

2-24-25 JHA BOC Meeting

Page 1	Page 3
1 2 3 4 JACKSONVILLE HOUSING AUTHORITY 5 BOARD OF COMMISSIONERS MEETING 6 7 TAKEN: Monday, February 24, 2025 8 TIME: 2:00 p.m. to 4:03 p.m. 9 PLACE: Jacksonville Housing Authority 10 1300 North Broad Street 11 Jacksonville, Florida 32202 12 and via videoconference 13 14 Taken by Carol DeBee Martin, court reporter. 15 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 24, 2025 2:00 p.m. 3 CHAIRWOMAN HOROVITZ: All right, everybody. 4 It is two o'clock. Please feel free to get coffee 5 and water as you like. Commissioner Reyes is 6 going to be a couple minutes late. So we're going 7 to go ahead and get started. 8 I will call the meeting to order. 9 It is 2:00 on February 24th. This is the February 10 regular board meeting of the JHA. 11 Is there any public comment in the room or 12 online? 13 (no response) 14 CHAIRWOMAN HOROVITZ: All right. I will move 15 comments to the end. I don't see Ms. Davis in the 16 room. 17 Is she going to be doing the financial 18 overview? 19 MS. MIXON-PHILLIPS: She is. 20 MR. FIGUEROA: I will get her. 21 MS. MIXON-PHILLIPS: If you would, please. 22 (Mr. Figueroa left the room.) 23 CHAIRWOMAN HOROVITZ: Absolutely. 24 We'll move to the approval of the January 25 board minutes.
Page 2	Page 4
1 APPEARANCES: 2 CHAIRWOMAN HEATHER HOROVITZ 3 COMMISSIONER HANK ROGERS 4 COMMISSIONER HARRIET BROCK 5 COMMISSIONER LISA STRANGE WEATHERBY 6 COMMISSIONER ANDREA REYES 7 COMMISSIONER CALEENA SHIRLEY 8 EVANN MORRIS 9 ANTONIO PEREZ 10 HARRY M. "Reece" WILSON, IV, ESQUIRE (OGC) 11 ROSLYN MIXON-PHILLIPS, Interim President/CEO 12 MAMIE DAVIS, Interim CFO 13 VICTOR FIGUEROA, COO 14 JULIE ST. CLAIR 15 CORDELIA PARKER 16 DANIEL MITCHELL 17 DIARRA WEATHERS 18 SHAWN L. BROWN 19 MARY DeVRIES, ESQUIRE, (JALA) 20 PETER J. BROEHL, Callie Rose Investment 21 Group, LLC 22 23 VIA VIDEOCONFERENCE 24 CRYSTAL BLACKMER 25 SATONIA HART INEEDA JACOBS CHAD MOORE PATRICIA BALKCOM LA'KENYA DORSEY TAE MATTHEW STEWART DANIESHA SMITH J. ROMEZ JENNIFER MAHONEY EVEADA FINKLEA SANDRA BAKER RON HURST NI'EL GOMES COURTNEY KEVIN WILKES SALEKA RICKY SARAH	1 Can I have a motion to approve the minutes? 2 COMMISSIONER WEATHERBY: So moved. 3 COMMISSIONER BROCK: Second. 4 CHAIRWOMAN HOROVITZ: We have a second by 5 Commissioner Brock. 6 Was there any discussion? 7 (no response) 8 CHAIRWOMAN HOROVITZ: All right. If there is 9 no discussion, all in favor of approving the 10 minutes? 11 COMMISSIONER ROGERS: Aye. 12 COMMISSIONER BROCK: Aye. 13 COMMISSIONER WEATHERBY: Aye. 14 COMMISSIONER SHIRLEY: Aye. 15 (Ms. Davis and Mr. Figueroa entered the 16 room.) 17 CHAIRWOMAN HOROVITZ: Thank you. And we'll 18 go back to the financial overview, Ms. Davis. 19 MS. DAVIS: Good afternoon. 20 COMMISSIONER BROCK: Good afternoon. 21 MS. DAVIS: I provided some handouts at the 22 Finance Committee Meeting, and those were handouts 23 of the audits of the RADs. 24 And the auditors have issued preliminary 25 reports. They will be unqualified reports.

2-24-25 JHA BOC Meeting

Page 5	Page 7
1 So we're just real happy about that. 2 We don't know when those statements will be 3 finalized, but it should definitely be so before 4 our next meeting. 5 I did not provide handouts of this month's 6 operations, which I had intended to today, 7 and the reason I did not is I'm not pleased with 8 the products I can get at this point. 9 Overall operations are very good, 10 but the financials -- and I apologize when 11 I've handed them to you in the past knowing that 12 they had not been properly vetted, as they should 13 be, but we have put something in place now. 14 And next month you will get a full set of 15 financials that you need. They won't be perfect, 16 but they will be much better than what we've given 17 you in the past. And they should improve every 18 month after that. 19 They will include a detailed financial of 20 each property, each RAD. It will be a summary and 21 analysis of what's going on with each one, 22 and so we are working on that. And I know that 23 this commission deserves something a little bit 24 better than we've been able to give you in the 25 past.	1 outstanding candidates, and so, hopefully, 2 by the next meeting, those candidates will be 3 on board for the comptroller and Deputy CFO. 4 These are people that are very experienced 5 with accounting and served in similar roles at 6 other organizations and have the skills that's 7 needed to help get us where we need to go. 8 And I told this group that I would do an 9 assessment of the needs for accounting. Right now 10 we only have nine employees. That number is 11 probably closer to 20 or 30 that we need to do the 12 work that we need to do. 13 So we are working on that, and we will have 14 that information in place for you. And there were 15 a lot of questions at the last meeting about 16 payables, and I believe the particular vendor, 17 W. W. Gay -- there were a few vouchers that had 18 not been paid -- invoices -- and that creditor is 19 100-percent paid at this point. 20 We have new persons in payables that are 21 simply outstanding. We've been able to go through 22 our accounting system to see some of the problems 23 that we were running into and how to correct those 24 quickly. 25 (Commissioner Reyes entered the room.)
Page 6	Page 8
1 You know the situation that we're working 2 with here. We have nine employees in accounting. 3 A third of those are chasing payables. 4 Everybody is screaming about payables. 5 They're in payables. 6 And the rest have been doing everything 7 we need to to get the financials from the 8 past fiscal year, inputting for this current 9 fiscal year, but getting those financials ready 10 for the audit and to be audited. So we're working 11 on the audits. 12 And we have been unable to bring in the 13 the additional skilled personnel that we've needed 14 to make sure that we take this through the level 15 that it needs to be taken through. 16 Now we now know that it's a critical juncture 17 with the new CEO coming in. We had a wonderful 18 discussion with her, and I think that we can move 19 forward in putting in place what we need. 20 The personnel that Ms. Phillips has been 21 working so hard to put in place to give us 22 quality information -- the information is there, 23 but the presentation is not quality. And we want 24 to make sure the quality is as high as possible. 25 So we have been interviewing. We have	1 MS. DAVIS: For example, we knew that we had 2 a lot of outstanding POs -- didn't know why. 3 But now we know, and we're cleaning that up. 4 The affordability part that we have with our 5 port ins and port outs -- we knew there were 6 issues. We didn't know quite what. We have 7 gotten an experienced person in that who has 8 actually worked here before, and we're cleaning 9 that up -- a lot of assistance problems and other 10 problems. 11 Overall, the money is good. The numbers are 12 pretty much what we said, but there are some 13 corrections that need to be made. And, I, again 14 -- in the end, I wanted to give you something, 15 but I wanted to give you something that makes 16 sense to us and that's quality and not to be 17 getting further and further away. Because we 18 can't get the people in that we need. 19 And, with that, that concludes my report. 20 I will answer any questions you may have. 21 MS. MIXON-PHILLIPS: If I could, 22 Madam Chairwoman, when Mamie talked about the 23 questions that were raised in finance, we did meet 24 immediately following the Finance Committee 25 Meeting.

2-24-25 JHA BOC Meeting

Page 9	Page 11
1 And we were able to resolve every one of 2 those issues, the outstanding issues, and I think 3 Friday evening there were only two that still 4 needed some updating and some work. 5 And Danny said they're ready to go now. 6 MR. MITCHELL: (nodded head affirmatively) 7 MS. MIXON-PHILLIPS: But, again, there were 8 some things that needed to be done operationally. 9 There were some things that needed to be done in 10 the finance area, but we came together to make 11 sure that we were able to clear all of them up. 12 It's an ongoing -- the climb uphill is 13 not as steep as it was three months ago. 14 We're getting there, but it does take time. 15 And there are some outliers. 16 And so, between procurement, operations and 17 finance, we believe that we're going to very 18 shortly be at a level place. 19 We are now able to get some information out 20 of Yardi that is helpful to us to identify these 21 really old ones that we don't know where they are 22 until someone calls us, and says, "I've been 23 waiting for this for a long time." 24 We now are able to glean that information 25 from Yardi and pull it out and collectively start	1 wonderful conversation with Ms. Davis. 2 And she reviewed the applications, and she's very 3 supportive of our moving forward with that. 4 So we will be moving forward pretty expeditiously. 5 CHAIRWOMAN HOROVITZ: Thank you. 6 Commissioner Brock. 7 COMMISSIONER BROCK: Thank you. Madam Chair 8 to Ms. Davis, Ms. Davis, did I understand you 9 correctly that you say you have nine employees now 10 in finance and that you really need 20? 11 MS. DAVIS: We very easily need -- we are the 12 accountants for the entire agency, including the 13 RADs and all of that. Yes, we have nine 14 employees. 15 And, because of the clear concerns, 16 questions with payables, a third of them are in 17 payables. 18 COMMISSIONER BROCK: So -- 19 MS. MIXON-PHILLIPS: The reality of it is 20 everybody, every operation in the agency would say 21 that they need additional staff, even though we 22 have a number of vacancies that are not filled. 23 And, again, we are in a critical period right 24 now. I don't know for the long-term if there 25 will be a need to have 20 or 30 employees in the
Page 10	Page 12
1 working those items, but we've come a long way. 2 MS. DAVIS: We have. 3 MS. MIXON-PHILLIPS: We've come a long way. 4 MS. DAVIS: And the audit is ongoing and has 5 started. The auditors will be on-site next week, 6 and so we are busy with uploading to the various 7 portals the statements and schedules that we 8 prepared for them. And we see no reason why that 9 audit shouldn't go smooth. 10 MS. MIXON-PHILLIPS: Although, you know, 11 there is a need for additional personnel. 12 One of the things that we are sensitive and 13 concerned and aware about is there has been so 14 much turnover in the management positions. 15 We want to make sure that, when we hire, 16 we hire the right folks, obviously, and that we 17 can maintain them over the long-term. They won't 18 come in and be replaced in a few months and that 19 kind of thing. 20 And so we did have some conversations with 21 our incoming CEO to make sure that they met her 22 standards or what she would be looking for in 23 those positions, as well. 24 And right before I walked in here I was on 25 the phone with her, and she said that it was a	1 accounting area, but, certainly, our folks are 2 working full time in that area. 3 And, once we get the Management Team in place 4 and can assess what the overall needs are -- 5 once we get out of this crisis mode, then, 6 maybe, in the upcoming fiscal year's budget, 7 we will be able to more clearly identify what 8 those needs are. 9 CHAIRWOMAN HOROVITZ: Commissioner. 10 COMMISSIONER ROGERS: Thank you, Madam 11 Chair. 12 Thank you, Ms. Phillips. 13 Thank you, Ms. Davis for that. 14 I guess my question -- and thank you, 15 Commissioner Brock, for already asking my question 16 that I had already written down. 17 But, as it relates to the work that I think 18 that Mr. Palmer is doing ... 19 Is he still on board? 20 I know we had extended that for six months. 21 I think, when this board is hearing about some of 22 the issues that still need to be resolved in the 23 Accounting Department, when is it ... 24 Is he still on board? 25 Let me ask that question.

