go back and kind of research 3 some of the prior history. 4 What I do know is I-Tech has gone through two 5 full cycles of contract issues and renewals, 6 which equates to, according to HUD stipulations, 7 about ten years. 8 So, for at least ten years, there has been a 9 relationship between JHA and I-Tech as a company. 10 I'd have to actually go back and look to see if it 11 extends further beyond that, but at least ten 12 years. 13 CHAIRWOMAN WEATHERBY: Okay. Going to 14 Resolution 2025-JHA-02, Total Lawn Care. 15 "Total Lawn Care is one of JHA's lawn care 16 maintenance companies that perform services 17 agencywide. The contract is eligible for renewal, 18 Number One, for eligible renewals. 19 "The proposed renewal is a \$30,000 reduction 20 from the initial contract." 21 I made a joke about, "We don't often see 22 reductions." 23 Ms. Phillips had a very good response. 24 Questions? Comments? 25 MS. MIXON-PHILLIPS: Do you want to share why	1 this vendor. 2 I believe the contract actually required 3 approvement of a board resolution obviously a year 4 ago when this was done. 5 So there is a reduction for this renewal 6 in Year One due to the -- I will credit that to 7 my staff and their hardworking ability and 8 hard-nosed approach to negotiation, 9 but the reality is that the vendor ... 10 Simply, what we've have done is I have 11 tasked, as a purchasing manager -- Commissioner 12 Weatherby made the point that, "It's rare that we 13 see reductions." 14 As procurement manager, I try to task my team 15 to make sure that we're available. We are also 16 looking at cost reduction as part of the 17 negotiation through all of our members, actually. 18 It's a goal, a departmental goal in 2025, 19 that we are going to succeed or fail as a group 20 together, in terms of meeting that goal and 21 meeting some targeted cost reductions. 22 So, hopefully, through the course of the 23 year, you will see these reductions more 24 frequently as we go on and highlight and point 25 them out.

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1 Commissioner Rogers, the initial contract 2 I believe -- the initial contract was for the 3 300,800 figure. So that was probably a typo on 4 the actual resolution itself, because the actual 5 contract would be for 350-, which is a \$30,000 6 reduction, if that makes sense. 7 COMMISSIONER HOROVITZ: I'm sorry. 8 Through the Chair, I still don't really 9 understand how the contract is going down. 10 Did we ask them to reduce? 11 Are the services or the scope of work 12 changing? 13 Because I remember last year we looked 14 at diversifying. I was really excited about that. 15 So we have multiple lawn care providers. 16 One of them I think is a smaller local business. 17 So, where are we realizing the savings? 18 Is there a change in service? 19 MR. WEATHERS: So what basically happened, 20 to get down to the nuts and bolts of it, 21 is, during the course of the review with the 22 vendor of the initial contract that was I guess 23 approved last year with last council, the vendor 24 had provided a quote based on their estimation of 25 how often they would have to come out,	1 the board, after they got the bid, and came back 2 and put in that they wanted more money. 3 And, if you remember -- if you recall, 4 Madam Chair, before you leave, we were hard 5 against that, because there were other contractors 6 that lost the bid. 7 COMMISSIONER HOROVITZ: Uh-huh. 8 COMMISSIONER BROCK: And they came back and 9 recircled to get more money. 10 And this is my last point I want to make. 11 I had some residents to speak to me about the 12 properties -- some of our properties, right, 13 where the lawn services had been. 14 I didn't know this was coming up today. 15 And they literally showed me piles of trash 16 that they had left on our site. 17 I went to the property manager, spoke with 18 the property manager. She then in turn got staff, 19 our staff, to go out there to clean it up. 20 So all of those things -- I really wish that 21 -- you know, I like what Ms. Davis said about 22 meeting with vendors, because that is really good. 23 Because those are things that y'all could point 24 out on y'all's side as well as they point out 25 things on their side.
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1 how many properties they would have to service. 2 So what we did was we did an analysis 3 based on their invoicing and looking and 4 seeing, actually, "Did the reality of what you 5 quoted meet what was actually paid for and 6 performed?" 7 And we realized that those two had a cost 8 difference of about \$30,000, which the vendor 9 acknowledged, and then we adjusted accordingly. 10 COMMISSIONER HOROVITZ: Perfect. That's the 11 answer. Awesome. Thank you. 12 MR. WEATHERS: Yes. 13 CHAIRWOMAN WEATHERBY: Commissioner Brock. 14 COMMISSIONER BROCK: Yes. Thank you, 15 Madam Chair, because I'm trying to get this in 16 before our Chair leaves. 17 I'm not sure if this was the contractor or 18 not, when it came before the board, but we had 19 some contractors that were giving us bids. 20 I'm just going to put it that way, because 21 I don't have my notes in front of me. 22 They were giving us bids. You know, 23 in other words, they got approved, right, and they 24 were the vendor that we did. 25 Then they turned back around and came back to	1 And those are the two points that I wanted to 2 make. 3 MR. WEATHERS: Yes, ma'am. 4 COMMISSIONER BROCK: Thank you. 5 COMMISSIONER HOROVITZ: I'm sorry for 6 leaving. I'll be right here. If you guys are 7 here for a half an hour, I'll be here. 8 CHAIRWOMAN WEATHERBY: We won't be. 9 (People laughed.) 10 COMMISSIONER HOROVITZ: Thank you-all. 11 (Commissioner Horovitz left the room.) 12 COMMISSIONER ROGERS: My other question, 13 Madam Chair, as it relates to this contract 14 -- because I found it very interesting -- 15 the low-income residents hiring goals. 16 And so I want to zone my attention to that 17 area, and I really want to know how many residents 18 were hired. Because they have a very aggressive 19 goal of hiring many of our residents. 20 Do we know that number at this time? 21 MR. WEATHERS: I do not have that number 22 available for you. 23 COMMISSIONER ROGERS: Is there a way we can 24 find that number out prior to Monday? 25 I'm just curious, because it wasn't in here.

