

2-21-25 JHA BOC Finance Committee Meeting

Page 1	Page 3
1 2 3 4 JACKSONVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS 5 FINANCE COMMITTEE MEETING 6 7 8 TAKEN: Friday, February 21, 2025 9 TIME: 10:00 a.m. to 11:16 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 February 21, 2025 10:00 a.m. 3 CHAIRWOMAN WEATHERBY: Good morning, 4 everyone. It's ten o'clock. So we'll go ahead 5 and get started. This is Friday, February 21st, 6 and this is the Finance Committee Meeting. 7 Do we have any public comments in the room or 8 online? 9 (no response) 10 CHAIRWOMAN WEATHERBY: Hearing none, 11 we'll move to the approval of the minutes. 12 I hope everybody had a chance to look at them. 13 Do I hear a motion? 14 COMMISSIONER BROCK: I make a motion, 15 Madam Chair. 16 CHAIRWOMAN WEATHERBY: Okay. Second? 17 Do I have a second? 18 COMMISSIONER ROGERS: Second. 19 CHAIRWOMAN WEATHERBY: All in favor say, 20 "Aye." 21 COMMISSIONER BROCK: Aye. 22 COMMISSIONER ROGERS: Aye. 23 COMMISSIONER REYES: Aye. 24 CHAIRWOMAN WEATHERBY: Comments -- 25 I don't have a lot of comments today either,
Page 2	Page 4
1 APPEARANCES: 2 CHAIRWOMAN LISA STRANGE WEATHERBY 3 COMMISSIONER HEATHER HOROVITZ 4 COMMISSIONER HARRIET BROCK 5 COMMISSIONER HANK ROGERS 6 COMMISSIONER ANDREA REYES 7 EVANN MORRIS 8 ANTONIO PEREZ 9 ROSLYN MIXON-PHILLIPS, Interim President/CEO 10 MAMIE DAVIS, Interim CFO 11 VICTOR FIGUEROA, COO 12 JULIE ST. CLAIR 13 DIARRA WEATHERS 14 CRYSTAL BLACKMER 15 SATONIA HART 16 DANIEL MITCHELL 17 18 VIA VIDEOCONFERENCE 19 COMMISSIONER CALEENA SHIRLEY 20 ADINA TEODORESCU, ESQUIRE (OGC) 21 INEEDA JACOBS 22 LAILA DARBY 23 CORDELIA PARKER 24 SHUNTHENIA "Shawn" BROWN 25 CHAD MOORE LA'KENYA DORSEY LEONA MITCHELL NIEL GOMES ASHLEY SMITH TONY --- ---	1 other than I just feel really, really good about 2 the Finance Report we got from Ms. Davis last time 3 around and that we're in a strong financial 4 position and getting I think better every day. 5 So that's exciting. Again, I look forward 6 to us continuing that good work and really making 7 great strides going forward. 8 Ms. Davis, would you like to give an 9 Agency Financial Overview? 10 MS. DAVIS: Yes, just to state that the 11 finances remain very good, but accounting is 12 -- the challenges continue to surface. 13 And I discussed some of those with you, 14 and one is that what we initially thought were 15 just some problem areas that could be quick fixes 16 -- and we're finding that they're a bit more 17 troublesome. They can be fixed, but it's a bit 18 more troublesome. 19 So it's extremely important that we bring on 20 our comptroller and Deputy CFO as soon as possible 21 so we can really get into the depths of things and 22 correct all of those. 23 We feel like there is -- the system that was 24 here and worked very, very well 20-plus years is 25 no longer here, and we are working with remnants

2-21-25 JHA BOC Finance Committee Meeting

Page 5	Page 7
1 of that. 2 But we really need to go in-depth in a lot of 3 them and make changes, as we need to make those 4 changes, in order to have a good operating 5 accounting system in place, and that's what we're 6 attempting to do. 7 Just to give you an example, we knew that, 8 when we did our financial score of public housing 9 -- and I will have written comments for you Monday 10 -- we looked at portabilities. We knew we had 11 problems with portabilities. 12 And, when we took an in-depth look at that, 13 there were things that may or may not have been 14 done, but also the system -- how Yardi was 15 treating that. 16 So what we thought would have been a few 17 hours -- we're spending weeks going into that 18 and making sure that we correct that, 19 and we're finding that there are many other areas 20 like that that just need to be corrected and to 21 have an overall operating system. 22 Having a comptroller here -- that is 23 something that person will do, make sure that 24 that in-depth review is done on a regular basis 25 by all employees and then come up with the proper	1 And we've done the same thing with the RADs. 2 Their fiscal years end December 31st, 3 and I've actually given you some draft financial 4 reports. They have been working, and, again, 5 are very demanding of us. 6 And we've submitted information to them based 7 on their request, and that's constant. So we were 8 real pleased to see that. 9 In addition, we recently signed with them 10 engagement letters for them to do the tax returns 11 for the RADs, and they will also do the compliance 12 review that's required by the investors for 13 Centennial Towers. 14 So a lot of time is being spent on that, and, 15 again, we are just so pleased that we think 16 we'll be finished with all of those by the end of 17 this month. So the focus then will be totally on 18 the housing authority itself and those audits. 19 And, as far as the monthly financials, 20 we hope to have some for you -- something for you 21 Monday. I've explained in the past that they were 22 not properly vetted, meaning that we didn't put 23 the strict procedures in place at month end 24 closing out the system and all of that. 25 And, again, it's imperative that we get the
Page 6	Page 8
1 closing procedures. 2 And we've had some, but they need to be 3 more comprehensive to make sure that the 4 information that we're providing is good. 5 We have spent a lot of time in putting 6 together the overall numbers for the housing 7 authority for the fiscal year, and the audit. 8 We had the opening audit conference with 9 Berman Hopkins, and they would also like to meet 10 with the Finance Committee when they're here. 11 They will commence on-site operations on 12 March 3rd, starting with final reviews, and then 13 they will transition into the financial reviews. 14 But we're busy uploading to them to their 15 portal all of the financial informations, 16 the various schedules and stuff to do that audit. 17 So that has been a big focus, to make sure 18 that that audit goes smoothly and that we get 19 an unqualified audit opinion -- 20 MS. MIXON-PHILLIPS: That is our goal. 21 MS. DAVIS: -- that is our goal -- in a very 22 timely manner. So we've spent an extremely amount 23 of time with that, because, you know, last year 24 operations were not summarized as it needed to be 25 to give them that information.	1 employees that we need so we can ensure that those 2 things happen. And the information we know 3 overall is good, but we need to make sure that 4 it's properly vetted every month. 5 And right now we have nine employees. 6 Three are in payables. So most of them are in 7 payables because of the changing dynamics in 8 payables, also. 9 We thought we had identified a view areas why 10 payables weren't being made. We thought most of 11 them were not internal to operations, but we're 12 finding now that many are internal. 13 So we need to make system changes to make 14 sure that internally invoices are addressed as 15 quickly as possible and not necessarily get to 16 accounting when they're really old. So we need 17 to put those fixes in place, also. 18 Other than that, operations are good. 19 We are working hard, but we need to get the type 20 of employees that we need here to generate ongoing 21 timely Audit Reports that we need. 22 Are there any questions? 23 CHAIRWOMAN WEATHERBY: Mission critical 24 stuff. 25 MS. DAVIS: Very critical.