2-24-25 JHA BOC Meeting

Page 13 1 And then, what is he doing to help to rectify 2 this especially when I hear of the needs? 3 MS. DAVIS: Mr. -- 4 MS. MIXON-PHILLIPS: Oh, I'm sorry. 5 I had a similar question earlier on, too, 6 because of the role that he had played. 7 And he has been here for quite a while, 8 but it's very different being off-site than 9 being on-site. 10 And the supervision of the staff on-site 11 is really what I believe has led to some of the 12 issues and the concerns that we had. 13 Mr. Palmer worked very closely with staff 14 in the stages on the closeout of the financials 15 for last year, and we're still in that mode as we 16 work through the audits and being able to 17 reconcile all of the accounts and all of the 18 information that was discussed at finance 19 at length and rolling up of funds and all those 20 things that were done at that time. 21 But I'll let Ms. Davis go into more 22 detail, if she'd like. But, yes. He still 23 is on board. We do see a need to have him, 24 just based on the work that he did do in 2024. 25 It's kind of hard for an accountant to go	Page 15 1 system. 2 Those things have broken down a little bit. 3 I expressed that to you earlier, and so that's 4 what the staff here does, not Mr. Palmer. 5 He comes in, like the accountant, take your books 6 and records, and helps you put them in a certain 7 order and support an audit and all that. 8 So his services are invaluable. We could not 9 make it without his services, and we hope to 10 continue that for a long time. 11 But that does not substitute from having a 12 complete staff here that is part of that 13 comprehensive system of accounting that we need 14 to ensure ongoing operations of what they need and 15 that we are detecting and catching things timely, 16 as soon as they appear, and more importantly that 17 they don't occur. So we will detect those. 18 So those are the things that are needed 19 here. The closing procedure -- we are doing -- 20 I will stop there. 21 Thank you. 22 (People laughed.) 23 COMMISSIONER ROGERS: Madam Chair, if I may, 24 to follow up, because I continue to hear -- 25 and I apologize if it's just me -- a running
Page 14 1 back without -- I'm not going to say, "cleanup --" 2 somebody else's work, but without the full 3 knowledge of how we got to where we are. 4 So he does serve an important role in 5 us being able to get through the audit for 2024, 6 because he was basically the architect of the 7 finances at that time. 8 MS. DAVIS: Yes. Mr. Palmer is the 9 accountant, and he has been just providing 10 tremendous support in putting together the 11 financial statements and those things for the 12 audit and going forward. 13 But that is not your comprehensive system of 14 accounting that needs to be implemented. 15 That needs to be worked constantly. 16 We have a comprehensive system, and we have 17 to have a comprehensive system of operations to 18 ensure that errors and irregularities are 19 discovered in the ordinary course of business, 20 corrected, have staffing there to do that, 21 to have processes there to do that. 22 And that gives you a certain degree of 23 confidence in things, and then you have to have a 24 closing procedure, an in-depth closing procedure, 25 that identifies any problems you may have in your	Page 16 1 theme. And it's a theme that I think is new to 2 me of, "full staff," "full staff," and I think, 3 as I sit here and hear, "full staff with the 4 department," what does a full staff look like? 5 And so I'm just curious as to when we say, 6 "full staff," what is the full staff? 7 How many did we have prior? 8 And then, how many have left? 9 I'm hearing 20. I hear we have nine. 10 And so, what does full staff look like? 11 Have we ever been at full staff? 12 Because, since I've been here, I have never 13 heard that before. So I'm just curious to 14 understand what in the department -- what is the 15 full staff number? 16 Because, for me, this is new, to learn that 17 we have never been -- or have we ever been at full 18 staff in this department? 19 MS. DAVIS: I have been here since the end 20 of August, and, prior to that, I understand that 21 there had not been a CFO, a Deputy CFO, 22 a comptroller for most of the year. 23 Those are the folks that take the information 24 and make sure that those numbers are properly used 25 and that you generate the statements that you

2-24-25 JHA BOC Meeting

Page 17	Page 19
1 made. 2 So the organization has been operating 3 without those persons for a number of months, 4 and, even the Audit Report from last year was 5 issued -- it was issued a little later than usual 6 because of that, the problem in developing that. 7 So, just looking at the management level, 8 in accounting and finance, those folks were not 9 in place the entire year, and, in my opinion, 10 it's crucial that they're in place most of the 11 time. 12 And, when you have a few weeks or definitely 13 a month or so missing, you've lost with that. 14 So you've got to go back and fix those things. 15 Since I've been here, I haven't had those 16 positions to rely on to do certain things, 17 and that means that I'm talking to each 18 accountant. 19 Well, their systems and the bandwidth -- 20 it's just not possible with the things that we 21 have to do with that kind of operations, 22 and I think we know that. 23 And then that's why you encouraged me to hire 24 the Deputy CFO, the comptroller, and it's huge. 25 And you've done that, and you even gave me a	1 Is that correct? 2 MS. DAVIS: Yes. 3 COMMISSIONER REYES: Okay. We currently have 4 nine employees in the Finance Department. 5 Is that correct, Ms. Davis? 6 MS. DAVIS: Ten including myself, yes. 7 COMMISSIONER REYES: Okay. And then, 8 Ms. Roslyn, I heard you say we won't need 20 to 30 9 employees in the future once we get out of this 10 crisis mode. 11 Is the Finance Department set up to have 12 20 to 30 -- 13 MS. MIXON-PHILLIPS: No, not at all. 14 COMMISSIONER REYES: -- okay. 15 So, what is our max employee number in the 16 Finance Department? 17 MS. MIXON-PHILLIPS: I think we're there. 18 I think all the positions are full. As a matter 19 of fact, we've got a couple of temporaries in the 20 department included in that nine that she was 21 talking about. 22 MS. DAVIS: It's just one temporary at this 23 time. 24 MS. MIXON-PHILLIPS: One temporary. 25 COMMISSIONER REYES: That's separate from the
Page 18	Page 20
1 certain date. 2 COMMISSIONER ROGERS: I will tell you -- 3 I'm sorry, Ms. Davis, not to cut you off, 4 but I'm clear now and understanding what that 5 looks like. 6 I thought it was more outside of the 7 positions that we had already discussed, 8 but I am now clear. Thank you so much. 9 CHAIRWOMAN HOROVITZ: Reyes and Weatherby. 10 COMMISSIONER REYES: Good afternoon, 11 everyone. I apologize for being a little late. 12 I had a hearing. 13 So I kind of walked into the conversation, 14 and so I just want to make sure that I'm clear and 15 understanding everything. And I do apologize if 16 you have to repeat yourselves. 17 But, as long as I recall, we've been having 18 a very robust conversation about the Finance 19 Department needing those top positions as quickly 20 as possible. 21 In fact, in the HR Committee, we've talked 22 a lot about it. So I think we've established 23 that those are necessary and mandatory positions 24 that need to get filled ASAP, and I think we're 25 doing that.	1 ten? 2 MS. DAVIS: No. 3 MS. MIXON-PHILLIPS: It's included. 4 COMMISSIONER REYES: Okay. So, what is 5 supposed to be our like full -- to Commissioner 6 Roger's question -- the full staff under the 7 Finance Department? 8 What is supposed to be that number? 9 MS. MIXON-PHILLIPS: I don't have that in 10 this book. 11 Julie, do you know what the number is? 12 Do you have your org chart? 13 MS. ST. CLAIR: I do not. 14 CHAIRWOMAN HOROVITZ: I don't want to answer 15 the question for the operations, if I may jump 16 in, but, to me, it feels like whatever the number 17 used to be is likely not the number it needs to be 18 now. 19 And so I think that Ms. Davis is continuing 20 to find what we need. I think we're leaning 21 on third parties, as is appropriate, and that's 22 helping give us some relief. 23 But I do think that we need to continue 24 looking at -- I think the RAD properties are 25 adding a level of complexity. Either we need to

2-24-25 JHA BOC Meeting

Page 21	Page 23
1 do more conversions, or we really need to think 2 about how much of our resources are going into 3 this complicated accounting, and if, as we say, 4 "the juice is worth the squeeze." 5 I think the, "20 people," is a metaphor, 6 right? 7 Like that can't truly be a number. 8 (People laughed.) 9 CHAIRWOMAN HOROVITZ: That's why I asked. 10 COMMISSIONER REYES: Yes, yes, yes. 11 MS. MIXON-PHILLIPS: I kind of had sticker 12 shock with that one, too. 13 (People laughed.) 14 COMMISSIONER ROGERS: I think we all did. 15 COMMISSIONER REYES: I believe we've had a 16 conversation about Mr. Palmer being on a 17 subcontract. 18 Is he not currently on a six-month contract 19 with us? 20 MS. MIXON-PHILLIPS: He is. 21 COMMISSIONER REYES: So, when does that 22 six-month contract expire? 23 MS. MIXON-PHILLIPS: He is the accountant, 24 and we just extended that about two months ago 25 I think.	1 support to the staff, which I know we talked about 2 a lot. 3 Great points. 4 Commissioner Weatherby. 5 MS. MIXON-PHILLIPS: And what we're dealing 6 with, just to -- if I could, Madam Chairwoman, 7 one last thing, because I know you want to get out 8 of here. So this has got to move. 9 CHAIRWOMAN HOROVITZ: Oh, my gosh. No. 10 We're doing great, guys. Thank you. 11 MS. MIXON-PHILLIPS: To Ms. Davis's point 12 with the reconciliation, as you know, we had a 13 qualified audit this last year, and a big part of 14 that was because the reconciliation of the funds 15 was not in place. 16 So, if you start out with a bad number, 17 it has taken us these many months to try and close 18 the gap on what that outstanding number was. 19 It's hard to get to where Ms. Davis feels 20 that the numbers have the integrity that's 21 necessary that she wants to see and what we all 22 want to see in those numbers. 23 And so that is a big focus of what this work 24 is, in making sure of the efficacy of these 25 numbers, that, when we present them, that we know
Page 22	Page 24
1 COMMISSIONER REYES: Correct. So it's set to 2 expire in about four months, and the idea was to 3 have him be here while we transitioned our new 4 CEO so that they could work accordingly and then 5 determine whether or not we wanted to extend that 6 account, again, after we had already selected our 7 CEO. 8 Is that correct? 9 MS. MIXON-PHILLIPS: Yes. 10 COMMISSIONER REYES: Right. So I think, 11 to your point, Madam Chair, as all this is 12 happening, right -- because there's a lot of 13 moving pieces -- we have to make sure that we're 14 having conversations about, Number One, are the 15 positions outdated? 16 Number Two, do we need to increase based on 17 the demands or the programs that we're bringing in 18 and, you know, the type of complications that 19 we're having? 20 And then, Number Three, really I think, 21 at that point, our new CEO should determine 22 whether or not, right, we need to continue having 23 more hires in that department. 24 CHAIRWOMAN HOROVITZ: And, are we fully 25 utilizing the technology that would give the	1 that this is the right number, and it has been 2 reconciled. 3 We want to get to the place where the monthly 4 reconciliations are reconciled to the penny every 5 time, and that's a big part of what it is. 6 It's kind of hard for Ms. Davis, as a CPA, 7 and my accounting background for us to give you a 8 number, that, if you say, "Tie this back to 9 something," we've got a gap there. 10 And right now we still have a gap based on 11 what our beginning balances were, because there 12 was some work that needed to be done. 13 When I came in, in August, on the board in 14 accounting, it said, "February reconciliations 15 not done." 16 At some point, I said, "Please erase that 17 off that board," because every day that I went in 18 there, it gave me a little bit of heart 19 palpitation that we had not reconciled our books 20 for that long of a period of time. 21 And so, again, it takes a while to go back 22 and bring all of that forward, and that's where 23 we are. But we are very close to it and very 24 close to having that done. 25 MS. DAVIS: Regarding the opinion from last