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1 MR. WEATHERS: I can take a look at it and 2 look into it and see if I can provide that number 3 for you. 4 COMMISSIONER ROGERS: That would be great. 5 Thank you. 6 CHAIRWOMAN WEATHERBY: Other questions? 7 Comments? 8 COMMISSIONER SHIRLEY: I do have a question. 9 If we're unsure of this hiring -- the four new 10 hires that came as a part of this -- my question 11 is, was that a part of the consideration of them 12 winning the bid, or it was just based on low bid? 13 How do we make the determination? 14 MR. WEATHERS: Again, to clarify, 15 this was not a bid. This was a renewal of the 16 contract. So it's a standardized renewal, 17 which is a different process. So there was no bid 18 process for this. 19 COMMISSIONER SHIRLEY: But, from the original 20 acceptance of the original contract, would they 21 have gotten additional points for putting the 22 commitment for hires in their contract? 23 MR. WEATHERS: I have to go back and look, 24 because I was not here at that time and not part 25 of the actual evaluation when this original	1 CHAIRWOMAN WEATHERBY: I'm sorry. 2 What additional information do we need to 3 make a decision? 4 COMMISSIONER BROCK: Madam Chair -- 5 CHAIRWOMAN WEATHERBY: Uh-huh. 6 COMMISSIONER BROCK: -- just to help my 7 co-commissioner, we approved this in finance that 8 we reviewed it and looked at it. 9 But, just as Commissioner Rogers made the 10 statement that he would like to see the numbers 11 before it gets the overall approval, it has to go 12 before the board, the overall board. 13 So it's just being approved in finance to go 14 to the board, and then, based on the information 15 that we get, then we can make a decision whether 16 or not if we approve it or not. 17 CHAIRWOMAN WEATHERBY: Thank you. 18 COMMISSIONER SHIRLEY: Thank you. 19 CHAIRWOMAN WEATHERBY: Any other questions or 20 comments? 21 COMMISSIONER ROGERS: No questions. 22 Thank you, Madam Chair. 23 I'm in favor of moving this to the full 24 board. My concern yet, again, remains that, 25 if we have a vendor who has been tasked with --
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1 contract was issued to TLC. 2 COMMISSIONER SHIRLEY: And then my last 3 question -- is there an immediacy of need to 4 approve this contract today, or could it wait 5 until Monday's meeting when we get this additional 6 information? 7 MR. WEATHERS: To be fair to the vendor, 8 they have, for a few months, been anticipating 9 that around this date, because they're well aware 10 of the stipulations and regulations regarding 11 issuing contracts of a certain valid threshold 12 that need to be approved by this board. 13 So, yes. It would be, in my opinion from 14 procurement -- I would like to be able to at least 15 let this vendor know. They've been operating 16 under an evergreen agreement now for close to 17 three to four months that we did finally at least 18 get approval for their contract. 19 There is always the opportunity to amend, 20 adjust, at a later point, but, in this case, 21 to be fair to the vendor who has been technically 22 without a contract for a few months, it would be 23 my hope that we could approve this resolution and 24 at least establish a contract and have a working 25 agreement with this vendor.	1 or has stated -- and I'm looking at all of 2 these contracts the same way -- that they're going 3 to hire our residents, we should have a report of 4 how many residents they hired. 5 Because I would submit, for consideration, 6 that was a part of the points or whatever they 7 received in getting these contracts. 8 So, if we have a vendor who is now coming 9 back to us -- and I respect them working in 10 evergreen or blue green. I respect all that. 11 But, at the end of the day, I'm going to hold 12 these vendors' feet to the fire, if you say you 13 are going to hire some of our residents. 14 COMMISSIONER BROCK: Exactly. 15 COMMISSIONER ROGERS: "Hey, if you say you're 16 going to hire some and only hire one ..." 17 "Hey, I shot over to one." 18 "But, if you put that in your contract, 19 then we should hold you to that." 20 And, with that, I move that we approve, 21 Madam Chair, this resolution with the 22 aforementioned amended numbers that I originally 23 stated in the original conversation. 24 CHAIRWOMAN WEATHERBY: All right. 25 COMMISSIONER SHIRLEY: And I'll second.