2-21-25 JHA BOC Finance Committee Meeting

Page 9	Page 11
1 CHAIRWOMAN WEATHERBY: Comments? 2 COMMISSIONER BROCK: Madam Chair, I have a 3 question to Ms. Davis. 4 Ms. Davis, I don't know if you would remember 5 this, but I had asked a question several months 6 back now about the line item that was given over 7 to Resident Services. 8 Is it separate? 9 Because I've been trying to find it. 10 Can you tell me where I can find that? 11 MS. DAVIS: Okay. One of the -- and it's not 12 an issue, but it's a matter. This board approved 13 a budget that was quite different from the budgets 14 that you received in past years. 15 COMMISSIONER BROCK: Right. 16 MS. DAVIS: Numbers were rolled up in a way 17 that was unfamiliar to this housing authority. 18 We had expected that those numbers would be rolled 19 down quicker, and that's one of the projects, too, 20 that we're working on. 21 So, when you roll it down, yes. Your number 22 is in there. The roll-up -- it is not there. 23 So it is something that has been a big challenge 24 just to get that information in the format that 25 you are accustomed to.	1 you know -- when that would be available so that 2 we could roll out the announcement to public 3 housing for those upcoming seniors. 4 We have already -- and, Ms. Phillips, 5 I know you may not have known this, but we have 6 already put together the criteria. We rolled it 7 out last year, but I don't know if it was -- 8 I was thinking maybe we rolled it out too late to 9 get any reciprocants for those scholarships. 10 But it falls up under the Resident Advisory 11 Board, and we took it from that line item, 12 the monies that was given -- the special monies 13 that was given over to Resident Services. 14 Ms. Parker was full aware. If she would have 15 been present here this morning, she is full aware 16 of the scholarships that we wrote out last year, 17 but I was just trying to see -- 18 MS. DAVIS: The project I'm talking about 19 would not affect what was approved. So, if it was 20 approved, I don't see anything that would keep you 21 from going forward with that. 22 COMMISSIONER BROCK: So go ahead. Okay. 23 So go ahead and roll them out? 24 It was approved. 25 MS. DAVIS: Okay.
Page 10	Page 12
1 We should have that for you certainly by the 2 next board meeting, and that will be the way we 3 will be reporting going forward with that 4 information with the budget versus the actual. 5 Shortly after that, we hope to start working 6 on the budget for next year to put proper 7 procedures in place so we won't run into the same 8 thing next year, and so we will have that 9 prototype that we will use and go through the same 10 procedures that were used some time ago. 11 I think the rationale behind it was HUD 12 didn't require all of that. Well, the housing 13 authority requires it. We require it to operate, 14 and so that's one of the projects we're working on 15 now, rolling out that information. 16 It's the same information you approved, 17 but you approved a total. And it's just being 18 allocated to the various departments and areas 19 that it needs to be in. Yes. Line items. 20 COMMISSIONER BROCK: Right. And I get that, 21 Ms. Davis. 22 One of the reasons I was asking is because 23 we were trying to roll out scholarships that we 24 wanted to offer to our residents in public 25 housing, and so I was trying to see when that,	1 COMMISSIONER BROCK: Yeah. It was definitely 2 approved. 3 MS. DAVIS: Right, right. This doesn't stop 4 you from that. We're not putting any new monies 5 in. We're just putting it in a different format 6 that the housing authority is accustomed to 7 seeing. 8 COMMISSIONER BROCK: This was the \$30,000 9 that was approved. It was approved by the board, 10 and so I was just trying to see, you know, 11 when can we roll it out? 12 Because I have been asking Ms. Parker, 13 and she said I had to wait for -- 14 MS. DAVIS: I will talk to her and have an 15 answer for you Monday. 16 COMMISSIONER BROCK: -- okay. 17 MS. DAVIS: Again, if it's in that budget, 18 I don't see any problem, but, moving forward, 19 we're just putting it in a different format -- 20 the same numbers that were approved by the board. 21 COMMISSIONER BROCK: Okay, okay. Thank you, 22 Ms. Davis. 23 CHAIRWOMAN WEATHERBY: Commissioner Rogers. 24 COMMISSIONER ROGERS: I'm sorry. Thank you, 25 so much, Commissioner Brock, for raising that.

2-21-25 JHA BOC Finance Committee Meeting

Page 13	Page 15
1 I guess now I'm confused, and I know you-all were 2 not here. 3 Commissioner Brock has brought this issue up 4 multiple times prior to your arrival. I cannot 5 think of the gentleman's name who presented that 6 budget to us -- 7 COMMISSIONER BROCK: I was trying to think 8 -- 9 COMMISSIONER ROGERS: -- Mr. Palmer. 10 Because, again, Commissioner Brock has brought 11 this up multiple times. And so I'm trying to wrap 12 my head around not understanding, because I 13 remember what was approved. And I remember your 14 comments, and they were very specific. 15 And maybe we need to go back to the minutes, 16 but I recall Mr. Palmer indicating, on your 17 request, that that would be a separate line item. 18 Because I'm not sure what happened in the past. 19 I was not here in the past. 20 So, to hear that it was not separated out in 21 this budget -- I need to go back and look at the 22 budget, because that was something specific. 23 Because it was brought up during those 24 conversations. 25 So I just want to make sure that is something	1 The comment I think would be really good for, 2 as part of our board retreat -- and this is more 3 just for like our minutes for the HR Committee -- 4 I think, when we have our board retreat or our 5 board training, I think we really, really focus 6 like a couple of like dense hours on just the 7 budget, the new prototype. 8 Because we came on with a very different 9 system, and we understand now that that system is 10 changing, which is great, but I think these 11 questions keep coming up about the line items. 12 And that's been one of my biggest issues, 13 when we had the Finance Reports, is we should not 14 have, "Miscellaneous," right, as line items. 15 There should be no reason why we have, 16 "Miscellaneous," in a budget for the city with, 17 you know, taxpayer dollars. 18 So I think, you know, having a very clearly 19 outlined line item budget and then us be trained 20 on it with the new prototype I think is super 21 important, and I would require that -- or request 22 that our board do that. 23 MS. DAVIS: Certainly. 24 MS. MIXON-PHILLIPS: And, if I could, 25 we agree. There are various ways in which you can
Page 14	Page 16
1 that this board -- if this board gave directive to 2 and to hear that it cannot be seen and staff is 3 not knowing where it is or what line item it is 4 is a bit concerning to me. 5 But I will yield, and I will go back to my 6 notes to make sure, prior to Monday, I understand 7 what this board had approved. 8 MS. DAVIS: And, Commissioner Rogers, 9 I believe it's all there. It's just in a 10 different format that people are accustomed to. 11 COMMISSIONER ROGERS: Yes. I believe the 12 dollars are there, but I think, specifically, 13 to Commissioner Brock's point to Mr. Palmer, 14 it was to be very clear in the budget so that 15 I believe it was Resident Services would know 16 where those dollars would be. 17 MS. DAVIS: I'll have a more specific answer 18 for you Monday. 19 COMMISSIONER ROGERS: Okay. Thank you so 20 much. 21 COMMISSIONER BROCK: Thank you, Ms. Davis. 22 CHAIRWOMAN WEATHERBY: Good conversation. 23 Yes, ma'am. 24 COMMISSIONER REYES: Through the Chair, 25 I have a comment and two questions.	1 input data into our system, and the individual, 2 Mr. Palmer, chose to roll it up, which was 3 different than had been done in the past. 4 It had been very specific line items. 5 As I understand it, for ease of him and how he 6 handled the budget, it was rolled up. And so we 7 understand what you're saying and hear what 8 you're saying, and that's the process that we're 9 going through now is, "unrolling it," if you will, 10 and getting back to the line items that are very 11 specific and similar to how it has been done in 12 the past. 13 COMMISSIONER REYES: And, through the Chair 14 to Ms. Roslyn -- so, actually, though, 15 I do remember when Mr. Lohr was doing the initial 16 Financial Reports, there was a lot of, 17 "Miscellaneous," in those line items. 18 And we would ask for clarification of what 19 they were, and we would not get that feedback 20 afterwards. So I think this was happening even 21 before Mr. Palmer. 22 So I mean I think, between what we had 23 before, with the new -- because I know he's 24 subcontracted out, right, and helping with this. 25 And probably it was because we needed to kind of