2-24-25 JHA BOC Meeting

Page 25	Page 27
1 year, we know that we get beyond that opinion and 2 back to the unqualified opinions that this housing 3 authority is used to by showing what we have put 4 in place to ensure that that's being corrected, 5 and it won't happen, again. 6 Without the staff that I've referred to, 7 it's kind of hard to say we put those things in 8 place, and I guess the frustration on my part was 9 when bringing those persons on is being delayed 10 and delayed. 11 Well, we can't delay. It's not a luxury. 12 Those folks are crucial in us staying on solid 13 ground and to the auditors to show that, 14 "This is the system that you described. 15 This is what we've done to improve things, 16 and this system is not the system that you saw 17 before." 18 And we certainly don't want them to see the 19 same system, and, unless we have those folks, 20 they will probably see the same system or one 21 that's not good enough. 22 MS. MIXON-PHILLIPS: And the final point, 23 Madam Chair, I did ask Shawn to give me the 24 Headcount Report for January, 2025. 25 In our Finance Department, it's nine,	1 like I say, the audits that we're doing, 2 and we're providing what they need. But that 3 pulls away from other things, and so we've got 4 to get that staffing in place. 5 COMMISSIONER WEATHERBY: Thank you, 6 Ms. Davis. 7 MS. DAVIS: You're welcome. 8 CHAIRWOMAN HOROVITZ: Thank you, Ms. Davis. 9 Just a final thought on that, I think this is 10 really a great example of what strong leadership 11 does for a department. 12 I think how we got here was having a number 13 of people in place who maybe held on to much of 14 the work, didn't empower the team to take on 15 tasks, didn't really provide enough training 16 on the technology or how to do the roles, 17 and so things got missed. 18 I think that's how we ended up in a position 19 with all of these payable issues, because we 20 didn't have strong enough financial leadership. 21 So it's really remarkable how much change you've 22 been able to bring to the department in such a 23 short period of time. 24 Thank you. 25 MS. DAVIS: Thank you.
Page 26	Page 28
1 not including the one temporary that we have, 2 which makes it ten, and it will be at 12 when the 3 CFO (sic) and the comptroller -- 4 MS. DAVIS: Deputy CFO. 5 MS. MIXON-PHILLIPS: -- Deputy CFO. 6 (People laughed.) 7 CHAIRWOMAN HOROVITZ: Commissioner 8 Weatherby. 9 COMMISSIONER WEATHERBY: Thank you. 10 I think what Ms. Davis is saying -- not only were 11 the positions not filled when you came on, 12 but there were so many problems with the people 13 who were there that didn't work there. 14 And so it has to have made your job a lot harder, 15 because we were all experienceing those problems 16 of not having them done properly. 17 MS. DAVIS: Correct. 18 COMMISSIONER WEATHERBY: And so, again, 19 y'all are just doing an amazing job. 20 MS. DAVIS: And I think so, and we want to 21 continue that and really bring excellence back 22 here. And I say, "back here," because it was 23 here. And we might not be far away, but we need 24 to have those people in place to ensure that. 25 And there are a lot pressures with,	1 CHAIRWOMAN HOROVITZ: New Business 2 resolutions. 3 And I apologize for having to step out of 4 the Finance Committee Meeting when we reviewed 5 these. So I may have some questions. 6 But, Ms. Phillips, will you present them. 7 MS. MIXON-PHILLIPS: Sure. 8 The first resolution is Resolution 9 2025-JHA-07 for the Republic Waste contract. 10 This is a renewal contract, and I asked 11 Mr. Weathers to gather some information that he 12 can share. 13 It is the amount of \$546,536.52. 14 It will be from March 1st, 2025 through 15 March 1st of 2026. 16 We did discuss it at the last meeting. 17 What we found was that this contract did not come 18 before the board in 2024. It was carried forward 19 as an evergreen I guess without a renewal having 20 been approved by the board in 2024. 21 The question that was raised by Commissioner 22 Rogers and also how the escalation was done is the 23 question, and I'll ask Mr. Weathers if he would 24 provide that information for us. 25 MR. WEATHERS: Good afternoon, everyone.

2-24-25 JHA BOC Meeting

Page 29	Page 31
1 Can you hear me okay? 2 MS. MIXON-PHILLIPS: Speak louder. 3 (People laughed.) 4 MR. WEATHERS: Okay. All right. 5 At the Finance Committee Meeting, 6 Commissioner Rogers simply wanted some 7 clarification on the dollar amount of 8 546,536.52 relative to waste collection. 9 So, for context just so everyone in the room 10 kind of knows, the last cycle where this was 11 started -- because this is the last for eligible 12 renewal. The original contract was for 517,000. 13 So what I did was -- I could draw your 14 attention to Page 1 on the handout that was 15 provided, under Section -- I believe it's 2.3 16 or 2.4 there -- the reason that the amount is 17 slightly higher is that, as I suspected when 18 I went through and looked, it does provide for 19 a CPI increase based on the Bureau of Labor and 20 Statistics, as well as talking to Director 21 Mitchell, the scope of services provided has 22 changed a little bit. 23 We have added, over the course of time, 24 some additional things that we require in terms of 25 additional tonnage for garbage. So that results	1 can I please have a motion to discuss this 2 resolution? 3 COMMISSIONER ROGERS: So moved. 4 COMMISSIONER WEATHERBY: Second. 5 CHAIRWOMAN HOROVITZ: Excellent. 6 Is there any any discussion or any questions 7 for Mr. Weathers? 8 Thank you for digging into that. I also have 9 a question. 10 Any further discussion? 11 COMMISSIONER ROGERS: I do have one, 12 Madam Chair, just for clarification purposes. 13 Thank you for looking into this, 14 and thank you for this information. 15 But, if I understand this information that 16 you have provided to this board, this request is 17 for the Fiscal Year of 2023. 18 So, am I to assume or is it your position -- 19 because these amounts are different -- to assume 20 that this is from -- I still don't know where 21 these numbers are coming from. 22 MS. MIXON-PHILLIPS: We're looking for -- 23 this is for 2025, what we're approving now. 24 MR. WEATHERS: Correct. 25 MS. MIXON-PHILLIPS: The last contract that
Page 30	Page 32
1 in the net difference that you see from 517- 2 to 546- on the fourth and final renewal based on 3 the original contract. 4 Interestingly enough, I also did just a 5 little bit of deep diving on my own. 6 Having looked into it, the contract is from 7 June to June. So I went and kind of looked at the 8 last three cycles. 9 On average, I think we wound up -- 10 I was looking at in the Payables Department, 11 and we were paying, on average through those 12 cycles on a yearly basis, somewhere around 13 \$530,000 or so. 14 So there isn't anything egregious in terms of 15 any kind of pricing on invoicing that the vendor 16 is submitting to us year-over-year, and, again, 17 as Ms. Phillips had indicated, this marks the 18 last year, the last eligible renewal for 19 Republic. 20 And then next year we will obviously 21 take a look, as we assess everything, 22 to see what our options are in terms of refuse 23 pickup. 24 CHAIRWOMAN HOROVITZ: Thank you. 25 Before Commissioner Rogers gets me,	1 was approved was for 2023. So that's what you see 2 in that column on there is the last one we 3 approved. 4 So what we are requesting approval on is 5 about \$3,000 less than it was in 2023. 6 MR. WEATHERS: That second page is just for 7 illustrating purposes, and you can see the CPI. 8 There is an allowance for a CPI escalator 9 year-over-year overall. I didn't mean to cause 10 confusion. 11 COMMISSIONER ROGERS: But we don't have this 12 for the current year. 13 MR. WEATHERS: Correct. 14 COMMISSIONER ROGERS: Got it. 15 Thank you, Madam Chair. 16 MS. MIXON-PHILLIPS: Because tonnage 17 changes. You can't really -- you can estimate 18 it based on what the previous history is, 19 but it's not going to be exact. 20 CHAIRWOMAN HOROVITZ: Should we understand 21 then that we had this fee for 515,965 for 2023, 22 -4, and now it's going to increase for the first 23 time? 24 What did we pay last year? 25 MR. WEATHERS: So last year, I'm taking

2-24-25 JHA BOC Meeting

Page 33	Page 35
1 a look. We were -- actually, the way it worked 2 out was we were right at about an average of 3 530,000. 4 Interestingly to note, like I said for 5 context, we have actually been using Republic 6 Waste as a garbage collector since 2016 in 7 Mr. McKinney's days, and that original contract 8 was 516,000. 9 So that kind of establishes, you know, 10 a pretty narrow baseline over the course of the 11 past almost nine or ten years that we've been 12 dealing with them, which is why I said I don't 13 really see anything egregious in terms of really 14 a high price escalation. 15 That may or may not be a consideration next 16 year when the last renewal is done, based on some 17 of the things that I'm sure we've all seen in the 18 media, and the natural expiration of the contract 19 with the terms already negotiated upfront and 20 fixed for five years. 21 CHAIRWOMAN HOROVITZ: And this is helpful, 22 and it might seem like we're belaboring a point. 23 But I think it's important for transparency 24 that we're discussing this. 25 Do we get some kind of notification that	1 the next phase of negotiation of the contract. 2 Like I said, this expires this year. 3 So that is our plan, to put that in there. 4 So I understand what you're saying. Two or three 5 years from now, we can always go back and 6 reference, and say, "Hey, back in 2025, 7 the CPI agreement was for 5 percent every year. 8 No more. No less." And we'll have that out in a 9 schedule, a Fee Schedule. 10 That's essentially what you're wanting, 11 right? 12 CHAIRWOMAN HOROVITZ: Can we change this 13 resolution, Reece, to have some language where it 14 says maybe like, "WHEREAS, this new amount 15 reflects a 30-something-thousand CPI"? 16 I think that would help. 17 Does the board agree, or is that nitpicking? 18 COMMISSIONER SHIRLEY: I agree. 19 CHAIRWOMAN HOROVITZ: Is that all right? 20 MR. WILSON: Sure, if the board approves 21 the resolution subject to your amendment. 22 CHAIRWOMAN HOROVITZ: Right. 23 MR. WILSON: Yes. 24 CHAIRWOMAN HOROVITZ: I just want it, 25 because it's not clear how we got from 516-
Page 34	Page 36
1 they're going to have a CPI? 2 How do we know that there was an increase? 3 Because it would have been nice if maybe 4 there was an amendment to this that showed those 5 increases over the last two years. 6 MR. WEATHERS: Normally, contracts -- 7 when they're negotiated by our Procurement Team, 8 we address that very issue upfront with the 9 vendor as we do with a lot of things. 10 We kind of renegotiate what that CPI would 11 look like, what the caps are, what the mins are, 12 and we actually try to add those to the contract 13 as an exhibit attachment so we can see it and 14 always reference it year-over-year and make sure 15 that whatever increase the vendor is asking for 16 is in line with what we negotiated a year or 17 two years or three years ago. 18 CHAIRWOMAN HOROVITZ: Do we have all that 19 information? 20 That would be helpful. 21 So I'm just thinking say ten years from now, 22 when I'm not in this room anymore, it would be 23 helpful if we had all of that information here. 24 It would make the discussion I think more clear. 25 MR. WEATHERS: Most assuredly it will be in	1 to this number. 2 COMMISSIONER REYES: Right. 3 CHAIRWOMAN HOROVITZ: And I will be in favor 4 of approving this, but I think that would be 5 helpful if that language is there. 6 It would at least point future board members 7 in the direction that this difference is CPI, 8 because it's not clear to me. 9 Is that all right? 10 MR. WEATHERS: (nodded head affirmatively) 11 MS. MIXON-PHILLIPS: But it's not a 12 year-over-year CPI increase of 30,000. 13 That's basically from five years ago until now. 14 So that's an accumulation of CPI over a four-year 15 period to get to this last one. 16 COMMISSIONER ROGERS: Sorry. I know 17 Commissioner Reyes has something. 18 COMMISSIONER REYES: Sorry. I mean I do have 19 a couple questions. 20 So the contract that we have here -- 21 "Contract shall begin June 1st until May 31st, 22 '22." 23 So that was a one-year contract there, 24 correct? 25 And then we signed up --