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1 And, just for clarity's sake, I was asking 2 that question, not based on today's vote, 3 but based on the vote that we're going to take on 4 this on Monday. 5 Because I'm just making it very clear that, 6 if we don't have this update information, 7 I don't know that I can be as supportive in the 8 next without having this context. 9 But I do second the vote to move it out of 10 committee to the board. 11 CHAIRWOMAN WEATHERBY: Any other questions? 12 Comments? 13 (no response) 14 CHAIRWOMAN WEATHERBY: All in favor? 15 COMMISSIONER BROCK: Aye. 16 COMMISSIONER REYES: Aye. 17 COMMISSIONER ROGERS: Aye. 18 COMMISSIONER SHIRLEY: Aye. 19 CHAIRWOMAN WEATHERBY: Opposed? 20 (no response) 21 CHAIRWOMAN WEATHERBY: The resolution 22 passes to the board. 23 COMMISSIONER REYES: So more of a general 24 comment, Madam Chair. 25 I think it's important, as we go forward --	1 But, hopefully, you know, once we get 2 -- we talk about that stability and that 3 transparency -- I know right now everybody has a 4 lot on their plate. 5 But I just want to state that for the record, 6 that I think, moving forward, when we are renewing 7 contracts, have a conversation. 8 "Where did we start that contract, 9 and are they delivering?" 10 COMMISSIONER ROGERS: Right. 11 COMMISSIONER REYES: Because, if they're 12 not, we need to bring it back to the table and 13 offer opportunities to other companies that 14 could deliver better. 15 COMMISSIONER SHIRLEY: Through the Chair, 16 that's a great comment. 17 On that note, I think that if we could have 18 it be a part of our policy, that the departments 19 that oversee these vendors provide a report of the 20 services under that contract prior to any contract 21 renewal, that would be a substantive document 22 that we can rely on for making a decision. 23 CHAIRWOMAN WEATHERBY: Any thoughts on that? 24 COMMISSIONER REYES: I think that's a great 25 topic for the Finance Committee Worklist.
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1 I know, in different committees, we've had 2 different conversations about previous contracts. 3 And, Mr. Weathers, to your point, I've only 4 been here eight months. A few of us have been 5 here less than a year. So, you know, we know the 6 feeling. 7 But we've had multiple conversations about 8 contracts and contract boarding and dates on 9 contracts and using old contracts and expired 10 contracts. 11 I think, you know, as each Committee Chair 12 moves forward with their tasks and their 13 responsibilities, I think we need to be having 14 conversations about ... 15 "We can renew?" 16 "Absolutely. We're happy to renew." 17 But, are we having conversations about what 18 we are renewing? 19 Like based on, what? 20 What did we originally start with, 21 and are they still delivering? 22 COMMISSIONER ROGERS: Right. 23 COMMISSIONER REYES: And I think we've just 24 gotten very used to surviving, because we've been 25 in survival mode in the agency.	1 (People laughed.) 2 CHAIRWOMAN WEATHERBY: That really short, 3 short list. 4 Okay. Moving on to Resolution 2025-JHA-03, 5 Jenkins Roofing, this is for roofing at 6 Durkeeville. 7 "Jenkins Roofing was the winning bid for the 8 Public Solicitation CN006-25 to replace roofs at 9 the Durkeeville location. These bids were sealed 10 and awarded according to Federal HUD Guidelines 11 and confirmed for responsiveness and 12 responsibility. 13 "No evaluations are conducted for sealed 14 IFB bids. This contract is critical in helping 15 JHA reach the required 2023 obligation task force 16 for the agency." 17 And my first comment is that I don't know 18 what that 2023 obligation task force is. 19 I think I missed that somewhere along the line. 20 If anybody could explain that -- 21 MR. WEATHERS: So I can provide a little bit 22 of context, and I'm sure both Mr. Figueroa and 23 Ms. Phillips will jump in, as necessary. 24 But, just to give background, again, 25 the next three resolutions that are coming up --

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1 not only this one, Number -3, but Numbers -3, 2 -4 and -5 are all very similar. 3 And they're all relative to roofing projects 4 that were proposed by our Mod Dev Department for 5 much needed roof repairs to three of our 6 properties, Durkeeville, Riviera Apartments and 7 Victory Pointe. 8 So, weeks ago, a public solicitation was 9 held. These were IFBs. For those of you who are 10 unfamiliar with procurement maybe, IFBs are 11 a little different from Requests for Quotes. 12 MS. MIXON-PHILLIPS: Tell them what IFB 13 stands for, if you would, please, Mr. Weathers. 14 MR. WEATHERS: Invitation for a bid. 15 So what these are -- these are sealed bids that 16 come in based on the scope of work. The vendors 17 have gotten a chance to walk around, look at the 18 property. 