2-21-25 JHA BOC Finance Committee Meeting

Page 17	Page 19
1 triage what was happening. So I do understand 2 that. 3 Any time there is a transition, it takes a 4 period of time for that transition to settle and 5 then for things to change. So I imagine that that 6 will be the case here, but I think we're all in 7 agreement that we can't have, you know, 8 "Miscellaneous," line items. We can't have 9 unidentified line items, and I think the board 10 should be absolutely trained on this very 11 dense material. 12 But I think we need to know it, because, 13 you know, finance is not my committee. 14 And I want to make sure I'm understanding 15 everything that we see when we get these reports 16 from you. 17 MS. DAVIS: I do agree with you. 18 COMMISSIONER REYES: Okay. Thank you. 19 Thank you. 20 I have another question. So, you know, 21 as your Chair of the HR Committee, we talked 22 extensively last report on two things, 23 your comptroller hiring and your Deputy CFO. 24 MS. DAVIS: Right. 25 COMMISSIONER REYES: Can you provide an	1 round of interviews. 2 As you know, there has been a lot of turnover 3 in these positions within finance, and we are 4 hopeful the candidates that are identified will be 5 the candidates for the long-term. And so that's 6 why I felt it important to get her engaged at this 7 point in order to have that continuity. 8 COMMISSIONER REYES: All right. Thank you 9 for that, and I do apologize if I missed that, 10 Ms. St. Clair. 11 And then my second question -- 12 so you mentioned, at the end of your report -- 13 you said you need to get the type of employees 14 that we need to generate ongoing, timely audit 15 reports, right? 16 Was that correct, what you stated at the 17 end? 18 We need to get the type of employees that can 19 generate ongoing, timely Audit Reports? 20 MS. DAVIS: Just Financial Reports, 21 not Audit Reports. 22 COMMISSIONER REYES: Okay. Are we still 23 hiring in the audit ... 24 Like, where are we with employees in the 25 hiring process in that department?
Page 18	Page 20
1 update on that? 2 I didn't hear it in your report. 3 MS. DAVIS: Yes. In the HR Report, 4 we have identified two candidates that we're 5 hoping to move forward with as soon as we can. 6 COMMISSIONER REYES: Okay. And so, 7 where are we in terms of the hiring process for 8 that? 9 We're just interviewing? 10 Where are we? 11 MS. MIXON-PHILLIPS: We will have a second 12 round of interviews. There has been a first round 13 of interviews, and we'll have a second round of 14 interviews. 15 COMMISSIONER REYES: For both the comptroller 16 and the Deputy CFO? 17 MS. MIXON-PHILLIPS: Yes, yes. 18 COMMISSIONER REYES: Okay. So we're in a 19 much better posture than we were last time? 20 MS. MIXON-PHILLIPS: Yes. 21 MS. DAVIS: Much better. 22 COMMISSIONER REYES: Okay. Very good. 23 MS. MIXON-PHILLIPS: I also have been engaged 24 with the incoming CEO, and she is providing input 25 to the process and may participate in the second	1 MS. DAVIS: I think it's crucial that we get 2 the comptroller and the Deputy CFO in first. 3 COMMISSIONER REYES: Okay. 4 MS. DAVIS: What we've done -- so much of our 5 efforts have been spent on getting information 6 together for these audits, because it needs to be 7 timely. 8 The month-to-month operations -- we are not 9 where we need to be on that, but that's where I 10 think the -- all of the information isn't input in 11 the system. What is not happening is all of the 12 reconciliations. Some are being done, but not all 13 of the reconciliations that need to be done. 14 And this is something that the comptroller or 15 Deputy CFO will help with that, and we haven't had 16 sufficient -- the staff is continuing to do what 17 they do. 18 But, if there are problems and we work on 19 those problems, we're finding that the problems 20 are taking forever, because it requires some 21 system changes many times. 22 And so, having the new persons, hopefully, 23 would just make this process just easier. 24 The candidates that we're looking at have strong 25 accounting backgrounds, very strong accounting

2-21-25 JHA BOC Finance Committee Meeting

Page 21	Page 23
1 backgrounds. So they will be able to come in and 2 help with that. 3 I was trying to give you an example of one of 4 the areas that we knew there were some problems 5 with, and we went in to do reconciliations. 6 And we found that that was much bigger than we 7 thought. 8 I have communicated to this board that we 9 were going to automate a lot of the processes with 10 the bank reconciliations, and we could upload a 11 lot of stuff. 12 We are in daily contact with the bank, IT, 13 as well as the support IT that we have here, 14 and it's unbelievable. We can't even get certain 15 files in. I don't know if it's because of 16 firewalls or whatever. 17 But we have worked on that constantly, 18 and we will continue to work until we can bring 19 that automation in. Because it's what happens 20 with operations this size. 21 We shouldn't be manually reconciling certain 22 things when you have that automation, but we have 23 had difficulty in getting that here. And I can 24 see why probably, in the past, people kind of gave 25 up on it. It was just a little too hard,	1 MS. DAVIS: But, no, just those two 2 employees. 3 MS. MIXON-PHILLIPS: And the P to P system, 4 which is in Yardi, as well -- we think, when we 5 can get that onboard, that that's going to be a 6 tremendous help with the payables that have 7 constantly been an ongoing issue that we're 8 dealing with. 9 COMMISSIONER REYES: The more than 50-percent 10 payables? 11 MS. DAVIS: Yes. IT -- I mean Evann and 12 Yardi -- I mean they've been working really hard 13 to get us on P to P, and I think we're really 14 close to getting on that. So, you know -- 15 COMMISSIONER REYES: All right. Thank you. 16 CHAIRWOMAN WEATHERBY: Commissioner Brock. 17 COMMISSIONER ROGERS: Madam Chair, I know 18 Commissioner Brock had her hand raised prior to, 19 but let me do a point of order first, if I may. 20 CHAIRWOMAN WEATHERBY: Okay. 21 COMMISSIONER ROGERS: My point of order is 22 allowing Commissioner Shirley -- 23 (People laughed.) 24 COMMISSIONER ROGERS: -- to participate in 25 this meeting --
Page 22	Page 24
1 but we have worked constantly. 2 I have an employee that is in daily contact 3 with this. So, hopefully, all of that will get 4 in and will help that platform a lot with more 5 accurate information from the bank that we can 6 actually upload in our system and not have to 7 input everything. 8 CHAIRWOMAN WEATHERBY: That will be huge. 9 COMMISSIONER REYES: Thank you. 10 So, just when you said, "employees," 11 you were specifically referring to the comptroller 12 and the Deputy CFO? 13 MS. DAVIS: Yes. 14 COMMISSIONER REYES: Okay. It wasn't like 15 additional employees in the department, 16 that we're like very short-staffed or anything 17 like that. 18 MS. DAVIS: No, no, no. 19 COMMISSIONER REYES: Okay. 20 MS. DAVIS: We have hired several since 21 I've been here, and one is an employee that was 22 here when the accounting was perfect. And so she 23 is helping us a lot with the things and maybe some 24 programs that we are not doing now. 25 COMMISSIONER REYES: Okay.	1 COMMISSIONER REYES: I did the same thing. 2 COMMISSIONER ROGERS: -- at this time just in 3 case we have to vote on anything. 4 CHAIRWOMAN WEATHERBY: I just got a very 5 timely reminder about that. Thank you. 6 COMMISSIONER ROGERS: So I'll make that 7 motion at this time. 8 COMMISSIONER BROCK: I second it. 9 CHAIRWOMAN WEATHERBY: Okay. All in favor? 10 COMMISSIONER BROCK: Aye. 11 COMMISSIONER REYES: Aye. 12 CHAIRWOMAN WEATHERBY: Thank you. The motion 13 passes. 14 COMMISSIONER ROGERS: Commissioner Brock had 15 a question, and then I'll follow-up. 16 CHAIRWOMAN WEATHERBY: Thank you. 17 Commissioner Brock. 18 COMMISSIONER BROCK: Yes. Madam Chair, 19 Commissioner Reyes reminded me of something when 20 she was speaking, and, because just like we were 21 saying -- and I know, Ms. Davis, again, 22 you wasn't here. 23 But a lot of -- at one point, the line items 24 that was shown on the report, the Finance Report 25 from Mr. Dennis -- there were times that --