2-24-25 JHA BOC Meeting

Page 37	Page 39
1 MR. WEATHERS: Correct, for additional 2 renewals. 3 COMMISSIONER REYES: -- for a four-year, 4 one year at a time contract. 5 MR. WEATHERS: One year at a time. 6 COMMISSIONER REYES: Okay. Because, 7 in this contract, it says, "not to exceed 8 515,965." 9 Does our current contract -- is that -- 10 MR. WEATHERS: That is from 2021. 11 COMMISSIONER REYES: -- correct. 12 So, is the current one that we're -- 13 MR. WEATHERS: 546- is the not to exceed 14 for this final year. Correct. 15 MS. MIXON-PHILLIPS: The year we're in 16 -- 17 COMMISSIONER REYES: Where is that wording? 18 MR. WEATHERS: Here (indicated). 19 COMMISSIONER REYES: Right. "Not to exceed"? 20 MS. MIXON-PHILLIPS: No. It doesn't say, 21 "not to exceed." 22 MR. WEATHERS: It says, "not to exceed," 23 in the contract itself. 24 COMMISSIONER REYES: Okay, okay. 25 COMMISSIONER WEATHERBY: As clarified,	1 COMMISSIONER REYES: But -- 2 COMMISSIONER ROGERS: Madam Chair, 3 one of the things I brought up, yet again, 4 at finance -- and I know you had to step out -- 5 and, to Commissioner Weatherby, who did an amazing 6 job -- again, I say this all the time. 7 My inclination is all always to vote, "No," 8 because one of the things that was requested was 9 the current contract with the accurate number. 10 Two, because that came up, I said, 11 "I will only move this to the full board if that 12 is done." 13 The other issue that I raised is, again, 14 these numbers. If I go back to 2023, it was 15 549,198. But then we're hearing last year, 16 with evergreen, it's 530,000. We don't really 17 know what we paid last year, because we don't have 18 the numbers. 19 And now we're being asked to approve -- 20 this has to be cleaned up and clarified for 21 transparency and for the public. 22 CHAIRWOMAN HOROVITZ: I agree. 23 COMMISSIONER REYES: I'm also confused. 24 COMMISSIONER ROGERS: And so I'm confused by 25 all of it, and so I'm going to vote, "No,"
Page 38	Page 40
1 it corrects itself. 2 MR. WEATHERS: Yes. 3 COMMISSIONER REYES: Well, that's -- 4 MR. WEATHERS: In the contract, it has a very 5 specific, "not to exceed --" 6 COMMISSIONER REYES: That's last year's. 7 That's the last contract. That's the last 8 contract. 9 COMMISSIONER BROCK: That's the last 10 contract. 11 MS. MIXON-PHILLIPS: This says, "515-." 12 This contract says, "515-." 13 COMMISSIONER BROCK: Right. 14 MS. MIXON-PHILLIPS: That's what the contract 15 says. 16 MR. WEATHERS: The current one for 2025? 17 MS. MIXON-PHILLIPS: Yes -- no. The current 18 one for 2025 is attached. This is 2021. 19 COMMISSIONER REYES: Right. This is not the 20 four-year, one-year term contract. 21 MS. MIXON-PHILLIPS: This is 2021. 22 MR. WEATHERS: 2021. Yes. What's passed 23 around is 2021 -- what's attached is 2021 -- 24 but the 2025 does have a, "not to exceed the 25 546-."	1 on it until I get clarification. 2 CHAIRWOMAN HOROVITZ: Okay. So I think that 3 we have some cleanup to do. Let's put that one 4 aside. I know that that would be effective 5 March 1st. 6 Can this wait until the March board meeting? 7 MR. WEATHERS: He can wait that long. 8 I mean the vendor is going to continue to pick up 9 the trash. That is the agreement. So, you know, 10 refuse collection won't cease, and the vendor 11 is going to continue to bill. So, yes. 12 It can wait until March. 13 MS. MIXON-PHILLIPS: Thank you, Mr. Weathers. 14 Through the Chair, we don't have a number 15 for 2024, because the contract hasn't finished for 16 this year. That's why we would not have the 17 number for what it was in 2024. 18 And we can get the number, before we leave 19 today, of how much we spent to date, but it will 20 be a month or two short based on whatever the 21 billing is right now. 22 COMMISSIONER ROGERS: I think that will give 23 this board some type of -- 24 MS. MIXON-PHILLIPS: That will give you some 25 information.

2-24-25 JHA BOC Meeting

Page 41	Page 43
1 COMMISSIONER ROGERS: -- yes. That will give 2 this board -- 3 MS. MIXON-PHILLIPS: Ms. Davis or 4 Mr. Weathers, can somebody tell me how much has 5 been billed to date on this Republic -- 6 MS. DAVIS: We'll come up with that. 7 MS. MIXON-PHILLIPS: -- thank you. 8 And, if you can defer that -- 9 CHAIRWOMAN HOROVITZ: Thank you. 10 We'll defer and move on to JHA-08, 11 Anders Park Stairs Replacement. 12 Can I get a motion to discuss? 13 COMMISSIONER ROGERS: So moved. 14 COMMISSIONER BROCK: Second. 15 CHAIRWOMAN HOROVITZ: Ms. Phillips, 16 is this to you, or is Mr. Weathers going to 17 present? 18 MS. MIXON-PHILLIPS: Mr. Weathers, 19 why don't you handle it? 20 MR. WEATHERS: Certainly. 21 So this resolution is for stair replacements 22 at Anders Park. About two weeks ago, 23 JHA concluded in a sealed bid opening to select a 24 vendor. The Rose Group was selected as the 25 winning sealed bid, and this is the resolution.	1 replacement. 2 MS. MIXON-PHILLIPS: Well, let Danny -- 3 MR. MITCHELL: In regards to Anders, 4 per your question, Commissioner Brock -- 5 COMMISSIONER BROCK: Yes. 6 MR. MITCHELL: -- it is all of the exterior 7 stairs that's going to be replaced out there. 8 It's a total of six. 9 COMMISSIONER BROCK: Six. Okay, okay. 10 Thank you. 11 CHAIRWOMAN HOROVITZ: Yes. 12 COMMISSIONER ROGERS: And I don't have an 13 issue with this resolution, but, for it to say 14 that this is a -- this is not a contract renewal. 15 It says, "contract renewal." 16 I just want to make sure that that is not 17 accurate. 18 Correct? 19 MS. MIXON-PHILLIPS: That's correct. 20 MR. WEATHERS: That is correct. 21 It is not a renewal. 22 MS. MIXON-PHILLIPS: It is a new 23 contract. 24 COMMISSIONER ROGERS: I just wanted to make 25 sure of that.
Page 42	Page 44
1 We want to issue them a contract and move ahead 2 with the stair replacements. 3 MS. MIXON-PHILLIPS: On the second sheet, 4 behind the resolution, you will see the tabulation 5 sheet, as was discussed at the Finance Committee 6 Meeting. 7 The third bid, which was the lowest bid, 8 was not responsive or responsible both of which 9 are required for selection as a bid. 10 So The Rose Group, at \$301,000, 11 was the lowest responsible bid. 12 MR. WEATHERS: Correct. 13 CHAIRWOMAN HOROVITZ: Thank you. 14 And I did have that question, why it was 15 awarded if it wasn't the lowest. 16 Thank you. 17 Commissioner Brock. 18 COMMISSIONER BROCK: Madam Chair to 19 Mr. Weathers, is this here -- is this going to 20 cover all of the stairs as Anders or just so many 21 units? 22 MR. WEATHERS: From the scope of work, 23 every stair that was identified by our 24 ModDev Department needing replacements, 25 which I believe is almost a 100-percent	1 COMMISSIONER REYES: Good eye. 2 CHAIRWOMAN HOROVITZ: Yes. We should make 3 that change. 4 COMMISSIONER BROCK: Yes. 5 CHAIRWOMAN HOROVITZ: Excellent. 6 If there is no further discussion, 7 all in favor? 8 COMMISSIONER ROGERS: Aye. 9 CHAIRWOMAN HOROVITZ: Aye. 10 COMMISSIONER BROCK: Aye. 11 COMMISSIONER REYES: Aye. 12 CHAIRWOMAN HOROVITZ: Thank you. 13 So we'll move on to JHA-09, the Yardi 14 contract. 15 MR. WEATHERS: So this particular resolution 16 is a resolution, and I believe this board is 17 probably familiar with the annual resolution 18 to issue a contract to our main core software here 19 which, at JHA, is Yardi. 20 A few things to note about this particular 21 contract relative to the resolution is it does 22 account for the fact that, as has been discussed 23 at previous board meetings, we are taking 24 advantage of some new functionality features 25 that are not available through the software

2-24-25 JHA BOC Meeting

Page 45	Page 47
1 in order to streamline things with JHA. 2 So that amount that is listed in the 3 resolution includes those adjustments and upgrades 4 -- their game plan for Yardi -- as we move forward 5 for future fiscal years. 6 CHAIRWOMAN HOROVITZ: Commissioner. 7 COMMISSIONER ROGERS: Thank you. 8 Thank you, Madam Chair. Thank you, again. 9 Again, in finance, I requested a breakdown of 10 those figures so that we have those before us. 11 I'm not sure if I see those attached, but, again, 12 for transparency purposes for me to ensure that 13 the numbers that we are given are included in our 14 resolution 15 So, is that ... 16 (Mr. Weathers passed out documents.) 17 COMMISSIONER ROGERS: Perfect. 18 MR. WEATHERS: So what I'm passing around now 19 are basically the invoices for Yardi that we are 20 discussing. That is the basis of the contract 21 which is their annual fee, as well as a 22 Document Management System that's included in 23 there. 24 So, again, a couple, quick notes, 25 if you want to kind of dive deeper into the	1 that we paid last year for this, again? 2 MR. WEATHERS: If you asked me to get 3 down to the exact penny, I couldn't tell you, 4 but typically it's, you know, in that 450- 5 460- range I believe. I'll have to go back and 6 look and see what -- 7 MS. MIXON-PHILLIPS: Again, the number that 8 we would give you today would not be the ... 9 When does this one expire? 10 MR. WEATHERS: I believe it's scheduled to 11 expire this coming ... 12 Is it this week? 13 MS. MIXON-PHILLIPS: This week. 14 MR. WEATHERS: Yes. 15 MS. MIXON-PHILLIPS: But still that final 16 invoice for the year has not been received 17 (inaudible). 18 MS. MORRIS: We're billed yearly. 19 COURT REPORTER: Can y'all talk louder? 20 Sorry. 21 CHAIRWOMAN HOROVITZ: We're billed annually. 22 COURT REPORTER: Thank you. 23 CHAIRWOMAN HOROVITZ: If I can make a general 24 comment -- and I really want to be careful to not 25 come off not nice, because I just think everyone
Page 46	Page 48
1 breakdown of the contract, on one of the invoices, 2 you will see a line item called, "Procure to Pay 3 Module." 4 It's been discussed. This is kind of one 5 of the items that is a significant upgrade that 6 will be going forward in Yardi. 7 There is a second invoice. That is a smaller 8 invoice. Also, again, this is more of an upgrade 9 to Yardi as they are incorporating a document 10 management module in their software. 11 Incidentally, that Document Management 12 Software additional cost that we are talking 13 about this year will also be partially offset, 14 because what it will allow us to do is actually 15 move away from a separate software module supplied 16 by a completely different vendor and allow us to 17 streamline everything in-house under one vendor. 18 That might be on one of the last pages 19 that you see there to the tune of about \$30,000 20 in additional costs. Those numbers will be 21 offset. You'll no longer have a need for software 22 stand-alone solutions provided by other vendors, 23 as everything will be taken care of in-house under 24 Yardi. 25 COMMISSIONER ROGERS: What was the amount	1 is doing such an amazing job -- but, just for the 2 sake of the board who have so many things to look 3 at, so many details, if everyone could try to 4 imagine or anticipate the simple questions 5 like, "What did we pay last year? Why is there an 6 increase," it would just be so much easier for us 7 to make decisions in here if we knew those things. 8 Thank you. 9 Commissioner Weatherby. 10 COMMISSIONER WEATHERBY: No. 11 CHAIRWOMAN HOROVITZ: I have questions. 12 So thank you for breaking this out. My question 13 -- and I think maybe Roslyn asked it when I wasn't 14 in the meeting. I hear often in this room that 15 we're not fully utilizing Yardi. 16 So these additional services -- 17 are these services that we've had at our 18 fingertips but are not taking advantage of, 19 or these are additions that we've done an analysis 20 and have determined are really going to help us 21 and are, therefore, worth the cost? 22 Are we paying for everything that we use and 23 adding things that we find? 24 MS. MIXON-PHILLIPS: We're paying for 25 everything that we use, but we're not using