19 They were all given equal or ample 20 opportunity to ask questions, and then they submit 21 sealed bids. 22 So, unlike some of the recent RFQs and RFPs 23 that some of you on the board are familiar with, 24 relative to like our CEO search or, you know, 25 financial consultants -- these are very cut and	1 prove that we are doing what we're saying, 2 in terms of obligating those funds and following 3 through on that. 4 And, as part of the obligation process, 5 what HUD generally looks for is a purchase order 6 or a contract that has been signed and 7 countersigned by both parties demonstrating the 8 commitment to obligate those funds towards that 9 project and, thereby, honoring what the agency 10 said they would do in terms of capital fund 11 improvements. 12 MS. MIXON-PHILLIPS: Very quickly. 13 We get an annual allocation from HUD 14 for capital improvements, and that's our 15 Capital Improvement Plan. 16 We have a period of time in which we have to 17 obligate those funds and then a period of time to 18 expend them once they have been obligated. 19 If you do not do it in a timely manner, 20 HUD can recall those dollars. Obviously, 21 we have a great need for improvements. We have a 22 large amount of funding. 23 So every month you will probably be seeing 24 more of this, because one of the first things I 25 charged Mr. Figueroa to do was to work to get our
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1 dry and straightforward. 2 Right? 3 They come in sealed. We open the sealed 4 bids, and then the lowest bid is given preliminary 5 consideration, as the winning bid. 6 And then we do a responsiveness check, 7 hence, the reference there in the summary, 8 to make sure that the vendor has paid all of their 9 taxes and they're licensed properly and they're 10 bonded, insured and all of those things. 11 And, as long as there are no issues there 12 that jump out, then that vendor is automatically 13 awarded the bid. 14 So this is essentially what happened for the 15 next three resolutions. The comment about our 16 2023 obligation fund -- again, Ms. Phillips and 17 Mr. Figueroa can elaborate. 18 But, essentially, the agency, as part of its 19 five-year plan, has a reporting mechanism to 20 HUD where it basically states, "Hey, here are a 21 lot of the capital fund improvements that we're 22 going to make to our properties that we are 23 responsible for." 24 As a result, when HUD distributes those funds 25 to the agency, we are under a time constraint to	1 Capital Improvement Program moving forward because 2 of the needs that we have in our communities. 3 And they are great. 4 So, again, we are on a time schedule to 5 ensure that the 2023 funds are obligated, 6 and, obviously, this is something that the agency 7 has been working toward for a period of time. 8 And so we are now getting these bids in, 9 in order to see some of this work get completed 10 that needs to be done, and so that's where we 11 are. 12 We've got I want to say about \$21,000,000 13 in capital improvement funds that are available 14 for us to do improvements, and so we will be 15 working very aggressively in order to actualize 16 those improvements and get them to fruition. 17 MR. FIGUEROA: The 21,000,000 is for 18 specifically public housing. 19 MS. MIXON-PHILLIPS: Yes. 20 CHAIRWOMAN WEATHERBY: Thank you. 21 I appreciate that clarification. 22 Commissioner Rogers. 23 COMMISSIONER ROGERS: Thank you. 24 And I'm just going to go yet, again, on the record 25 to make sure that I understand this resolution.

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1 I did read this, but I -- outside of just reading 2 the resolution, I also read the contract. 3 Because I want to make sure that I'm very 4 clear and this board is very clear what we 5 have before us. 6 Because it says, "Jenkins Roofing," 7 but then the contract says, "Professional Roofing 8 also doing business as Rogers Roofing 9 Corporation." 10 So I want to make sure. 11 Are those two different companies, 12 or is Jenkins and Rogers Roofing -- because I see 13 this throughout all three of them. So I'm going 14 to have questions for all three, because all 15 three say the same thing. 16 So, is that an error in this contract? 17 And, if so, then can we have that removed 18 before we approve that on Monday, as well? 19 MR. WEATHERS: So there is an error in the 20 actual resolution wording. So, for the next three 21 contracts, Resolution 2025-JHA-03, Jenkins Roofing 22 was the IFB winner for Durkeeville. 23 For Resolution 2025-JHA-04, Rogers Roofing, 24 a separate company, was the winner for that sealed 25 bid.	1 Monday's meeting. 2 CHAIRWOMAN WEATHERBY: All in favor say, 3 "Aye." 4 COMMISSIONER BROCK: Aye. 5 COMMISSIONER SHIRLEY: Aye. 6 COMMISSIONER ROGERS: Aye. 7 COMMISSIONER REYES: Aye. 8 CHAIRWOMAN WEATHERBY: Thank you. 9 The resolution passes. 10 Now we are on to Resolution 2025-JHA-04, 11 Rogers Roofing, a separate entity from Jenkins 12 Roofing. 13 MR. WEATHERS: Correct. 14 CHAIRWOMAN WEATHERBY: So, apparently, 15 Rogers Roofing was the winning bid for the 16 Public Solicitation, CN007-25, to replace roofs at 17 the Victory Pointe location. 18 "These bids were sealed and awarded according 19 to Federal HUD Guidelines and confirmed for 20 responsiveness and responsibility. No evaluations 21 conducted for CEO --" I'd be pissed "-- and, 22 again, critical to help with JHA to require 2023 23 obligation tasks." 24 Comments? Questions? 25 (no response)