2-21-25 JHA BOC Finance Committee Meeting

Page 25	Page 27
1 and I went and asked about it, because they were 2 also running -- like you were saying, stuff is 3 being run into other things or however that want 4 to be. 5 But they were running in even residents -- 6 the money that was given to residents -- they were 7 running it into like our property managers for 8 their engagement. 9 This is why I was asking for line items, 10 because I went to them and asked them about that. 11 Because that money was exclusive for the residents 12 and not for the property managers. 13 And they were allowing the property managers 14 to use the resident's monies that was set aside 15 for activities. That was set aside for 16 activities. They were running it into their 17 engagement meetings. 18 And so that's why -- and this didn't have 19 anything to do with the first statement that 20 I made. This is the monies that is sent to the 21 housing authority from HUD. You know, just like 22 y'all were saying about capital dollars that are 23 sent from HUD is exclusive for public housing, 24 remodeling or adding, you know, things to public 25 housing.	1 I was going to say, "Which one would go more 2 quickly?" 3 Maybe JHA-2025-08, which is Anders Stair 4 Replacement Contract. That one may go pretty 5 quickly, and then we could get to either the 6 Republic or the Yardi, which you may have 7 questions on both of those. 8 CHAIRWOMAN WEATHERBY: Okay. I don't know if 9 you want to make a comment about these or if 10 everybody has had a chance to go over the 11 resolutions. 12 MS. MIXON-PHILLIPS: The resolutions were 13 distributed. 14 Diarra, is there anything in particular about 15 Anders Stair Replacement that you need to bring to 16 the attention of the board? 17 This particular one -- the selected 18 contractor appears to be The Rose Group; 19 is that correct? 20 MR. WEATHERS: Correct. 21 MS. MIXON-PHILLIPS: It's in the amount of 22 \$301,000 to do the stair replacement at 23 Anders Park Apartments. It is part of the capital 24 improvements. 25 MR. WEATHERS: Correct. It's pretty
Page 26	Page 28
1 And so that's why I was asking about the 2 line items, because they were running those 3 dollars into -- and then, at the fiscal year, 4 when the fiscal year was winding down, 5 the monies that we thought we had -- they wasn't 6 there, because they had already -- they gave them 7 to different property managers. 8 CHAIRWOMAN WEATHERBY: And I'm so sorry, 9 Commissioner Brock. Commissioner Reyes has to 10 leave. 11 COMMISSIONER BROCK: I'm sorry. 12 CHAIRWOMAN WEATHERBY: Would it be okay 13 with everyone if we just jumped ahead to the 14 resolutions? 15 And then I certainly want to hear -- 16 I'm sure we all want to hear the rest of your 17 comments, because the points are very well-taken. 18 COMMISSIONER REYES: Commissioner, 19 through the Chair, is there one that's like 20 time-sensitive? 21 MS. MIXON-PHILLIPS: All of these we need to 22 approve to move to the board on Monday. 23 CHAIRWOMAN WEATHERBY: Okay. 24 MS. MIXON-PHILLIPS: But I don't know what 25 the discussion would be.	1 straightforward. We actually concluded a public 2 solicitation for improvements to Anders Park to 3 replace a lot of the stairways and staircases. 4 So this is simply the resolution to approve the 5 contract, the winning bidder's contract 6 for that, which is The Rose Group. 7 And all of the (inaudible) -- 8 COURT REPORTER: Can you talk louder? 9 I'm so sorry. 10 MR. WEATHERS: -- is this better? 11 COURT REPORTER: Yes. 12 CHAIRWOMAN WEATHERBY: Much better. 13 MS. MIXON-PHILLIPS: And, included in your 14 booklet under I believe Tab 4, it shows what the 15 three bids were. 16 (Mr. Mitchell entered the room.) 17 MS. MIXON-PHILLIPS: The low bid was 18 Jacaranda Air Cooling, but, as you can see, 19 at \$150,000 based on our estimates of the costs of 20 the project, that would not be sufficient to cover 21 the cost of this project. More realistic would be 22 obviously one of the other bids. 23 And so I know there are other reasons in 24 which we were concerned about that particular 25 bid is why --

2-21-25 JHA BOC Finance Committee Meeting

Page 29	Page 31
1 MR. WEATHERS: Yes. The bid tabulation is 2 included in there, and the actual lowest bidder 3 actually has a current right to cure letter for 4 them because of their current inability to meet 5 previous contractual obligations on other 6 projects. 7 So the HUD requirements require both 8 responsible and responsive bids, and that 9 particular bid did not meet the qualifications 10 for both being responsible and responsive. 11 So the next winning bid was awarded to 12 The Rose Group. 13 CHAIRWOMAN WEATHERBY: Commissioner Rogers. 14 COMMISSIONER ROGERS: Madam Chair, 15 motion to approve Resolution 2025-JHA-08, 16 Anders Stair Replacement at this time. 17 CHAIRWOMAN WEATHERBY: Second? 18 COMMISSIONER BROCK: Second. 19 CHAIRWOMAN WEATHERBY: All in favor say, 20 "Aye." 21 COMMISSIONER BROCK: Aye. 22 COMMISSIONER ROGERS: Aye. 23 COMMISSIONER SHIRLEY: Aye. 24 CHAIRWOMAN WEATHERBY: The motion passes. 25 MS. MIXON-PHILLIPS: The next one we could	1 significant -- this year that figure also 2 incorporates some of the changes that have been 3 discussed in previous board meetings, in terms of 4 added functionality, P to P, things of that 5 nature, and that is included in there. 6 And, in addition, some of the improvements 7 that Yardi has made will actually subsequently 8 result in other items that we have been using 9 -- separate and stand-alone software modules with 10 different companies. The need for those will be 11 removed. So, actually, it will be a net gain in 12 terms of costs in many instances. So -- 13 CHAIRWOMAN WEATHERBY: That's very helpful. 14 Any other comments or questions? 15 Commissioner Reyes? 16 COMMISSIONER REYES: Thank you for answering 17 that, because you preempted and answered my 18 question about P to P. I know that you just 19 talked about it really extensively. So, as long 20 as it's in there ... 21 Thank you. 22 CHAIRWOMAN WEATHERBY: Any other questions 23 or comments? 24 COMMISSIONER ROGERS: Madam Chair, I pulled 25 -- I did pull Yardi. I pulled it last year,
Page 30	Page 32
1 go to is No. 7 (sic), which is Yardi. No. 2 That's Republic Waste. I'm sorry. 3 CHAIRWOMAN WEATHERBY: On the updated agenda, 4 they're in chronological order now. 5 MS. MIXON-PHILLIPS: So Yardi is No. 9? 6 COMMISSIONER REYES: Yes. 7 MS. MIXON-PHILLIPS: This is -- do you want 8 to speak very quickly to this, please, 9 Mr. Weathers? 10 MR. WEATHERS: Yes. So this resolution is 11 for refuse -- 12 MS. MIXON-PHILLIPS: No. That's Yardi. 13 MR. WEATHERS: -- oh, I'm sorry. 14 So Resolution No. 9, as it is now, is for the 15 Yardi Software Systems Contract. As everyone is 16 aware, Yardi is a crucial component in its core to 17 the function of the agency as it is the software 18 that basically is the foundation for many of the 19 day-to-day operational activities that the agency 20 conducts. 21 There is a yearly contract that we go through 22 -- contracting process. So this is the process 23 for 2025 where we're putting forth a resolution to 24 approve for the stipulated sum of \$509,657.36. 25 It's important to note -- I think it's	1 and I'm not sure if Ms. Morris -- she is here. 2 We approved this contract. We did approve 3 this contract last year. I guess my questioning 4 -- because this contract went to '08, and it was 5 this board who updated this contract to 2024. 6 But, have we made the changes? 7 I'm not sure if it's to you or to Ms. Morris, 8 but there were some things in this particular 9 contract, as it relates to training and some other 10 things, that we were not taking advantage of. 11 Have we now decided to utilize that and those 12 dollars? 13 Because those dollars were not being spent 14 wisely by this agency. 15 MS. MIXON-PHILLIPS: One of the first things 16 that raised a flag, as it relates to Yardi, 17 to me was a week or so into my tenure here with 18 the authority. 19 I got an e-mail that basically said I had 20 2,000 purchase orders that needed to be approved. 21 I'd only been here a week or two at the time, 22 and so I began to question what was going on with 23 the system and those kinds of things. 24 And, as a result of that, there was some 25 training that was initiated internally,