2-24-25 JHA BOC Meeting

Page 49	Page 51
1 everything that's available to us in some cases. 2 The only thing that we're looking to add at 3 this time is the document file system, 4 which we currently use a system outside of Yardi. 5 And, by bringing it into Yardi, then that 6 helps with our overall functionality, as well, 7 and that is the \$29,000 on the one sheet that 8 Mr. Weathers just passed out to us. 9 That would be a replacement. That's not 10 really an additional cost, because we're paying 11 for a different file system. And so we're just 12 rolling that into Yardi is the point. 13 CHAIRWOMAN HOROVITZ: Okay. Is there 14 anything on the list of this two-page breakdown 15 that we don't need to pay for? 16 Have we looked at shedding some of these 17 services? 18 MS. MIXON-PHILLIPS: We need them all. 19 CHAIRWOMAN HOROVITZ: Okay. And we're going 20 to start using them. 21 MS. MIXON-PHILLIPS: Yes. We need them all. 22 CHAIRWOMAN HOROVITZ: Can someone explain to 23 me the 11,900 units of the staff select? 24 What is a unit? 25 What is that based on?	1 Did I have a motion to discuss? 2 COMMISSIONER ROGERS: We did. 3 COMMISSIONER BROCK: We did. 4 CHAIRWOMAN HOROVITZ: Okay. Great. 5 Thank you. 6 COMMISSIONER ROGERS: So -- 7 CHAIRWOMAN HOROVITZ: Commissioner Reyes. 8 Sorry. It was Reyes and then Rogers. 9 COMMISSIONER REYES: So I just have a 10 question, because I know I remember I started 11 really understanding about Yardi when we were 12 talking about the Rent Cafe' portal. 13 And I do see on here two lines. So one -- 14 I mean it's described as the same, and one has 15 8,000 units. One has 3,900 units, but zero on 16 the second line. 17 Could somebody explain that? 18 Because this is the portal that we're talking 19 about for text messaging, for communicating with 20 the residents, correct? 21 MS. MIXON-PHILLIPS: We don't text message 22 in Rent Cafe' right now I don't believe, 23 but Ms. Evann can answer that question. 24 COMMISSIONER REYES: But I believe that was 25 a conversation we started to have about more
Page 50	Page 52
1 MS. MIXON-PHILLIPS: I'm going to defer to 2 Ms. Evann, if you need that technical ... 3 MS. MORRIS: That is the units that were 4 housed. So every building has units within it 5 that's housed by each resident. So it's the 6 units. So that's how we pay for Yardi is based on 7 that number. 8 CHAIRWOMAN HOROVITZ: So, is a unit a 9 resident -- 10 MS. MORRIS: Yes. 11 CHAIRWOMAN HOROVITZ: -- or is it a -- 12 okay. 13 MS. MIXON-PHILLIPS: So we have 8400 14 Housing Choice Vouchers, and then we have another 15 2400 or 2800 public housing units. And we have a 16 couple of other programs that we have for 17 market rate properties that we have. 18 So, if you add up all of the units that we 19 have across all of our programs, every one of 20 those residents is a unit in Yardi. 21 CHAIRWOMAN HOROVITZ: Got it. And, to Yardi, 22 each of those is the same? 23 MS. MIXON-PHILLIPS: Yes. 24 CHAIRWOMAN HOROVITZ: Okay. Thank you. 25 I'm sorry.	1 effective communication with our residents instead 2 of just the paper flyers, you know, by the 3 elevators. 4 And I know that we brought that up, 5 because Mr. Antonio and I had talked about 6 creating some sort of app or something to help 7 with that. 8 But then we started talking about Yardi and 9 utilizing Yardi more for a service -- you know, 10 we were paying for a service that we weren't 11 really utilizing. So we kind of tied all that in 12 together. 13 COMMISSIONER WEATHERBY: I recall that 14 conversation. 15 MS. MORRIS: I'd have to dig in a little bit 16 more with this. But what I'm thinking that this 17 means is we have public housing, and we have 18 market. And so they are separate. They're 19 different. So you pay for one, and then you pay 20 for the next one. 21 Does that make sense? 22 MS. MIXON-PHILLIPS: Rent Cafe' is the 23 question that she's asking, which is the bottom 24 line. It says, "3900 units. Zero dollars." 25 So, obviously, we're not accessing --

2-24-25 JHA BOC Meeting

Page 53	Page 55
1 MS. MORRIS: We're not. 2 MS. MIXON-PHILLIPS: -- that particular 3 thing. 4 MS. MORRIS: That's all-inclusive. 5 They include that in the price. Yes. 6 COMMISSIONER REYES: But, what's the 7 difference? 8 Because they're described as the same. 9 So I guess I'm not understanding. 10 What is the difference in the product here? 11 One is free, and one is \$127,000. So ... 12 MS. MORRIS: I think, while we're paying for 13 it with the 8,000 and -- I'm not sure. I'd have 14 to look at it, because this looks different to 15 me. 16 I'm not sure. I can get back to you with 17 that answer, but I don't understand why it's two 18 different lines. I can find out. 19 COMMISSIONER REYES: Can we attach to that 20 also the conversation about the new communication 21 method or improved communication methods that we 22 were ... 23 Because I remember distinctively -- 24 and I think the board seems to be shaking their 25 heads, "Yes," too -- talking about it.	1 understanding the potential of Rent Cafe' and what 2 we can do with it. 3 COMMISSIONER REYES: Okay. 4 MS. MIXON-PHILLIPS: Which gets back to 5 having the functionality available to us and 6 ensure that our staff is trained and utilizing it. 7 CHAIRWOMAN HOROVITZ: Commissioner Shirley 8 and then Commissioner Brock. 9 COMMISSIONER SHIRLEY: Through the Chair, 10 that was my question. 11 Did this include any additional training or 12 the cost for training for staff to get updated, 13 or would that be something additional at a later 14 time? 15 MS. MIXON-PHILLIPS: We have already started 16 utilizing training, and a lot of their training is 17 online. You can do it self-paced at your own 18 access, but we have brought them in to do training 19 for us. 20 And, how much of that is included, or is it? 21 MS. MORRIS: That was an additional cost. 22 MS. MIXON-PHILLIPS: It was an additional 23 cost. 24 MS. MORRIS: You have to pay for their 25 flight, their hotel and then the hours that they
Page 54	Page 56
1 We started having a conversation about 2 improving our communication mechanisms 3 particularly with our elderly population, 4 not just the fires. 5 And so we started talking about creating 6 some sort of app, an internal app, for JHA, 7 which I understand is very costly, and, 8 in that same conversation, we started talking 9 about the fact that we have Yardi. Yardi has 10 something -- some sort of communication mechanism 11 that we have been paying for but not utilizing. 12 So I guess my follow-up question to that is, 13 "Is that part of what we're going to be using in 14 this contract?" 15 MS. MIXON-PHILLIPS: I don't know that I was 16 involved in that piece of the conversation. 17 COMMISSIONER REYES: That's fine. 18 COMMISSIONER BROCK: She wasn't. 19 MS. MIXON-PHILLIPS: We can certainly get you 20 an answer on that. 21 COMMISSIONER REYES: Yes. That's fine. 22 Thank you. 23 MS. MORRIS: Because we do have a lot of 24 functionality in Rent Cafe', and I think a lot of 25 it is more of a training issue with our staff	1 were here. And so they did four different 2 trainings. Two for accounting, public housing 3 and Section 8 and then job cost. 4 MS. MIXON-PHILLIPS: But there is training 5 available online -- 6 MS. MORRIS: Online, yes. 7 MS. MIXON-PHILLIPS: -- in all of those 8 areas, but it was very important for us to have 9 them come on-site so that they could interact with 10 and answer questions. 11 And, as a result of that, they actually had 12 to modify some things in order to adapt it to what 13 we needed. So it was a good use of that time 14 then to have them come. 15 MS. MORRIS: They did the training based on 16 our data. 17 CHAIRWOMAN HOROVITZ: Commissioner Rogers, 18 you had a comment. I cut you off. I'm sorry. 19 COMMISSIONER ROGERS: Thank you, Madam Chair, 20 and I think I'm now clear, because I looked at the 21 invoice from last year comparing it to the invoice 22 from this year. And I do see the 2.9-percent 23 increase. So I'm good with that. 24 So, since it was not before us -- so this is 25 an increase of \$79,709.05 based on Yardi document

2-24-25 JHA BOC Meeting

Page 57	Page 59
1 management for SharePoint. 2 So it's the second sheet that we're really 3 paying for; is that correct? 4 MS. MORRIS: Yes. 5 COMMISSIONER ROGERS: Okay. Now that makes 6 sense. 7 CHAIRWOMAN HOROVITZ: Commissioner Brock, 8 did you have a question? 9 COMMISSIONER BROCK: Thank you, Madam Chair. 10 I think my colleagues -- they already asked what 11 I was going to ask. Thank you. 12 CHAIRWOMAN HOROVITZ: All right. 13 MS. MIXON-PHILLIPS: Because we do have the 14 11,950 units. If you look at the overall cost of 15 the software, it's a little over \$40 -- \$45 per 16 resident that we pay for Yardi, and that is if you 17 just average it out, the total cost of Yardi based 18 on units. 19 So it's a large amount, of course, 20 a half million dollars, but, on a per resident 21 basis, it's about 45 bucks or less. 22 CHAIRWOMAN HOROVITZ: Is that pretty average 23 for a housing authority? 24 Do you know the average? 25 MS. MIXON-PHILLIPS: I would say that Yardi	1 happening. 2 One question that I would like clarification 3 on -- and everybody else might be familiar with 4 this -- but there were some comments about 5 port abilities, and I don't know exactly what 6 that means. 7 Can somebody ... 8 MS. MIXON-PHILLIPS: Sure. We have our 9 8800 -- 8400 -- it's 8400-plus vouchers, 10 and, if one of our voucher holders moved 11 somewhere else, that's a port out. Same way, if, 12 in Atlanta, someone moves to Jacksonville, 13 they are a port in. 14 COMMISSIONER WEATHERBY: Now I remember. 15 Thank you so much. 16 We talked about the need for the 17 comptroller and the Deputy CFO. It sounds like 18 that's perking along really great. 19 There were also comments about uploading 20 information to Berman Hopkins. 21 Is that -- 22 MS. MIXON-PHILLIPS: They're our auditors. 23 COMMISSIONER WEATHERBY: -- yes. 24 MS. MIXON-PHILLIPS: And it's ongoing. 25 They will be on-site next week I believe --
Page 58	Page 60
1 is probably the largest that is being utilized 2 by housing authorities across the country, 3 and the pricing is going to be very much the same 4 as ours. And so, yes. I would say that that 5 probably is a good average cost. 6 CHAIRWOMAN HOROVITZ: All right. Was there 7 any further discussion? 8 (no response) 9 CHAIRWOMAN HOROVITZ: All right then. 10 All in favor? 11 COMMISSIONER REYES: Aye. 12 COMMISSIONER ROGERS: Aye. 13 COMMISSIONER WEATHERBY: Aye. 14 COMMISSIONER REYES: Aye. 15 COMMISSIONER BROCK: Aye. 16 CHAIRWOMAN HOROVITZ: Excellent. 17 So we'll move on to Committee Reports. 18 We'll start with finance, Commissioner 19 Weatherby. 20 COMMISSIONER WEATHERBY: Not much has changed 21 since Friday and Ms. Davis's report, but I guess 22 I would emphasize some of the things we talked 23 about, which is a big problem, payables. 24 And it sounds like that's really in good shape 25 now, and the needed internal process changes are	1 it's not next week. It's the following. 2 But I believe it's next week they will actually be 3 on-site to start doing some of their testing 4 on-site, but the audits are due by June. 5 And so we are really in the throws of doing 6 that among all the audits for the RADs, 7 but, as Ms. Davis reported earlier, we got some 8 preliminary results back from them. And they're 9 looking good, and so we're very pleased. 10 COMMISSIONER WEATHERBY: Excellent. 11 Another thing that came up -- and I don't 12 know if there is anything new to add to this -- 13 are the concerns about future funding from HUD. 14 I'm reading something new about it every single 15 day. I read more today. I think it was in 16 the Washington Post. 17 Have we been contacted? 18 MS. MIXON-PHILLIPS: We stay pretty close 19 with our field office here in Jacksonville, 20 and the information is not rapidly coming. 21 As a matter of fact, something that I read to call 22 and ask a question about I provided them with 23 the information. 24 But, as they receive information, 25 they are sharing it, but there is not much