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1 And then, for Resolution 2025-JHA-05, 2 Devore Capital was the winning vendor for the 3 roofing project at Riviera Apartments. 4 And that may have gotten missed in 5 translation on the actual agenda, and it is 6 due to a typo on the summary of the resolution. 7 COMMISSIONER ROGERS: And, Madam Chair, 8 I just wanted to bring that up so that, 9 when we see this, again, on Monday, those are all 10 corrected with the correct award and bidder that 11 we're voting on. 12 I don't want to vote on something that is 13 incorrect. So, with that, I will yield on 14 Resolution -3. 15 CHAIRWOMAN WEATHERBY: Good catch, 16 Commissioner. 17 Other questions? Comments? 18 (no response) 19 CHAIRWOMAN WEATHERBY: Okay. Do I hear a 20 motion? 21 COMMISSIONER REYES: I moved. 22 CHAIRWOMAN WEATHERBY: Did we do that already? 23 COMMISSIONER ROGERS: Commissioner Reyes 24 moved the motion. I will second the motion, 25 again, with those changes being made prior to	1 CHAIRWOMAN WEATHERBY: Do I hear a motion to 2 approve? 3 COMMISSIONER SHIRLEY: Motion to approve. 4 CHAIRWOMAN WEATHERBY: Second? 5 COMMISSIONER ROGERS: Sorry. 6 COMMISSIONER BROCK: I'm sorry. I was trying 7 to get to the last page. 8 COMMISSIONER ROGERS: I had so many notes 9 on all of these -- 10 CHAIRWOMAN WEATHERBY: Well, we can discuss 11 further after the -- 12 COMMISSIONER ROGERS: -- resolutions last 13 night. That's what happens when you have me up 14 until four o'clock in the morning, right? 15 I just read everything. 16 COMMISSIONER SHIRLEY: We have a motion and 17 need a second and then can take the question. 18 COMMISSIONER ROGERS: Correct. So we'll move 19 it. 20 CHAIRWOMAN WEATHERBY: Did we have a second? 21 COMMISSIONER BROCK: Yes. 22 CHAIRWOMAN WEATHERBY: Okay. Further 23 discussion? Comments? 24 COMMISSIONER ROGERS: So, with this one, 25 again, I looked at the -- my assumption would be

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1 that this would be complete prior to Monday, 2 being that the information that we have been 3 presented today is not completed. 4 And so, again, I don't like to approve 5 anything that is not in its final form, 6 and this contract is not in its final form. 7 So, again, I will agree today to move this to 8 Monday's meeting being that we have the completed 9 document. I think that was my issue with this 10 one. We don't have the completed document before 11 us. 12 And I hope that staff would get that to us 13 prior to Monday's meeting so that we're ... 14 COMMISSIONER SHIRLEY: And, just for clarity, 15 are you speaking to the exhibits that aren't 16 there? 17 COMMISSIONER ROGERS: Correct. 18 My other question to staff -- is this the 19 same vendor? 20 I remember when I joined the board, 21 we had a lot of discussions about this vendor. 22 Is this the same vendor that did Blodgett? 23 I believe it is. We just awarded -- 24 COMMISSIONER BROCK: I think it is. 25 COMMISSIONER ROGERS: -- we had much	1 supplementary comment to that is, one of the 2 things in procurement that we have been talking 3 strategically about is rightsizing our vendor 4 pool. 5 As it is an older vendor pool, in some 6 instances, depending on the commodity, 7 we may have too many vendors in one space, 8 and we may need to consolidate. 9 Right? 10 "Well, why do we have Iron Mountain 11 document savers and Doc U Savers, too, for 12 document storage? 13 "We can consolidate to one." 14 In some areas, such as roofing or 15 construction or pest control, you know, 16 we're locked into one, right, so we're always 17 tending to go to the same vendor. 18 So we need to make a better effort to 19 diversify our vendor pool. The reason I'm 20 making these comments is roofing was one of those 21 areas where we made a concentrated effort to 22 reach out, try to diversify our pool. 23 If you notice, one of the customary comments, 24 in my short time, that I've heard since I've been 25 at JHA is, "Wow. The same guy -- the same