2-21-25 JHA BOC Finance Committee Meeting

Page 33	Page 35
1 but we also brought Yardi in I think at least 2 twice. Maybe it's three -- 3 MS. MORRIS: Four. 4 MS. MIXON-PHILLIPS: -- okay. Four times 5 we've had them here since I've arrived and working 6 with various components of our staffing in order 7 to provide training to them. 8 So we are well on the way to doing that. 9 They also have online training that employees can 10 avail themselves to, as well, as it relates to 11 Yardi. 12 But, yes. We are, in fact, having Yardi 13 come on-site to provide training with us, 14 and, as Mamie mentioned in some of her earlier 15 comments, she's very much involved or engaged with 16 Evann and her staff with Yardi on particular 17 things as it relates to the accounting and the 18 process on the payables and those kinds of things. 19 So, yes. 20 COMMISSIONER ROGERS: Madam Chair, 21 I know Commissioner Reyes has to leave. 22 I'm going to make a motion to move this item; 23 however, on Monday, I would like to see the 24 increased costs in our packet and how we get to 25 this amount before I make a final vote on it.	1 been previously, because the trash was collected. 2 We know that, and so it continued on. 3 But this will be the final renewal under this 4 contract. It will have to be totally bid out for 5 the 2026 year, and that's where we are on this. 6 And we'll try and answer any questions that you 7 have, but we can't answer about why it wasn't 8 renewed in '24. We don't have that information 9 available to us. 10 CHAIRWOMAN WEATHERBY: Commissioner Brock. 11 COMMISSIONER BROCK: So, Madam Chair to 12 Ms. Phillips -- so, Ms. Phillips, that figure 13 includes 2024? 14 MS. MIXON-PHILLIPS: No. This is for one 15 year. So March 1st of this year through March of 16 2026. 17 COMMISSIONER BROCK: Okay, okay. 18 MS. MIXON-PHILLIPS: Yes, ma'am. 19 COMMISSIONER BROCK: All right. 20 CHAIRWOMAN WEATHERBY: Other questions or 21 comments? 22 COMMISSIONER ROGERS: I do, and I did pull 23 this. 24 And let me thank staff, because I did send an 25 email on this. Because, when this came to us,
Page 34	Page 36
1 But I will move the item to the full board. 2 COMMISSIONER REYES: Second. 3 CHAIRWOMAN WEATHERBY: Thank you. 4 All in favor say, "Aye." 5 COMMISSIONER BROCK: Aye. 6 COMMISSIONER SHIRLEY: Aye. 7 COMMISSIONER REYES: Aye. 8 I apologize for leaving. 9 CHAIRWOMAN WEATHERBY: No problem. 10 COMMISSIONER REYES: I'll see you guys 11 Monday? 12 CHAIRWOMAN WEATHERBY: Monday. 13 (Commissioner Reyes left the room.) 14 MS. MIXON-PHILLIPS: The final resolution 15 to come before the board today is Republic Waste, 16 2025-JHA-07. It will be the final one to come 17 before you. It is a renewal. 18 We will tell you that, in 2024, the renewal 19 that should have come to the board in May did 20 not come to the board in May. I can't answer as 21 to why, as I was not here, nor was Mr. Weathers. 22 But, in our research of this, what we found 23 was that there was no approval of this; 24 however, obviously, the service continued 25 throughout the year at the same rate that it had	1 I did send a communication indicating that last 2 year this did not come before us. 3 I don't recall this coming before us, 4 and they did do their research to notify us that 5 this contract unfortunately, for some reason -- 6 I can't recall why it didn't come before this 7 board. 8 But I do have one concern as it relates to 9 how contracts like this slip under the cracks, 10 and I'm not sure how many other ones are like 11 this. 12 But how we fix that as a board so that this 13 type of thing doesn't happen, again, where we're 14 paying outside of the contractual agreement ... 15 so that's something that this board will have to 16 take a look at. 17 I am concerned, though -- and, again, 18 those of you who have been with me a while -- 19 you know I'm going to bring this up -- 20 because, if there is a contractual value of 21 \$515,965.20 and this contract -- and I get it -- 22 is for 2021, I do want something updated to 23 reflect this number and where this number is 24 coming from and the increase. 25 I will also ask the question as it relates to

2-21-25 JHA BOC Finance Committee Meeting

Page 37	Page 39
1 our properties we did add -- and you-all can tell 2 me -- but we did add Westwood. 3 Would this include Westwood? 4 Would this include Randolph's Place at this 5 current time? 6 Is that why this figure is -- 7 MS. MIXON-PHILLIPS: No. 8 COMMISSIONER ROGERS: -- I'm seeing a, "No." 9 Thank you so much. I see, "No." I see, 10 "No." Thank you. So that does not. 11 So I would like to know what the figure was 12 last year for 2024 that we did not have a 13 contract for and what the increase is for this 14 year. 15 MS. MIXON-PHILLIPS: Mr. Weathers. 16 MR. WEATHERS: We can come up with that 17 information. It shouldn't be too difficult. 18 I can say, just for context, it's not in any of 19 your packets, but I've done the previous research 20 back in 2016. 21 I've got the contract here that was in the 22 Fred McKinnies' days. The total value of that 23 contract was \$518,000, and what typically happens 24 is, when we sit down with vendors initially and 25 we go into it with the mindset that this may be a	1 an increase over that time as to how we get 2 there. 3 That's not included in the packet that we 4 received. So I just wanted to stay consistent 5 to what we have been receiving as a board, 6 and I don't see it in this packet. But I would 7 love to see that. 8 Again, Madam Chair, I don't want to belabor 9 this. I will move this item forward to the full 10 board with the caveat that we have all of the 11 information regarding this renewal contract. 12 So that is my motion, Madam Chair. 13 CHAIRWOMAN WEATHERBY: Thank you. 14 COMMISSIONER BROCK: Second. 15 CHAIRWOMAN WEATHERBY: Thank you. 16 All in favor say, "Aye." 17 COMMISSIONER ROGERS: Aye. 18 COMMISSIONER BROCK: Aye. 19 COMMISSIONER SHIRLEY: Aye. 20 CHAIRWOMAN WEATHERBY: Motion carries. 21 Thank you. 22 MS. MIXON-PHILLIPS: Madam Chair, 23 just to answer one of your other questions, 24 in my discussions directly with Mr. Weathers 25 relative to the same question that you had,
Page 38	Page 40
1 multiyear long-term deal, part of what happens is 2 that vendors will often put in, as part of 3 standard negotiations, small CPI increases over 4 the course of a four or five-year agreement. 5 I suspect that's probably what you are seeing 6 in terms of a modest price difference, as well as 7 again, I'll have to go back to 2016 and look at 8 the profile of our pickups to see if we have 9 added any additional locations for a change to 10 scope of work. 11 To your original question, we actually have 12 multiple vendors that do waste and refuse pickup, 13 from Republican to Meridian to other locations. 14 So, as Mr. Mitchell already alluded to, 15 the one property that you indicated is not part of 16 this particular pickup route for this particular 17 vendor. 18 MR. MITCHELL: It's not. 19 MS. MIXON-PHILLIPS: So, on Monday, can you 20 provide for Commissioner Rogers and for the board 21 what the basis of the 546- was? 22 That's what I hear you asking. 23 COMMISSIONER ROGERS: Correct. 24 Because I'm used to -- and, to your point, 25 I'm used to multiple contracts. It does give us	1 how do we know that there are not other contracts 2 that were not renewed -- I think they're making a 3 comprehensive review of all of our contracts now. 4 And there are a number of things we've asked 5 them to look at ensuring that insurance is timely 6 provided, renewal of the contract insurance and 7 other documents, as well as putting in place a 8 process where they send reminders out prior to -- 9 60, 90 days prior to contracts ending so that 10 there is sufficient time to bring everything to 11 the board timely. 12 One of the other things that we have 13 experienced, since we've been here, is a term 14 that I was not familiar with, having worked 15 in government for many, many years, and that was 16 "an evergreen contract," where like the contract 17 goes on and lives on after the expiration date. 18 That had not ever been my experience in 19 my 30 years in government. When a contract 20 ended, it ended basically. 21 And so we are looking to ensure that, 22 when renewals are due, that at least 60 to 90 23 days before that we have a tickler system that 24 allows us to begin the process of getting new 25 contracts in place prior to their expiration.