2-24-25 JHA BOC Meeting

Page 61	Page 63
1 information. As you know several weeks ago now, 2 actually, all the funding and access to eLOCCS 3 was shut down. 4 That was reversed probably within 48 hours, 5 but we did not get any advanced notice really of 6 that. And so we check every morning to see if 7 they posted anything or if there are any new 8 updates that are being provided or information. 9 It's very slow to come. We understand, 10 from what we read and we hear on the news, 11 that, at the federal level, there have been some 12 -- quite a few people have left HUD as a whole. 13 And so, obviously, that may impact us and 14 trickle down at some point, but that's about as 15 much as I know. 16 COMMISSIONER WEATHERBY: One of the more 17 recent estimates I saw -- and I don't remember 18 the exact number, but it was a big number. 19 It was a really big number, and so we'll just 20 hope maybe that doesn't happen. 21 MS. MIXON-PHILLIPS: We have been notified 22 in some more reports -- so I might as well say it 23 now -- notified that we're going to have a 24 financial management review, and we were notified 25 a week-and-a-half or two weeks ago that that has	1 education? 2 Have we been asked to participate in any like 3 proactive way? 4 MS. MIXON-PHILLIPS: Not at this point, 5 but there is an upcoming meeting two weeks from 6 now I think. And I'm sure it's a topic for 7 discussion or will be what's happening at the 8 national level and how we can advocate and get 9 involved. 10 We cannot lobby. There is a prohibition 11 against any lobbying effort, but, certainly, 12 we can educate our representatives at the 13 national level on what the needs are here in our 14 community and what's going on. 15 COMMISSIONER WEATHERBY: Is that prohibition 16 new, or has that always been there? 17 MS. MIXON-PHILLIPS: It's always been that 18 way. 19 CHAIRWOMAN HOROVITZ: But with federal funds. 20 If you have private funds, yes. 21 What I'm reading is it's really going to be 22 important to have like statistics on impact 23 measurements. 24 So we should be -- if we don't have those, 25 like a one-pager ready to go, we should be working
Page 62	Page 64
1 been put on hold, that they're not conducting one 2 at this time. And that may be due to staffing. 3 COMMISSIONER WEATHERBY: That's all I have. 4 CHAIRWOMAN HOROVITZ: Yes. Thank you. 5 And I think that it's on all of our minds. 6 I'm excited that we have Cheron coming in who's 7 got experience, and one of the things that she 8 talked about in her interview, as well, remember, 9 is, "How do we get less reliant on federal 10 funding?" 11 And so that really is going to be a huge part 12 of our strategy moving forward. We have to 13 adapt, because we can't not serve our residents. 14 COMMISSIONER WEATHERBY: You might have been 15 out of the room at the time, but we were talking 16 about a number. 17 Was it 5 or 10 percent from alternative 18 sources? 19 And I said, "Maybe 90 percent from 20 alternative sources." 21 Obviously, we just don't know. 22 CHAIRWOMAN HOROVITZ: Roslyn, I know we're a 23 part of a number of different trade organizations. 24 Is there a role for like Florida or our 25 housing authority to play in advocacy and	1 on one. I'll save that for later. 2 Any other comments or questions for finance? 3 COMMISSIONER BROCK: Madam Chair, I don't 4 know if I want to -- if I needed to wait to open 5 this, but it is under finance. So I just wanted 6 to ask if Commissioner Weatherby remembered that 7 we talked about the line items in finance. 8 And so Ms. Davis -- she gave her report, 9 and I'm not looking -- I don't know if she have it 10 today or not. But I know she say she was going to 11 give us an update, but I just wanted to remind her 12 of that line item that we walked about on Friday 13 so that, when she do, you know, roll out the 14 information, it will be on there. That was all. 15 CHAIRWOMAN HOROVITZ: Okay. Good. 16 COMMISSIONER BROCK: Thank you. Thank you, 17 Madam Chair. Thank you. 18 Commissioner Reyes, HR. 19 COMMISSIONER REYES: Okay. We had a great 20 HR meeting -- actually, the shortest one ever. 21 I'm so very proud of that. 22 (People laughed.) 23 COMMISSIONER REYES: Ms. Julie St. Clair 24 gave us a wonderful report about the status of 25 HR and the agency. The union election took place

2-24-25 JHA BOC Meeting

Page 65	Page 67
1 on the 11th of February. The ballots were 2 counted. JHA had 15 days to respond. 3 And OGC will not be responding, because we're 4 not contesting the results. 5 We have the compensation study, but I think 6 there are some limitations due to the federal 7 funding freeze. So that's still in place, 8 but they'll be looking into that. 9 The Annual Performance Review -- 10 they have a few reviews that are short that are 11 going to be finalized in the next coming weeks. 12 And then the Employee Handbook -- 13 they're working I think with Constangy on this, 14 and I know you asked a really good question, 15 whether or not OGC was involved in this. 16 So, hopefully, they're working on that. 17 We updated the board working list, which had 18 -- at the previous HR meeting in January, 19 we had redelegated to the other committies. 20 And so all the committees are now assigned their 21 own board workist, and they'll be creating their 22 own. 23 In terms of our deadlines for this month, 24 the HR Committee had committed to creating the -- 25 what did I call it -- "Preliminary CEO Evaluation	1 Would you mind sending that and making sure 2 everyone is aware that's due March 7th? 3 COMMISSIONER REYES: Yes, yes. 4 CHAIRWOMAN HOROVITZ: Okay. Thank you. 5 MS. MIXON-PHILLIPS: Friday's meeting. 6 COMMISSIONER REYES: Yes. Correct. Yes. 7 CHAIRWOMAN HOROVITZ: Thank you. 8 I'm sorry. 9 COMMISSIONER REYES: No. 10 And that's pretty much it. 11 CHAIRWOMAN HOROVITZ: Okay. Thank you. 12 Any questions for Commissioner Reyes? 13 (no response) 14 CHAIRWOMAN HOROVITZ: Excellent. 15 Commissioner Brock. 16 COMMISSIONER BROCK: Yes. Thank you, 17 Madam Chair. 18 Resident Relations -- we are excited about 19 Resident Relations and how it's been going. 20 I want to, again, thank the board for supporting 21 Resident Relations, because it's definitely 22 well-needed. And so I wanted to thank y'all for 23 supporting it. 24 My Co-chair, Commissioner Rogers, 25 has been doing an excellent job with being the
Page 66	Page 68
1 Metrics Proposal." 2 I submitted that to the board on Friday. 3 We went over the five main points that we 4 discussed and then assigned to the board the 5 homework assignment of providing feedback to 6 Ms. Roslyn within two weeks, which would be 7 March 7th. 8 At that point, Ms. Roslyn and I will get 9 together with Ms. St. Clair to review the 10 metrics and come up with more detailed information 11 and then provide that at the next board meeting 12 to submit to the management and the Executive 13 Committee for them to create their own. 14 CHAIRWOMAN HOROVITZ: That's a great 15 reminder. 16 Ms. Phillips, I don't believe you emailed 17 that out. You were going to email a soft copy of 18 the paper copy that we got so we could make 19 comments. 20 Did we all get that? 21 COMMISSIONER REYES: The CEO metrics? 22 COMMISSIONER ROGERS: (shook head negatively) 23 CHAIRWOMAN HOROVITZ: No problem. I just 24 wanted to make sure I didn't miss my homework 25 assignment.	1 Co-chair for Resident Relations, and I really 2 appreciate that. 3 We did not have a meeting this month. 4 I did report on the January meeting. Our meeting 5 coming up for the month of March -- it will be 6 hosted at The Oaks of Durkeeville, and that is 7 located at 1605 North Myrtle Avenue. That meeting 8 will be at 12:00 noon for our residents. 9 And so our committee meeting will be here at the 10 Jacksonville Housing the 21st. 11 CHAIRWOMAN HOROVITZ: March 21st? 12 COMMISSIONER BROCK: Yes, ma'am, March 21st 13 at -- I believe Ms. Phillips might have put me in 14 for 10:00. 15 MS. MIXON-PHILLIPS: Yes, ma'am, at 10:00. 16 CHAIRWOMAN HOROVITZ: Thank you. 17 COMMISSIONER BROCK: Also, I wanted to report 18 that I want to thank Resident Service, which is up 19 under the leadership of Ms. Cordelia Parker. 20 When our CEO, Ms. Phillips, just talked about 21 the 48-hour shutdown that took place from the 22 government, Ms. Parker and her team was on it. 23 Because we were getting several calls from 24 residents concerned about their funding for school 25 and things of that nature, and, I tell you that

2-24-25 JHA BOC Meeting

Page 69 1 Resident Service really put our residents at ease 2 about it. And they got right on top of it, 3 and I really want to thank Ms. Parker for her team 4 and how they jumped on it and made sure they read 5 every line per line. 6 Because I went over there, and I was telling 7 them, "Hey, I'm getting calls." 8 And I mean they got on it, and so I really 9 want to thank Ms. Parker and her team for that. 10 They were already on it before I got there. 11 But I just went to reinforce, because I was 12 getting calls from residents. 13 Because they were very much concerned about 14 their funding for school, and so I really wanted 15 to thank them for that, as well, up under our 16 Resident Relations. 17 And so I also wanted to say that I really 18 appreciate our residents that have really been 19 stepping up for the Jobs Plus and that we had 20 awarded that grant from Jobs Plus, and I really 21 want to thank our residents for stepping up at 22 scattered sites that have stepped up to take 23 advantage of that program. 24 It's been really great, and I know that the 25 board really loves to hear what is going on with	Page 71 1 because, at some of our sites, we do have council 2 leaders. And so our council leaders that are 3 there in The Oaks of Durkeeville -- they also is 4 on board for this meeting. 5 Thank you. 6 CHAIRWOMAN HOROVITZ: Commissioner Reyes, 7 did you have a question? 8 COMMISSIONER REYES: So the March 21st 9 meeting -- that's for all the residents, you said, 10 correct? 11 COMMISSIONER BROCK: Yes. 12 COMMISSIONER REYES: And so the commissioners 13 -- can we participate in that? 14 I know that we participated in meetings in 15 the past (referenced Chairwoman Horovitz). 16 COMMISSIONER BROCK: All commissioners, 17 all of our Resident Relations meetings -- 18 all commissioners can come. 19 COMMISSIONER REYES: Okay. 20 COMMISSIONER BROCK: Ms. Phillips and her 21 team has made sure that it is a public notice out, 22 because there is more than one commissioner that 23 is there. So she always makes sure that the 24 public notice get out. 25 All of the commissioners -- they would love
Page 70 1 our residents. 2 Also, we are working -- I did get with 3 Ms. Phillips on Friday. We are working on the 4 survey that has been given to us to do for our 5 residents. 6 I wanted to also see if, in this meeting -- 7 I wanted to see if I can say to Commissioner 8 Rogers -- because I know we can't normally talk -- 9 but, if he would get with Ms. Phillips, 10 and send over any ideas that you may have for that 11 survey so that we can compile it and get on top of 12 it so that we can hurry up and get that back out 13 and get it to the board. So I wanted to ask that, 14 as well, today from Commissioner Rogers. 15 COMMISSIONER ROGERS: (nodded head 16 affirmatively) 17 COMMISSIONER BROCK: And, like I say, 18 I'm looking forward to our meeting on March the 19 21st at Oaks of Durkeeville. Our property manager 20 there -- she welcomes us, and we're grateful for 21 her opening the doors for us to host that meeting 22 there. 23 Also the RMC -- let me not forget them. 24 The RMC is also on board that's at that site. 25 We do have -- that is our council leaders,	Page 72 1 for you to be there, because this is another way 2 for our commissioners to see our properties. 3 COMMISSIONER REYES: Right. 4 COMMISSIONER BROCK: And we've been trying to 5 move them around so that we don't go to the same 6 ones all the time so that the commissioners, 7 if they do come, will see our properties. 8 And, if I may before I stop talking, 9 I want to give thanks to Commissioner Shirley, 10 who supported Resident Relations in January. 11 I thank her for coming. I mean the residents 12 really embraced her. She talked with the 13 residents, and we definitely thank you for showing 14 up. 15 So, yes. All commissioners can come to the 16 Resident Relations Residents Meeting. 17 COMMISSIONER REYES: Well, I'll be in 18 attendance, because I definitely want to. 19 And I think, given just how -- I think, 20 given the amazing work that this board has been 21 doing in this last half of 2024, I think it 22 would be really great for all of us to show up and 23 support the residents. 24 Number Two, I was going to say I love that 25 every time that you talk about residents,