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1 discussion about this vendor. 2 MR. WEATHERS: Those are probably a little 3 bit before my time. So I'm not aware of the 4 nature of those discussions. 5 MS. MIXON-PHILLIPS: Danny may know if it's 6 the same vendor. 7 MR. MITCHELL: Yeah. They won one of the 8 phases at Blodgett. 9 COMMISSIONER ROGERS: Okay, okay. Because we 10 had some concerns about this vendor, and I don't 11 have my notes. 12 But, prior to Monday, I'll have my notes, 13 and so I'll be ready on Monday. Because I 14 remember us having a robust conversation 15 specifically about this vendor, because this is 16 the vendor -- this is the vendor where this board 17 -- and we actually was going to go with the second 18 awardee -- and I can't remember why we had the 19 conversation. 20 But I will look at my notes. We had some 21 concerns with this vendor, and I don't know why. 22 MR. WEATHERS: Fair enough. I will be 23 also interested in hearing what those concerns 24 were. 25 I can say, just in terms of a general	1 construction company tends to win all of our 2 roofing contracts." 3 Well, as you can see, obviously, from this, 4 we had three different bids. The only one won, 5 and we have actually picked three separate 6 vendors. 7 So we made a concerted effort to make sure 8 that we actively put out -- reach out to eligible 9 vendors to make sure we do diversify our pool. 10 I was actually quite proud of fact that, 11 you know, our vendor pool came to the table. 12 We had probably an average of 10 to 11 different 13 vendors for each of these roofing bids, which is 14 highly unusual for agency standards where you 15 normally only have one or two large construction 16 companies. 17 So I can say, in that regard, we have made a 18 lot of effort to make sure that we don't find 19 ourselves in a situation where a certain vendor 20 that we may have had issues with historically is 21 consistently winning all of the available 22 business, as an agency, and, hopefully, 23 this package here kind of starts to reflect 24 some of the fruits of that work. 25 CHAIRWOMAN WEATHERBY: And I did notice

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1 I think that this particular one got six bidders, 2 and the one before it, -03, had 11 bidders. 3 So, yes. That's pretty comprehensive. 4 Commissioner Reyes. 5 MS. MIXON-PHILLIPS: And very quickly -- 6 go ahead. 7 CHAIRWOMAN WEATHERBY: Commissioner. 8 COMMISSIONER REYES: Thank you. Through the 9 Chair to Mr. Weathers -- so I remember we had a 10 conversation. The previous liaison with the city 11 was Councilman Raul Arias. He came here for one 12 of the Finance Committee Meetings, or I don't know 13 if it was one of the general board meetings. 14 But he asked a question about JSEB 15 and how many -- and I think that was all around 16 -- 17 MR. MITCHELL: We can't -- 18 COMMISSIONER REYES: -- we can't -- 19 MR. MITCHELL: -- we can't use it. 20 COURT REPORTER: I can't hear you. 21 MR. MITCHELL: We're not allowed to use 22 JSEB like the City does with this, with a 23 government contract. 24 COMMISSIONER REYES: All right. Got it. 25 MS. MIXON-PHILLIPS: But the government does	1 that they are doing, or, if they're not doing it, 2 then we're taking note of that and not allowing 3 it. 4 CHAIRWOMAN WEATHERBY: Great. Good to hear. 5 That's always an issue when you have low bid and 6 low quality. 7 MS. MIXON-PHILLIPS: It should not be 8 synonymous. 9 CHAIRWOMAN WEATHERBY: No. It should not be. 10 MS. MIXON-PHILLIPS: "Just because you were 11 the low bidder, it doesn't mean that we expect or 12 want to receive poor quality." 13 COMMISSIONER WEATHERBY: Exactly. 14 Any other questions or comments? 15 COMMISSIONER SHIRLEY: Through the Chair, 16 just on this particular vendor, given that the 17 commissioner has recalled some concerns, 18 is it possible by Monday that we could at least be 19 able to see if there was anything still 20 outstanding on this particular vendor? 21 Is that too tight of a timeline? 22 Is that possible? 23 MS. MIXON-PHILLIPS: We can do that. 24 We can bring you back some feedback on what the 25 previous contracts were and whether or not it met
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1 have its own program, which is the Section 3 2 business, not set aside, but the Section 3 3 business requirement that we utilize, which deals 4 with small and socially economically disadvantaged 5 businesses. So it's very similar. 6 COMMISSIONER REYES: Thank you. 7 MS. MIXON-PHILLIPS: And the only other thing 8 that I would add, if I could, Madam Chair, 9 is that one of the things that the Procurement 10 Department is doing is working with the 11 department, in particular, public housing, 12 who's looking -- as they're looking at these 13 contracts and the work that's being done 14 documenting where we are having problems with 15 vendors or if we have issues with the quality of 16 work that's being done. 17 And, in a recent case, I know Mr. Weathers 18 came to me, and said he wanted to make sure that 19 I knew that there was a particular potential 20 vendor that wanted to bid on a contract that they 21 told them they could not bid on that contract, 22 because we were unsatisfied with the work that 23 they had previously done. 24 And so we are trying to hold our vendors' 25 feet to the fire based on the quality of work	1 the standards that we were looking for. Yes. 2 CHAIRWOMAN WEATHERBY: Thank you. 3 COMMISSIONER SHIRLEY: Thank you. 4 COMMISSIONER ROGERS: Yes. I remember it was 5 Mr. Peterson who brought -- that's what it 6 was. This came up, and I got to go back to 7 my notes. 