2-21-25 JHA BOC Finance Committee Meeting

Page 41	Page 43
1 COMMISSIONER ROGERS: Perfect. Thank you 2 so much. 3 MS. MIXON-PHILLIPS: So we have identified 4 that as an issue, which procurement has been 5 tasked with working on. 6 COMMISSIONER ROGERS: Perfect. 7 MR. WEATHERS: Most of those comments that 8 Ms. Phillips just made, just for education context 9 -- Ms. Phillips is absolutely correct. 10 So what we have instituted, since I have come 11 on board here in purchasing, is we actually run 12 reports in Yardi, and we actually review and take 13 a look at contracts and try to be more proactive 14 than reactive when it comes to updating our 15 contractual obligations. 16 So we can see what contracts are coming up 17 that are due for renewal within a particular 18 period of time. 19 When I first came on in June -- or in May, 20 I ran a report in June just to kind of bolster 21 what Ms. Phillips said, and, at that point, 22 I had actually given that report to Mr. Figueroa 23 just this week to show the progress that our team 24 has made. 25 We had something on the order of	1 COMMISSIONER ROGERS: I don't have any 2 comments on that, Madam Chair, but I do have 3 other comments once we get to them. 4 CHAIRWOMAN WEATHERBY: Okay. Do you mean 5 under, "Old Business"? 6 COMMISSIONER ROGERS: I can do it under, 7 "Old Business," or I'll do them right now, 8 if that's the will of Madam Chair. 9 CHAIRWOMAN WEATHERBY: Sure. 10 COMMISSIONER BROCK: Madam Chair, did we make 11 a decision on moving this resolution? 12 CHAIRWOMAN WEATHERBY: We voted on it. 13 COMMISSIONER ROGERS: I thought we voted. 14 COMMISSIONER BROCK: We did? 15 CHAIRWOMAN WEATHERBY: Yes. 16 COMMISSIONER BROCK: Okay. 17 COMMISSIONER ROGERS: I thought we did. 18 COMMISSIONER BROCK: Okay. No worries. 19 I just wanted to make sure. 20 CHAIRWOMAN WEATHERBY: Thank you. 21 So, Commissioner Rogers, did you want to go 22 ahead, and we'll do, "Old Business"? 23 And we'll go back to your comments, 24 Commissioner Brock, after that. 25 COMMISSIONER ROGERS: Yes, Madam Chair.
Page 42	Page 44
1 250 contracts that we had identified that actually 2 had reached their maturity date. Yet we were 3 still continuing to pay outside of the contractual 4 dates, because there had not been an effort to 5 renew the contract. 6 Like I say, today, this week, we have two, 7 and those aren't the contracts that have been 8 expired for years or months. You know, they just 9 kind of recently expired. They are on our 10 worklist. 11 So that kind of reflects the effort that the 12 Procurement Team has put in, over the course of 13 the past few months, to address exactly some of 14 the things that you're seeing now. 15 So, hopefully, going forward, things of this 16 nature that we have today, where there is 17 a resolution that is being presented that was not 18 presented the previous year because of the valid 19 threshold won't come up, again. 20 Because that definitely is not something 21 that we want to see happen in procurement, 22 and it shouldn't happen anymore going forward. 23 CHAIRWOMAN WEATHERBY: That's very 24 encouraging. 25 Any other questions or comments?	1 Real quick, because this did come up I want to say 2 at our last meeting. It could have been in our 3 board meeting. I can't recall which one. 4 I did ask a question as it relates to the 5 W. W. Gay vendor for Brentwood. The AC -- 6 I was told that someone would get back with me. 7 I haven't heard. 8 Have all of our vendors, including 9 extermination vendors -- everyone been paid and 10 up to date? 11 MS. MIXON-PHILLIPS: I'll start off with 12 that. As I said at the previous meeting, 13 at this point, we are still fighting to get 14 everything paid and up to date, but, again, 15 we don't know what we don't know. 16 Weekly, I still receive notices from 17 individual vendors who some say that they hadn't 18 been paid for over a year, and we work them as we 19 receive them. 20 Because we do not invoices in Yardi at this 21 time, we cannot tell what invoices are outstanding 22 that have not received payment. And, though they 23 have dwindled, we still have those issues that are 24 out there. 25 I can't speak specifically to that.

2-21-25 JHA BOC Finance Committee Meeting

Page 45	Page 47
1 I'll let Ms. Davis or staff speak to that, 2 but, yes. We are working very hard. 3 That continues to be of the reasons why we need 4 more managerial assistance in this area and 5 leadership in this area, because it is yeoman's 6 task. 7 MS. DAVIS: And, also, we're finding there 8 are many reasons why they're not paid. 9 The correction that procurement is making 10 with the contracts creates a problem in paying, 11 because a lot of work has been performed under 12 these contracts that have been closed. 13 And so new contracts have to be issued. 14 So a lot of those invoices are pertaining to 15 that. 16 We can't pay those invoices unless there is a 17 new contract or something else. So that is a 18 problem we have to deal with. 19 We have to deal with -- a lot of the times 20 the information isn't given to accounting until 21 the invoice is two to three months old. It would 22 sit somewhere else, and so, by the time we get it, 23 it is in that state. 24 So, for those, no. We don't know those 25 things. We don't know what we don't know,	1 today wanting to know what's happening with the 2 W. W. Gay contract. 3 I was told at this meeting or at a previous 4 meeting -- it could have been Resident Relations. 5 I don't know -- that that would be looked into and 6 a response would happen. 7 To date, I have not heard a response on 8 whether or not someone has been out there, 9 and I'm going out there today to see if the 10 residents are still having issues. 11 Because my understanding is -- 12 MS. MIXON-PHILLIPS: Which complex? 13 COMMISSIONER ROGERS: -- Brentwood -- 14 the Faith Building, specifically. 15 Is it the Faith Building or the Hope Building? 16 COMMISSIONER BROCK: It's the Faith Building. 17 COMMISSIONER ROGERS: It's the Faith 18 Building. 19 MS. MIXON-PHILLIPS: They still haven't come 20 out. 21 COMMISSIONER ROGERS: And so they have not 22 come out. Because they have made it very clear 23 they have not been paid, and they're not coming 24 out. 25 So that's why I'm asking the question.
Page 46	Page 48
1 but, as soon as we get those, we try to pay those. 2 They become emergencies. 3 We are hoping, through correcting the system, 4 that all invoices will go to a central location, 5 and we can pay those in a timely manner. 6 We have good people in payables now that are 7 paying invoices two or three days after receiving 8 them, but, when half of the invoices or a large 9 percentage of the invoices coming to you when it's 10 three months old and you have no record of it 11 before then, it's hard to pay that timely. 12 COMMISSIONER ROGERS: And, to staff, 13 I understand, and I don't want to belabor this 14 point. I understand the challenges that you-all 15 face. 16 I recognize it, and I appreciate the work 17 that you are putting into everything to rectify 18 the issues that have been going on prior to 19 you-all arriving. 20 But, when I go to one of our housing units 21 and W. W. Gay and pest control and extermination 22 is not paid, I get it. But it falls on the 23 residents, and they are the ones who have to 24 deal with that. 25 And so that's why I'm specifically, again,	1 This has been a long time, and the residents over 2 there have asked about this, asked about this. 3 And so, again, I get it. I understand, 4 but I do want an update on this particular vendor. 5 And this is, from my understanding, the only 6 vendor that services this building and can come 7 out, and they have not been paid in my 8 understanding a year or some months. 9 We do need to take a look at that and make 10 that a priority in my estimation. 11 MS. DAVIS: Okay. I know we have looked at 12 and paid this vendor, and I will have you a 13 specific report, a more precise report Monday. 14 But, in payables, we are paying everything we 15 can pay, and what can't be paid -- we can't pay if 16 the service or product behind that invoice was not 17 approved by the property or indicated as received 18 in Yardi by the property. 19 And we can't pay if, as I said, the contract 20 has ended, expired, closed in our system or 21 if insurance has expired on it. So there are 22 conditions under which we can't pay. 23 But what we're doing now is we're paying, 24 and I think we're close to everything that we can 25 pay -- everything we know about and everything