2-24-25 JHA BOC Meeting

Page 73	Page 75
1 Commissioner Brock, you have a huge smile on your 2 face. So I absolutely love that. 3 And there was a third point, and I forgot 4 what it was. You can come back to me. 5 CHAIRWOMAN HOROVITZ: Commissioner Weatherby 6 had a comment. 7 So I'll come back to you. 8 (People laughed.) 9 COMMISSIONER WEATHERBY: I didn't catch what 10 time the meeting is. 11 COMMISSIONER BROCK: The Residents Meeting 12 is at 12:00 noon. 13 CHAIRWOMAN HOROVITZ: After, because we have 14 the committee meeting at 10:00. 15 COMMISSIONER BROCK: Yes. And the committee 16 meeting -- 17 CHAIRWOMAN HOROVITZ: I also don't have those 18 on my calendar. 19 COMMISSIONER BROCK: -- is held in the 20 boardroom here. 21 COMMISSIONER REYES: I remember. I remember 22 now. 23 So, when the subcommittee for the HR was 24 doing the search for the CEO, right, we sent you 25 guys, the board, requests for recommendations	1 I think that's super great, because I think 2 everyone do have some opinions about the 3 residents. So, yeah. I welcome it. 4 CHAIRWOMAN HOROVITZ: Commissioner Weatherby, 5 did you go already? 6 COMMISSIONER WEATHERBY: That was it. 7 Thank you. 8 CHAIRWOMAN HOROVITZ: I'm sorry. 9 COMMISSIONER ROGERS: Real quick, 10 Madam Chair, to Commissioner Brock, yes. 11 I will provide feedback. 12 Second -- and I'm not sure if this is 13 the appropriate -- but I'm going to put it here 14 anyway, if I may. 15 As it relates to the scholarships, 16 what amount of dollars do we give out in 17 scholarships? 18 Has that information gone out to the 19 residents? 20 And then, when is that due back? 21 From my understanding from you, 22 at the committee meeting, we got no responses 23 last year. We do want to make sure that those 24 dollars are given out to our residents this year 25 or our students this year.
Page 74	Page 76
1 of questions to ask or, you know, things that were 2 important. 3 We did the Ideal Candidate Survey. 4 There was a bunch of layers. 5 Would it make sense for us to provide any 6 feedback to you, like the other commissioners 7 to provide feedback to you for that survey, 8 or is that too much? 9 COMMISSIONER BROCK: No. 10 I'm sorry. 11 CHAIRWOMAN HOROVITZ: I'm not sure 12 I understand the question. 13 COMMISSIONER REYES: So, in her comments, 14 she asked Commissioner Rogers to provide feedback 15 for the questions on the survey for the residents. 16 I am asking, would it make sense for that to 17 be opened up to the board? 18 CHAIRWOMAN HOROVITZ: I think if it didn't 19 slow your work down, and I think it's optional. 20 If you want it to be homework, that's a different 21 ask, but I think that you need us to give feedback 22 for the CEO. I just want to be respectful of 23 everyone's time. So, if you want to offer, 24 I think that ... 25 COMMISSIONER BROCK: Madam Chair, if I may,	1 So, if you can, provide this board with the 2 progress. 3 How much are we giving out and, if that's 4 going out already. 5 COMMISSIONER BROCK: Madam Chair, 6 if I may, no, it hasn't. It has not went out 7 yet due to the fact that -- that's why I was 8 asking about the line item so that I know that the 9 monies was there in the budget for it. 10 Because it comes up under the Resident 11 Advisory Board, and so, with it falling up under 12 the Resident Advisory Board, there is -- 13 the monies that we get is overseed from 14 Ms. Parker's department, Resident Service. 15 And so the monies we receive from that -- 16 we do different things. We do things for sites 17 that don't have an RMC, which is council leaders 18 -- those that don't have RMCs, we do special 19 events for them. 20 And last year we decided that we wanted to 21 give some scholarships for motivation to our 22 residents, the kids that was graduating from 23 school. 24 We have the criteria of what they were 25 supposed to do and all that. We sent it out,

2-24-25 JHA BOC Meeting

Page 77	Page 79
1 but we didn't get a response for it. 2 So, therefore, we wanted to make sure that we 3 got it out is what Commissioner Rogers is talking 4 about -- that we got it out maybe a little earlier 5 this year so that we could, you know, get more 6 residents on board with trying to apply for those 7 scholarships. 8 CHAIRWOMAN HOROVITZ: Are we allowed to do 9 that, give scholarships? 10 COMMISSIONER BROCK: Yes. 11 CHAIRWOMAN HOROVITZ: I don't know. 12 I just want to make sure that we are. 13 And, how are we tracking that? 14 COMMISSIONER BROCK: It's being tracked 15 up under Resident Service. 16 CHAIRWOMAN HOROVITZ: Okay. 17 COMMISSIONER BROCK: We was under the -- 18 we did the guidelines with Ms. Cordelia Parker 19 -- 20 CHAIRWOMAN HOROVITZ: Okay. Good. 21 COMMISSIONER BROCK: -- and her department, 22 and she gave us the okay. 23 Like I say, we put together the criteria. 24 She had to review the criteria -- all of that. 25 Yes.	1 housing affordability -- they all want quick facts 2 that they can throw, and we don't really have 3 them. 4 And we just want to make sure that that's on 5 our radar. It should also be very easy to find on 6 our website. And I'm on our website right now, 7 and it's not. 8 Every single one of our programs should have 9 successes and outcomes. 10 I'm also -- not to change the topic -- 11 I'm not seeing our Annual Report, Ms. Phillips. 12 Shouldn't that be there by now? 13 I remember writing a comment months ago, 14 and I'm not seeing that there. 15 MS. MIXON-PHILLIPS: We've got a draft of it, 16 and we will finalize that. 17 Do you want to see it before it goes to -- 18 CHAIRWOMAN HOROVITZ: Yes, please. Probably 19 everyone would like to just have eyes on it. 20 MS. MIXON-PHILLIPS: -- okay. 21 CHAIRWOMAN HOROVITZ: Not to slow us down, 22 but that would be great. And we don't need to 23 cover anymore. 24 That's all great. Thank you for all of that 25 work.
Page 78	Page 80
1 CHAIRWOMAN HOROVITZ: Okay. And then, 2 how are funds afforded? 3 Are they like direct payments to the 4 students? 5 Are they going directly to a program? 6 COMMISSIONER BROCK: No, no, no. 7 Unh-unh. No. The criteria is ... 8 Ms. Parker have her hand up. 9 CHAIRWOMAN HOROVITZ: Just a quick answer. 10 COMMISSIONER ROGERS: And I have a question. 11 While she's up, she can probably answer my 12 question, but, please, Madam Chair. 13 CHAIRWOMAN HOROVITZ: We don't need to have 14 these answers now. I'm really asking all of this, 15 because these are those kind of impact 16 measurements that we really want to have hard 17 numbers on. 18 So, like the Jobs Plus -- how many hours have 19 we been like teaching residents? 20 Like, what are the outcomes of all of the 21 work that we're doing so that's very clear and 22 easy to communicate? 23 Because those are those talking points 24 when we were meeting with councilmembers 25 or others who are advocating for housing or	1 Were there any other questions? 2 COMMISSIONER BROCK: Yeah. I did want to 3 acknowledge Ms. Parker. She had her hand up, 4 and I did want to acknowledge her to go to the 5 mike. 6 MS. PARKER: I'll speak with Ms. Phillips, 7 and Ms. Phillips can relay it to the board. 8 CHAIRWOMAN HOROVITZ: Thank you. 9 Commissioner Rogers. 10 COMMISSIONER ROGERS: And real quick -- 11 and thank you, Madam Chair, for talking about the 12 scholarships, because it brought up a different 13 point. 14 Is this the same thing as the Hicks 15 Scholarship or Hicks dollars? 16 Because I know -- 17 COMMISSIONER BROCK: No. 18 COMMISSIONER ROGERS: -- okay. This is 19 different. Okay. I just wanted to make sure. 20 COMMISSIONER BROCK: This is -- no. 21 If I may, Madam Chair -- 22 CHAIRWOMAN HOROVITZ: Yes. 23 COMMISSIONER BROCK: -- no. 24 This is the monies that the board voted on, 25 the \$150,000. It was special monies that --

2-24-25 JHA BOC Meeting

Page 81	Page 83
1 and it happened when -- during the time that 2 Commissioner Walker was present on the board. 3 And so, since then, we have carried it on and 4 presented it to the board every year asking the 5 board if they would still honor that special 6 monies that we had set aside for Resident 7 Service. 8 It's up under Resident Service. That's why 9 I've been trying to get the line items, you know 10 -- the different line items laid out on the budget 11 so that we could see what ... 12 Because it was not only just for the 13 residents. That 150,000 was not only just for 14 the Resident Advisory Board, but fell up under 15 that was -- two coordinators was supposed to be 16 funded out of that from under Ms. Parker's 17 department. 18 And so, you know, that's why I have been 19 trying to get that set up just so that we could 20 see our final -- 21 CHAIRWOMAN HOROVITZ: I'm sorry, 22 and I know we talk about this line item often. 23 This is the first time that I'm hearing us talking 24 about all of these other things that these dollars 25 are going to be covering.	1 Advisory Board. 2 CHAIRWOMAN HOROVITZ: Excellent. 3 I think that we should dig into that a little 4 bit more in the future. I'm still confused by 5 it. 6 Commissioner Rogers, are you confused, 7 or are you looking at me like I shouldn't be 8 confused? 9 COMMISSIONER ROGERS: No, no, no. 10 I have more questions. I don't think this is the 11 appropriate setting. 12 CHAIRWOMAN HOROVITZ: I agree. 13 COMMISSIONER ROGERS: I don't think this is 14 the appropriate setting, but, again, I would like 15 to understand it more. I'd like to, again, 16 understand the dollar amount of the scholarships. 17 Because, yeah. It opened up a whole can of 18 worms. This is not the appropriate ... 19 COMMISSIONER BROCK: The dollar amount was 20 \$500. That's what the dollar amount was, 21 and it was not awarded to the person themselves. 22 It goes directly to the school. 23 Like I say, Ms. Parker looked at the 24 criteria that we came up with. She made sure that 25 she pointed us in the right direction. So no one
Page 82	Page 84
1 So I feel a little unprepared. We should 2 probably dig into that a little bit more. 3 COMMISSIONER BROCK: You were present on the 4 board. You voted on it. 5 CHAIRWOMAN HOROVITZ: I never recall 6 discussing scholarships, and I'm in favor of 7 them. 8 COMMISSIONER BROCK: No, no, no, not the -- 9 no, no. Don't get it -- no. I'm sorry. 10 Don't get confused. No. The board never 11 discussed no scholarships. 12 Okay? 13 What I'm trying to explain to y'all is that, 14 when the monies is awarded to the Resident 15 Advisory Board, from up under Resident Service, 16 we, the Resident Advisory Board, came up with the 17 idea of giving scholarships to some of our 18 residents that was graduating. 19 No one on the board voted for that. 20 It didn't have to come through the board. 21 It was just a special event that the Resident 22 Advisory Board was doing, just like the 23 Mother's Day event, the Father's Day event, 24 the SAP Day event. All of those things is just 25 special events that falls up under the Resident	1 gets the money themselves. It go directly to the 2 school. They got to show us that they've been 3 accepted at that college. 4 COMMISSIONER ROGERS: Commissioner Brock, 5 I do -- 6 COMMISSIONER BROCK: No, no. I'm explaining 7 it. 8 COMMISSIONER ROGERS: -- I agree with you. 9 COMMISSIONER BROCK: I'm just explaining it 10 for everybody -- 11 COMMISSIONER ROGERS: No, no, no. I agree 12 with you. 13 COMMISSIONER BROCK: -- to understand. 14 COMMISSIONER ROGERS: I don't want to cut you 15 off, and I know Madam Chair has a hard stop. 16 But I agree with you. Again, I probably 17 wasn't here for this, and so that's why I said 18 this may not be an appropriate setting. 19 But I would love to understand the 150,000 and all 20 of that. 21 CHAIRWOMAN HOROVITZ: Me, too. 22 COMMISSIONER ROGERS: So that's all I'm 23 saying. I support the scholarships. I support 24 all of that. I'm just -- 25 CHAIRWOMAN HOROVITZ: Commissioner Shirley