8 Because I remember it just still got to 9 me when it came back, and I can't recall the 10 robust conversation we had. But, hopefully, 11 I'll pull the minutes and figure out how we landed 12 on that. 13 Thank you so much. 14 MS. MIXON-PHILLIPS: And that was for 15 Rogers? 16 COMMISSIONER ROGERS: Correct. Because this 17 is -- 18 MS. MIXON-PHILLIPS: I just wanted to make 19 sure we're all looking at the same contract. 20 COMMISSIONER ROGERS: -- correct. Yes. 21 And I recall this one, because what also stood out 22 -- we researched, in this board, if they had an 23 office here in Jacksonville. 24 Because, for some reason, we wanted to know 25 if they had a satellite office here in

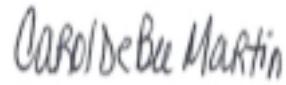
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1 Jacksonville, and they did. 2 And so that was part of the conversation, 3 but I can't recall what the issue was. 4 CHAIRWOMAN WEATHERBY: Thank you. 5 Any other questions or comments before we 6 move to -05? 7 (no response) 8 MR. WILSON: Just to make a vote. 9 We haven't done that yet. 10 CHAIRWOMAN WEATHERBY: These are all starting 11 to run together. 12 All in favor say, "Aye." 13 COMMISSIONER BROCK: Aye. 14 COMMISSIONER REYES: Aye. 15 COMMISSIONER ROGERS: Aye. 16 COMMISSIONER SHIRLEY: Aye. 17 CHAIRWOMAN WEATHERBY: Opposed? 18 (no response) 19 CHAIRWOMAN WEATHERBY: Okay. 20 Resolution 2025-JHA-05 -- I'm not going 21 to read this, because it's the same as the other 22 two on replacing roofs for the Riviera Apartments 23 location. 24 MR. WEATHERS: Correct. 25 CHAIRWOMAN WEATHERBY: Questions? Comments?	1 According to HUD Guidelines, 2 the agency standard is, as long as an individual 3 is identified as a contracting officer of the 4 agency, they are authorized to sign the contracts, 5 as well. 6 So, in that case, typically, what we would 7 have is Ms. Phillips is an authorized signer. 8 Mr. Figueroa would be an authorized signer. 9 The manager or Director of Procurement would 10 be an authorized signer as well as anyone in 11 the procurement or purchasing staff, as an 12 authorized signer of contracts. 13 MS. MIXON-PHILLIPS: It depends on the 14 threshold. 15 MR. WEATHERS: Correct. 16 COMMISSIONER ROGERS: All right. With that 17 being said, Madam Chair, again, I will move the 18 motion to approve this to the full board with the 19 corrections being made at our Monday's meeting at 20 this time. 21 COMMISSIONER BROCK: Second. 22 CHAIRWOMAN WEATHERBY: Thank you. 23 All in favor say, "Aye." 24 COMMISSIONER BROCK: Aye. 25 COMMISSIONER REYES: Aye.
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1 Oh, I see one coming or two or three. 2 (People laughed.) 3 COMMISSIONER ROGERS: Again, I'm going to 4 reiterate my comments on this same contract 5 that is before us for IFB ... 6 Huh? 7 MS. MIXON-PHILLIPS: I was talking to 8 myself. 9 COMMISSIONER ROGERS: Oh, sorry. 10 The same thing, because, again, Rogers is on 11 here, again. He's on all three. I want to make 12 sure that that is corrected prior to our meeting 13 on Monday. 14 Then my second question, to be uniform -- 15 and I'm not sure how this is done -- but, to be 16 uniform, who signs the contract for the agency? 17 Is it the President/CEO, or is it the 18 Procurement Department? 19 Because I see, on some, the certification 20 has, "Who actually." So they all are uniform. 21 MR. WEATHERS: So the way it works in 22 procurement is -- generally, what happens is 23 that Ms. Phillips, as the Interim CEO, 24 is authorized to sign and required to sign, 25 at a certain threshold, the contracts.	1 COMMISSIONER SHIRLEY: Aye. 2 CHAIRWOMAN WEATHERBY: Thank you. 3 The resolution passes. 4 "Closing Comments." I don't have any closing 5 comments. 6 Ms. Davis or Ms. Phyllips, do you have any? 7 MS. MIXON-PHILLIPS: My apologies to the 8 board. We will make these adjustments that are 9 necessary and will work to ensure that going 10 forward you don't have the same errors when we 11 give you your packets. 12 CHAIRWOMAN WEATHERBY: Ms. Davis. 13 MS. DAVIS: I have no comments. 14 CHAIRWOMAN WEATHERBY: Thank you. 15 COMMISSIONER ROGERS: Really quickly, 16 before we close out -- and this is a question to 17 everyone. 18 I heard 21,000,000 for public housing. 19 For some reason, I got excited. I don't know why. 20 (People laughed.) 21 But I do have a question as it relates to -- 22 I have, over the last several -- you probably 23 heard about it -- just done some pop ups at 24 some of our facilities, just to really understand 25 the work that's happening.