2-21-25 JHA BOC Finance Committee Meeting

Page 49	Page 51
1 that we can pay. But I will give you a more 2 precise report. 3 COMMISSIONER ROGERS: If I can yield to 4 Mr. Mitchell, and Mr. Mitchell can kind of -- 5 or, Mr. Figueroa -- if someone can explain why 6 is this vender not showing up? 7 MR. MITCHELL: For nonpayment. 8 MS. DAVIS: Does Mr. Mitchell know why? 9 MS. MIXON-PHILLIPS: Let us review it, 10 and we'll have an answer for you on Monday. 11 COMMISSIONER ROGERS: Okay. 12 MS. MIXON-PHILLIPS: Because there are things 13 on -- and I said this to the team. So I don't 14 mind saying it here. 15 There are things between operations, 16 procurement and accounting where there is not a 17 systematic approach to getting this information to 18 the state that it needs to be. 19 So that's an ongoing issue that I have 20 addressed with managers to identify a way that we 21 don't continue to have these systematic -- 22 that particular one that you're talking about 23 probably should be the poster child for what we're 24 dealing with as it relates to all of our, 25 "divisions," if you will, working together to come	1 but we'll have it for you. 2 COMMISSIONER ROGERS: And, again, the only 3 reason why I raised this is because I raised it 4 last month. I was told, again, that I would get 5 some type of update. 6 One was not provided, and so I wanted to 7 raise it, again. Because, at the end the day when 8 the dust settles for me, I want to make sure the 9 residents are the ones who are being served. 10 And, if we're not doing a good job serving 11 the residents, then I just want to make sure we 12 have them at the forefront and as a priority. 13 And so I think it was 38 degrees when I 14 looked this morning, and so, to know that we have 15 residents who may be without heat or things of 16 that nature, does bother me. So that's why 17 I raised it, again. 18 I look forward to your leadership. 19 I look forward to report on Monday or prior to 20 Monday as it relates to this particular property. 21 So thank you so much. 22 MS. MIXON-PHILLIPS: We appreciate you. 23 CHAIRWOMAN WEATHERBY: Thank you. 24 Good comments. 25 COMMISSIONER ROGERS: My last and final --
Page 50	Page 52
1 to find a solution. It is unfortunate. 2 And I was of the understanding that 3 W. W. Gay had been paid at this point, 4 and they may have been paid. 5 Have they been paid 100 percent? 6 I don't know that. 7 But we will have that answer for you prior to 8 Monday, and I mean this strongly. Because the 9 residents are the ones who feel the brunt of it, 10 and that's not their issue. 11 But there have been many efforts when things 12 have come to our attention that individual things 13 or payments that have not been made -- that we 14 have taken the extra step. 15 And, at my direction, I have said, 16 "We will pay them and figure it out later." 17 If we've got enough information that we, 18 in fact, owe someone, even if we don't have what 19 we need from the other divisions, just last week, 20 I said, "We'll pay it, and then we'll get the 21 paperwork to catch up with it after the fact." 22 And so, if we've got enough information that 23 says that this is a legitimate expense, 24 we're trying to get those things taken care of. 25 I don't know the specifics of this one,	1 and I said this privately and I asked publicly on 2 the record, because I did go out to Southwind 3 Villa and just was curious about capital outlaid 4 dollars funded for amenities, such as a basketball 5 court or things of that nature -- whether it was 6 included in the five-year plan, things of that 7 nature. 8 When I walked the property, that is something 9 that the residents did ask about. So I'm not sure 10 if that's something that is included in a plan, 11 or I'm not sure how that plan is developed. 12 But, if you-all can take a look at that -- 13 MS. DAVIS: We can, and this is the year that 14 the agency has to do a new five-year plan for all 15 the years. So I guess it can be considered if 16 it's a capital outlay, and it has to be approved 17 by HUD. 18 COMMISSIONER ROGERS: Okay. All right. 19 Whatever the process is I did want to raise that 20 being that it was something that the residents 21 there raised, being that they have a Boys & Girls 22 Club out there, and they're making do with what 23 they have. So I wanted to raise that to see 24 how that can be done. 25 With that, Madam Chair, I will yield the

2-21-25 JHA BOC Finance Committee Meeting

Page 53	Page 55
1 floor back to you. 2 CHAIRWOMAN WEATHERBY: Thank you. 3 COMMISSIONER ROGERS: Again, thank you to the 4 staff. 5 CHAIRWOMAN WEATHERBY: All good points. 6 And, again, to restate the obvious, 7 I think that's why it's so important with what 8 y'all are doing in the way of processes. 9 Because you inherited a crash cart really 10 basically and are doing amazing work to get, 11 "the ship righted," if you will. So we appreciate 12 that. 13 And the resolutions -- by the way, 14 Mr. Weathers, thank for going over the 15 resolutions. That was very helpful. 16 Closing comments? 17 I don't have any further comments. 18 I'd like to give Commissioner Brock the time to 19 finish her comment. 20 Thank you for your forbearance in us getting 21 these resolutions through, but the floor is yours. 22 COMMISSIONER BROCK: Thank you, Madam Chair. 23 I want to thank also Mr. Weathers for the report 24 that he gave this morning and his team. 25 Thank y'all for your work that y'all are	1 I went to leaderships that I thought that 2 I should go to. I went to the ethics office in 3 trying to get help for us, and so, I definitely, 4 you know, appreciate what y'all are doing. 5 And I wanted to ask if I would be in the 6 right order that -- those vendors that we have 7 that have been outstanding for a long time -- 8 is it possible that we can definitely send them a 9 letter of appreciation for their patience and to 10 let them know that we are working on trying to do 11 everything in our power to bring them current 12 and up to date? 13 So we, as the Jacksonville Housing, 14 would look good when it comes to our vendors 15 and those vendors that we have out there that have 16 been working with us. 17 And, like I was saying earlier when I had to 18 yield the floor, I was just simply asking about 19 the line items, that we look at the line items, 20 make sure that the line items that do supposed to 21 be allocated for our residents -- that those line 22 items are allocated for our residents and that 23 those funds were not mixed up in the wrong process 24 and given to, you know, the wrong areas. 25 And that was what my point was that I was
Page 54	Page 56
1 doing. 2 And, to Commissioner Rogers, I'm glad he 3 raised some of the points that he raised, 4 because there has been a concern about the vendors 5 getting paid and them talking about walking off 6 and things of that nature -- 7 (Commissioner Horovitz entered the room.) 8 COMMISSIONER BROCK: -- even our security 9 people, you know. And so I definitely appreciate, 10 Commissioner Rogers, those questions you raised, 11 because some of the residents have been talking to 12 me about, you know, seeing some little things -- 13 little bugs running around and things of that 14 nature. And so thank you so much for making that 15 point. 16 And, again, to Ms. Phillips and Ms. Davis, 17 I do understand that y'all came in, just like 18 Madam Chair just said, in a time that things was 19 really critical, and I just want to be like 20 Commissioner Rogers. 21 Commissioner Rogers says a lot of times, 22 "I want to put it on the record." 23 Because I did try to get help for the 24 Jacksonville Housing, and I knew that we were 25 in trouble. And so I tried.	1 trying to make earlier. 2 And, again, though, I want to thank y'all. 3 Thank you for our staff for the work that they are 4 doing here at the Jacksonville Housing. I know 5 that sometimes it's very challenging, you know, 6 when there is things that come up and come before 7 you as the staff here. But I want to thank y'all 8 for your work. 9 I didn't get an opportunity to thank 10 Ms. Julie for your presentation this morning on 11 HR. Thank you so much for y'all work. 12 Thank you, Madam Chair, for yielding the 13 floor to me. 14 CHAIRWOMAN WEATHERBY: Thank you. Thank you 15 for your comments. 16 MS. MIXON-PHILLIPS: One last thing, 17 in light of what Commissioner Brock said, 18 both procurement and finance are planning to hold 19 meetings with our vendors, not only to explain the 20 process, but also, as you indicated, to help try 21 and build relationships back with some of the 22 vendors who have been challenged over the last 23 couple of years with some of the ongoing issues. 24 But more importantly we want to make sure 25 that internally we are working together in order

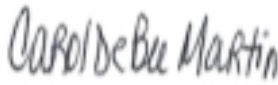
2-21-25 JHA BOC Finance Committee Meeting

Page 57	Page 59
1 to address the systemic problems that have existed 2 that have resulted in some of these delays that we 3 are currently seeing. 4 And so thank you-all for your comments. 5 They are not falling on deaf ears. 6 Just this past week, I said, "If I get one 7 more vendor that calls me --" I said it to the 8 manager -- I said "-- this is not going to be 9 good." 10 Because you get a certain amount of time, 11 you know, in order to address the past bills, 12 but we're past saying, "This is how we found it." 13 It's time for us to have made some concerted 14 effort -- and I think that we have -- in order to 15 do it, but there are still some outliers. 16 And, unfortunately, the one that you brought 17 up today it appears may be one of them, but we're 18 going to meet this afternoon. And we're going to 19 get to the bottom of that so that we'll have an 20 answer for you on Monday. 21 COMMISSIONER ROGERS: I greatly appreciate 22 that. 23 COMMISSIONER BROCK: Thank you. 24 CHAIRWOMAN WEATHERBY: Any other questions 25 or comments?	1 thermostats in the building, and so that's another 2 large ticket item. So this could be a very 3 costly, though much needed, investment. 4 So that's something that the board will need 5 to address and help us with, how we move forward. 6 COMMISSIONER HOROVITZ: Through the Chair, 7 just to add to that -- and I've been talking with 8 Roslyn about this -- I think that we need to 9 seriously consider that total expense and what we 10 may want to do with this building, look at what 11 our true needs are, as far as workspace for the 12 staff that are here, and maybe it's time to think 13 outside the box. 14 So those kinds of decisions we'll obviously 15 want to engage our new CEO in, but I think it's 16 worth it. We're looking at hundreds of thousands 17 of dollars going into this building -- exploring 18 other options, and, obviously, that will fall to 19 finance first. So I think that's something to 20 consider. 21 CHAIRWOMAN WEATHERBY: Excellent point. 22 And, in the interim, is something being done? 23 Because this is such a difficult environment 24 for our wonderful staff to work in. 25 Like portable heaters, or is there anything
Page 58	Page 60
1 Question, "Can anybody still feel their 2 fingers?" 3 (People laughed.) 4 COMMISSIONER BROCK: That's cute. 5 MS. MIXON-PHILLIPS: It's not just the 6 residents. The staff, too, are dealing with some 7 of those same issues. 8 COMMISSIONER ROGERS: Yes. 9 COMMISSIONER HOROVITZ: And I know I missed 10 the whole meeting. 11 Did we talk about that? 12 MS. MIXON-PHILLIPS: No. 13 I have asked Mr. Weathers to put together a 14 fact sheet for us on where we are, because, 15 for the last -- I don't know -- month or two, 16 we've had contractors come in here looking the 17 heating and air conditioning system in this 18 building. 19 I do believe we got some bids at this 20 point. It's a huge project. Not only is it 21 costly for equipment, but we have to get a crane. 22 And it's my understanding that the crane to put 23 the equipment up on top of the roof is nearly 24 \$100,000. 25 And then we've got to change out all the	1 -- 2 MS. MIXON-PHILLIPS: We brought them in 3 during the last cold snap that we had, and, 4 quite honestly, they did not work as well as we 5 had hoped they would. I think people would agree 6 with me on that. 7 CHAIRWOMAN WEATHERBY: We were here. 8 MS. MIXON-PHILLIPS: They did not work as 9 well as we had hoped. So they really don't work. 10 We are concerned at the number of individual 11 heaters and other appliances that our staff have 12 to use in trying to make sure that everybody, 13 you know, remembers to turn them off at the end 14 of the day. But we have not stopped individuals, 15 you know, because we know what the current 16 situation is. 17 But it is extremely uncomfortable, 18 and, as we go -- in the winter, it's very cold, 19 but, if we don't have a system in place, 20 it's going to be extremely hot, as well, 21 in the summer. 22 So it is a very important issue that needs 23 to be addressed, and so we'll be bringing that up. 24 CHAIRWOMAN WEATHERBY: It sounds like we're 25 rowing in the right direction.

2-21-25 JHA BOC Finance Committee Meeting

Page 61	Page 63
1 MS. MIXON-PHILLIPS: We're trying. 2 COMMISSIONER ROGERS: And, excuse my 3 ignorance, because I indeed apologize for this. 4 How many staff are -- 5 COMMISSIONER HOROVITZ: I don't know either. 6 That's a hard one. 7 MS. MIXON-PHILLIPS: We have probably about 8 90, because I think, in HCV -- how many are 9 there? 10 Can y'all tell me? 11 About 50 or 60 in HCV, and then we also have 12 procurement staff. We have the accounting 13 staff. We have the admissions office. So, yes. 14 There's about 90. About half of our employees 15 work in this building. 16 COMMISSIONER ROGERS: Wow. 17 CHAIRWOMAN WEATHERBY: Wow. 18 COMMISSIONER ROGERS: I may need to just do 19 a tour and walk the building. Just come in and 20 walk out. 21 CHAIRWOMAN WEATHERBY: Pop up. 22 MS. MIXON-PHILLIPS: There are a lot of folks 23 upstairs in HCV. 24 COMMISSIONER HOROVITZ: As a thought, 25 through the Chair, have we looked at other spaces	1 MS. MIXON-PHILLIPS: -- hot spots that they 2 can utilize to work from, because, if not, 3 if they use their own Internet, then there was 4 some question about, "Do we pay for the Internet?" 5 You know, there's all kind of things. 6 So, to answer your question, yes. We looked at 7 it. We don't have right now the capability to 8 really allow individuals to work at remote 9 locations within our inventory of space that we 10 have, but we are looking at developing a plan so 11 that, if necessary, we could do that. 12 COMMISSIONER HOROVITZ: Let's look at being 13 like really creative on this. I'm imagining maybe 14 some like workforce development type spaces that 15 are only utilized after hours that would have like 16 the computers and like the spaces. 17 Maybe we can lean on other partners, 18 especially ones that are federally funded, 19 so we can just get people more comfortable. 20 CHAIRWOMAN WEATHERBY: This is going to be on 21 the agenda for Monday, isn't it? 22 Is that right? 23 MS. MIXON-PHILLIPS: Just a conversation of 24 it and what the costs are, but we have not had the 25 opportunity -- we have not looked at other places
Page 62	Page 64
1 within our portfolio? 2 So I'm thinking maybe community spaces that 3 we could turn into temporary work -- I know it's 4 not convenient, but this is not ideal either. 5 MS. MIXON-PHILLIPS: We actually, during the 6 process of trying to figure out what we were going 7 to do when it was so cold last month, did look 8 at it. 9 But, because of lack of IT and other things, 10 one of the things that we are working on now is a 11 COOP, which is a Continuity of Operations Plan. 12 And, in doing that, if something were to happen to 13 this building -- God forbid a fire or something 14 were to happen to this building -- how we'd 15 continue operations and looking at other spaces 16 that we have. 17 We don't have a huge space, but a part of 18 that conversation was also remote work and the 19 possibility of doing that. 20 So we've looked at, you know, if we have a 21 stockpile of computers that would allow folks to 22 work from home. In COVID, it's my understanding 23 that they were given -- what do you call them 24 -- they were MyFIS when I was in business -- 25 COMMISSIONER ROGERS: Hot spots --	1 that we could potentially relocate staff to as a 2 part of what will be presented on Monday. 3 COMMISSIONER ROGERS: Will we have that 4 presentation prior to Monday? 5 I know today is Friday. 6 Mr. Weathers, when will you have available 7 those numbers -- the fact sheet that I asked you 8 -- 9 MR. WEATHERS: I should be (inaudible) -- 10 COURT REPORTER: I can't hear you. 11 CHAIRWOMAN WEATHERBY: She can't hear you. 12 COMMISSIONER HOROVITZ: Close of business 13 today. 14 COURT REPORTER: Got it. 15 MS. MIXON-PHILLIPS: Close of business today. 16 So we'll get it to you ahead of the two o'clock 17 meeting so that you'll have an opportunity -- 18 COMMISSIONER HOROVITZ: And not rushing, 19 but I do want everyone to know that we understand 20 this is a priority. 21 CHAIRWOMAN WEATHERBY: Absolutely. 22 Commissioner Brock, did you have a final -- 23 COMMISSIONER BROCK: Yes. I just had a 24 comment to what Ms. Phillips was talking about 25 and Commissioner Rogers asked the question he

2-21-25 JHA BOC Finance Committee Meeting

Page 65 1 asked about staff. 2 Keep in mind that we also have our residents 3 that comes in and out of this building, you know, 4 numbers of residents that goes up on the second 5 floor. So, yeah. That gives you different 6 numbers when you think in terms of that. 7 COMMISSIONER HOROVITZ: To that point, 8 how long do they stay here on average? 9 Is it just a few minutes, or do residents 10 spend a lot of time here? 11 MS. MIXON-PHILLIPS: It depends on what the 12 issue is and what they're dealing with. 13 I sit at the front desk, occasionally, 14 and some go right up and come right back. 15 Others go up, and it may be an hour before they 16 come back down. 17 And, because many of them don't have 18 appointments, they are walk-ins, they sometimes 19 have to wait. 20 COMMISSIONER BROCK: Yes. 21 COMMISSIONER ROGERS: And so the whole 22 building is this cold. 23 MS. MIXON-PHILLIPS: Yes -- all of it except 24 procurement. 25 (People laughed.)	Page 67 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 March, 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 66 1 MS. MIXON-PHILLIPS: It is true. I don't 2 understand the mechanics of why. 3 But, yes. That has been the joke. 4 You know, if we want to warm up, we go in 5 procurement. 6 COMMISSIONER HOROVITZ: And not because he's 7 full of hot air. 8 (People laughed.) 9 MS. MIXON-PHILLIPS: Yes. It is a problem 10 throughout the entire building, and some areas are 11 a lot colder than others. 12 Mr. Figueroa and Mamie's offices seem to be 13 in locations where, for whatever reason, 14 they are really, really cold when it's cold and 15 really, really hot when it's hot. 16 CHAIRWOMAN WEATHERBY: Not ideal. 17 Any other questions or comments? 18 (no response) 19 CHAIRWOMAN WEATHERBY: Good meeting. 20 This meeting stands adjourned. Thank you. 21 PEOPLE: Thank you. 22 (Whereupon, the proceedings in the 23 above-titled cause concluded at 11:16 a.m.) 24 --- 25	