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1 And one concern has bubbled up several times, 2 and we've talked about, "matrix." 3 A 78-year-old trying to go up and down the 4 stairs because of our elevators being down, 5 and I assisted the gentleman in getting his 6 groceries as I walked in. 7 But, how are we monitoring and making sure 8 that our elevators are working up to par and up to 9 standards in many of our facilities at this time? 10 And that's something I would ask that staff 11 take a look at, because it was quite discerning 12 and upsetting to me that our elevators are not 13 working up to par. And we have our seniors, 14 who are trying to -- unfortunately, it takes them 15 hours to get home even though they're downstairs, 16 because they are just trying to figure out ways of 17 getting up these stairs with some of these units. 18 So, if staff can take a look at that 19 with \$21,000,000, I hope that something will be 20 done when we take a look at all of those 21 properties. 22 CHAIRWOMAN WEATHERBY: At some point? 23 COMMISSIONER ROGERS: At some point, yeah. 24 My other concern -- and I won't address it 25 here, but I did go into Franklin Arms just to do,	1 MS. MIXON-PHILLIPS: And, as we move forward 2 with the redevelopment plan and under the 3 leadership of Commissioner Shirley, we hope to be 4 moving more expeditiously. 5 We have had a number of companies who've come 6 in and taken a look at it, and there is some work 7 to be done, as you said. 8 COMMISSIONER ROGERS: Yes. 9 CHAIRWOMAN WEATHERBY: Yes. That is super 10 concerning, really concerning. So thanks for 11 bringing that up. 12 COMMISSIONER SHIRLEY: Through the Chair, 13 I just want to touch base. You may have heard 14 other names, and so it may not be registering. 15 But we have a Working Committee that's been 16 meeting pretty much biweekly on that. 17 We've been calling it the, "Randolph Place 18 Apartments." 19 There's a new name, but it is Franklin Arms. 20 So it has been on our radar, and we are 21 moving through that RFP process swiftly. 22 And so I just wanted you to know that it's, 23 unfortunately, a timing issue with this weather 24 that's hit us. 25 But that whole building and its renovations
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1 again, a pop up visit. It's very concerning with 2 some of the things that I saw there, and I don't 3 know if it's our staff. 4 Mr. Mitchell, thank you for the work that 5 you're doing over there. 6 MR. MITCHELL: It's not our staff. 7 COMMISSIONER ROGERS: But, for our residents, 8 I get it. I understand. They don't have heat. 9 And thank you, to the agency, that the agency 10 did purchase, from my understanding, heaters 11 for every resident over there. Thank you for 12 that. 13 But the walking in that building in freezing 14 cold weather and you can't turn on the heater -- 15 you got to unplug the microwave or the 16 refrigerator -- because of the electrical issues. 17 The number of lights that's -- we got some 18 work to do over there. And so, I'm not sure if 19 that's a part of it, but, as we talk about some of 20 the challenges and some of the improvements, 21 we have some work to do in many of our places. 22 So, with that being said, I'll yield. 23 MS. MIXON-PHILLIPS: And, unfortunately, 24 that's not a public housing property. 25 COMMISSIONER ROGERS: It is not. Okay.	1 it's currently under the work that staff and 2 the Working Committee is working towards. 3 COMMISSIONER ROGERS: Thank you. 4 CHAIRWOMAN WEATHERBY: Commissioner Brock. 5 COMMISSIONER BROCK: Yes, Madam Chair. 6 Thank you. 7 And I do thank Ms. Phillips for those 8 comments just now, because I was going to tell 9 Commissioner Rogers that that's not a public 10 housing project. 11 And so, because we -- even our RAD properties 12 are not under public housing, and so those are 13 things, like you say, that we really got to look 14 at. 15 MS. MIXON-PHILLIPS: And the only reason 16 I mentioned that is because the \$21,000,000 17 in capital funds is limited to public housing. 18 COMMISSIONER ROGERS: Twin Towers is public 19 housing, right? 20 COMMISSIONER BROCK: Twin Towers is public 21 housing, right. Yes. 22 COMMISSIONER ROGERS: Well, I know what our 23 public housing is. So I didn't want to call out 24 names. 25 COMMISSIONER BROCK: I know.

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Page 77 1 COMMISSIONER ROGERS: But Twin Towers is one 2 that we need to take a look at -- definitely our 3 elevators over there. Because I can tell you that 4 that was very concerning to me to be over there 5 and watch what I was seeing with our residents, 6 along with -- I think Hogan Creek is back online. 7 But Twin Towers does still have some issues over 8 there. 9 Thank you. Sorry about that. 10 (People laughed.) 11 CHAIRWOMAN WEATHERBY: Now that he's 12 finished. 13 COMMISSIONER ROGERS: So, with that being 14 said, yes. Thank you. 15 COMMISSIONER BROCK: And you correct, 16 because I got a call from a resident that was 17 stuck on the elevator last week that -- 18 we had to call the fire department to come out at 19 Twin Towers. 20 CHAIRWOMAN WEATHERBY: Thank you for doing 21 that. 22 COMMISSIONER ROGERS: Thank you. 23 CHAIRWOMAN WEATHERBY: Any other questions or 24 comments? 25 (no response)	Page 79 1 CERTIFICATE 2 STATE OF FLORIDA) 3 COUNTY OF DUVAL) 4 I, Carol DeBee Martin, Certified Court 5 Reporter and Notary Public, certify that I was 6 authorized to and did stenographically report 7 to the best of my ability the foregoing proceedings 8 and that the transcript is a true and complete record 9 of my stenographic notes. 10 Dated this 4th day of February, 2025. 11 12  13 14 Carol DeBee Martin 15 Notary Public State of Florida 16 My Commission: HH 588635 17 Expires: 12-29-2028 18 19 20 21 22 23 24 25
Page 78 1 CHAIRWOMAN WEATHERBY: All right. 2 The meeting is adjourned. 3 PEOPLE: Thank you. 4 (Whereupon, the proceedings in the 5 above-titled cause concluded at 11:38 a.m.) 6 --- 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	