2-24-25 JHA BOC Meeting

Page 85	Page 87
1 had a question. 2 COMMISSIONER SHIRLEY: Through the Chair, 3 I was just going to volunteer that, as we're 4 putting together our agenda for governance, 5 if you wanted to bring this through that committee 6 to break down and review, for tracking and making 7 sure we formulated it correctly, I'm more than 8 happy to take that up with you. 9 CHAIRWOMAN HOROVITZ: That's a great idea. 10 Thank you. 11 COMMISSIONER REYES: I think we just got 12 a little carried away. I think the underlying 13 issue is having the lines split up. It's the 14 budget. 15 We just went into like way more detail than 16 was necessary for the purpose of this meeting. 17 So I think the bottom line is we need to make 18 sure, because this keeps coming up in other 19 meetings, right, HR meeting, Finance Committee, 20 that we need to make sure we have those lines 21 divided, tallied, identified. No more, 22 "Miscellaneous." 23 That's it. 24 COMMISSIONER WEATHERBY: No more, 25 "Miscellaneous."	1 CHAIRWOMAN HOROVITZ: I have a question. 2 Anyone else? 3 COMMISSIONER WEATHERBY: Did we defer 4 Republic Waste? 5 CHAIRWOMAN HOROVITZ: We deferred Republic 6 Waste. 7 COMMISSIONER WEATHERBY: So we're not going 8 to -- I'm sorry. 9 MS. MIXON-PHILLIPS: I have the 10 information. 11 COMMISSIONER WEATHERBY: The Republic Waste 12 that we deferred -- are we going to cover that 13 today? 14 CHAIRWOMAN HOROVITZ: I don't remember if we 15 decided we were going to come back to it. 16 COMMISSIONER BROCK: We tabled it. 17 COMMISSIONER REYES: We tabled it to the 18 March meeting. 19 COMMISSIONER BROCK: We tabled it. 20 CHAIRWOMAN HOROVITZ: I thought that we 21 deferred it to March, because we would need some 22 time to review. I heard someone say they were 23 going to get the information. 24 COMMISSIONER REYES: You asked Mr. Weathers 25 if this could wait until March.
Page 86	Page 88
1 COMMISSIONER REYES: No more, 2 "Miscellaneous." 3 Message understood. I just think we added 4 too much color on that, but we're good. 5 We understood you, Commissioner Brock. 6 CHAIRWOMAN HOROVITZ: And, Commissioner 7 Shirley, on governance. 8 COMMISSIONER SHIRLEY: Yes. Thank you. 9 Through the Chair, we did not have a meeting 10 this month as we're getting our cadence and 11 scheduling together. 12 Our meetings are going to be on the same day 13 as Resident Services, and we talked about having 14 that meeting prior to. So, at 9:00 a.m., 15 it will be the governance meeting and flow into 16 Resident Relations. So we'll see you on 17 March the 21st. 18 And we did have some items from the 19 Human Resources Committee that were identified as 20 items for us to take up in governance. So we'll 21 put those as priorities as we know the work on 22 that list was there for some time. 23 So I'll lay out the list of our priorities 24 for this year, and I look forward to seeing 25 you-all on the 21st.	1 He said, "They're going to continue to do it, 2 because that's part of the contract." 3 So we said we were going to table it until 4 the March meeting. 5 CHAIRWOMAN HOROVITZ: Is that all right with 6 everyone? 7 MS. MIXON-PHILLIPS: I will defer to legal. 8 If the contract is due to expire, can we wait 9 until March? 10 MR. WILSON: I'd have to look at the 11 contract, but I think it's an evergreen contract 12 and that they then continue to provide services. 13 CHAIRWOMAN HOROVITZ: He says, "They're going 14 to bill us, and we're going to pay them." 15 (People laughed.) 16 MS. MIXON-PHILLIPS: With your approval, 17 we will do that. Yes. 18 COMMISSIONER WEATHERBY: Thanks for 19 clarifying that. 20 CHAIRWOMAN HOROVITZ: A couple questions for 21 Commissioner Shirley. 22 Do you imagine that, as Chair of Governance, 23 that you should take the lead or be like the 24 partner for compliance? 25 Like I think about governance and compliance

2-24-25 JHA BOC Meeting

Page 89	Page 91
1 in my work, like the impact reporting. 2 Do you want that to live under your guidance 3 as a board representative, or no? 4 COMMISSIONER SHIRLEY: Through the Chair, 5 I'm more than happy to take it up if it doesn't 6 currently have a home. 7 CHAIRWOMAN HOROVITZ: Yes. 8 COMMISSIONER SHIRLEY: We did have one of the 9 compliance members come to the meeting for the 10 first governance meeting in January. So that is a 11 department I look forward to being a part of 12 interacting with, and, actually, I did find a 13 HUD training called, "Leading the Way," 14 that had some modules that actually did have some 15 compliance information. So I'm more than happy 16 for that to happen. 17 CHAIRWOMAN HOROVITZ: Is that all right 18 with everyone? 19 (Heads nodded affirmatively) 20 CHAIRWOMAN HOROVITZ: Great. Thank you for 21 volunteering. 22 If there are no other questions as far as 23 governance, I have questions. It is kind of old 24 business, but, while you're talking, do you have 25 an update on the Franklin Arms project?	1 reach out to those residents. He's going to come 2 back with a plan in our March meeting for that 3 resident engagement. 4 So that will be on our agenda, as well as 5 an update on the renovation numbers and project 6 itself will come in the March meeting. 7 CHAIRWOMAN HOROVITZ: Excellent. 8 And, for everyone who doesn't know, 9 it's architecture and engineering, A and E. 10 COURT REPORTER: Thank you. 11 COMMISSIONER SHIRLEY: Sorry about that. 12 CHAIRWOMAN HOROVITZ: How many people are 13 currently living in the building? 14 MR. MITCHELL: 36. 15 CHAIRWOMAN HOROVITZ: And I'm sorry for the 16 follow-up. 17 Isn't that more than there was previously? 18 MS. MIXON-PHILLIPS: No. I think it was 40. 19 MR. MITCHELL: 36 or 40. 20 COMMISSIONER REYES: 36 or 40 is the average? 21 MR. MITCHELL: Uh-huh. 22 MS. MIXON-PHILLIPS: In addition to the 23 residents, I think we are also looking at the 24 community, the people who live in the 25 neighborhood, being a part of the meeting,
Page 90	Page 92
1 COMMISSIONER SHIRLEY: Yes. Actually, I had 2 a -- excuse me. 3 Through the Chair, we had a great meeting 4 with Danny, who went over all the previous 5 -- kind of catching us up to date on the previous 6 activity history. 7 We've changed one of our vendors that we were 8 working with. We're also getting the final 9 numbers in from the A and E. 10 In that interim last month, we did not have 11 a committee meeting or a subcommittee meeting 12 rather with the group, but I did have a one-on-one 13 meeting with Travis Williams from LIFT JAX. 14 And so we're very much on schedule and on 15 par with each other. Our next thing that we're 16 looking at, in the interim as we get the numbers 17 together for the A and E, is a resident 18 engagement. 19 We feel like it's really important that those 20 residents have an opportunity to be engaged. 21 There was a lot of activity that took place, 22 changes, things like that, but there has not been 23 any type of formal meeting with those residents. 24 And so LIFT JAX is going to work with us to 25 put together and find a location to do a direct	1 because, obviously, they're impacted by that 2 facility and the building. 3 CHAIRWOMAN HOROVITZ: Excellent. 4 Any questions for Commissioner Shirley? 5 (no response) 6 CHAIRWOMAN HOROVITZ: All right. 7 MS. MIXON-PHILLIPS: Do you want to share the 8 information that we received today? 9 I think it was via LIFT JAX. 10 CHAIRWOMAN HOROVITZ: Yes. 11 Did you already forward that on? 12 MS. MIXON-PHILLIPS: Yes. 13 CHAIRWOMAN HOROVITZ: Okay. Great. 14 So the LIFT JAX Team -- and you may recall 15 The Purpose Built Community was that organization 16 that's helping -- they like lead like place making 17 and just community work. And they've been 18 partnering with LIFT JAX. 19 Through them -- actually, no. I'm mixing two 20 different things. Please disregard the last 21 couple of minutes, because there's like lots 22 there. 23 (People laughed.) 24 CHAIRWOMAN HOROVITZ: Okay. Starting now 25 (addressed court reporter).

2-24-25 JHA BOC Meeting

Page 93	Page 95
1 (People laughed.) 2 COMMISSIONER SHIRLEY: I think you were on 3 the right track, though. 4 CHAIRWOMAN HOROVITZ: So there is a 5 competition for The Purpose Built Community, 6 and the LIFT JAX Team reached out to me to ask if 7 the Franklin Arms project could be kind of a case 8 study. 9 This school is doing a competition. 10 It really is an exciting opportunity for us 11 to bring some visibility to this project. 12 Some national exposure is what we're trying to do 13 there. It would be really great for the housing 14 authority to be part of this project. 15 So I asked Roslyn to send it over to 16 Commissioner Shirley, as she's leading that for 17 the board. So I'm excited for her to get 18 engaged. I think the entire class -- it's some 19 college -- 20 COMMISSIONER SHIRLEY: Boston College. 21 MS. MIXON-PHILLIPS: Boston College. 22 CHAIRWOMAN HOROVITZ: -- will then get 23 connected. And the whole class will be working 24 on the partnership, JHA, Franklin Arms and 25 LIFT JAX. So I'm really excited to see what comes	1 We've been notified this week -- last week -- 2 that our SEMAP scores, our certification -- 3 we are, once again, a high performer. 4 (People clapped.) 5 MS. MIXON-PHILLIPS: So thanks to all of the 6 team, HCV and everyone that works towards making 7 that happen a making sure that we continue to do 8 the quality and good work. 9 Same thing with PHAS. Our PHAS score is now 10 95. So we are a high performer with PHAS, 11 as well. 12 COMMISSIONER REYES: Amazing. 13 MS. MIXON-PHILLIPS: So HCV, as well as 14 public housing, both are high performers. 15 So congratulations to our team leads. 16 I don't see Ms. Darby here, but, certainly, 17 Daniel Mitchell is here with public housing. 18 And all of them reported to Mr. Figueroa. 19 So we're really happy about that. So that's good 20 for us. 21 We had a requirement for all of our staff 22 to be trained for VAWA, that's victims of 23 violence, and we have had our first session. 24 We'll have a couple of sessions I believe. 25 MR. FIGUEROA: Three more, yes.
Page 94	Page 96
1 of that. I think that would be a really great 2 story for us to tell. 3 MS. MIXON-PHILLIPS: As well as looking to 4 bring in TAG to work with us, as well, 5 and Ms. Davis is handling it and setting up those 6 meetings. 7 CHAIRWOMAN HOROVITZ: Yes. So, as our 8 financial advisor, we really do need to do a 9 portfolio analysis, figure out what makes sense, 10 what we need to do in the future, and then we've 11 got this great resource in TAG, who I hear 12 great things about, to help us figure all of that 13 out. 14 Okay. And I have got more freed-up time. 15 So we can stay here all night, everybody. 16 (People laughed.) 17 CHAIRWOMAN HOROVITZ: Ms. Phillips, if you 18 want to give your report. 19 MS. MIXON-PHILLIPS: We talked about a lot of 20 things, and so I'm going to make this actually 21 pretty brief. 22 I'll start off with some good news. 23 There are a number of scores that we look at to 24 determine our performance and those kinds of 25 things.	1 MS. MIXON-PHILLIPS: Three more in order to 2 ensure that everyone is on board and they have 3 been properly trained in order to provide those 4 accommodations and to address those situations 5 when they arise. 6 We've had a number of meetings. We've been 7 meeting every week on our capital funding program. 8 That is the dollars that we receive annually from 9 HUD in order to upgrade our properties and 10 facilities. 11 There were some deadlines that we needed to 12 meet for expenditure and commitment of funds, 13 obligation of funds. We have met all of those. 14 We are currently working. 15 We're not meeting every week as we were, 16 but we are continuing to work on that to ensure 17 that we continue, as we did today, to bring 18 resolutions here for board consideration in order 19 to expend the monies, the dollars that we have, 20 in a timely manner to address the needs in our 21 communities. 22 And there are many, and we are continually 23 looking at those properties to determine which 24 ones to prioritize and to get that money expended 25 and out there.

2-24-25 JHA BOC Meeting

Page 97	Page 99
1 We've got about \$20,000,000 that we'll be 2 spending over the next couple of years in order 3 to do some major improvements at many of the 4 complexes. 5 The Chairman and I -- I believe I informed 6 you at the last meeting -- went to the city's 7 Finance and Neighborhoods Meetings and made 8 presentations to those committees. 9 As a follow-up on that, we have been 10 doing individual meetings with the city 11 councilmembers. To date, we have met with the 12 Chairman, Mr. Randy White. We met with 13 City Councilman Carrico, Gaffney, Ju'Coby Pittman, 14 Joe Carlucci, Councilman Peluso, and we're 15 continuing to schedule those meetings. 16 During those meetings, we're providing them 17 with an update and overview on our activities and 18 our programs, as well as getting some feedback 19 from them and answering any questions that they 20 may have relative to our operations. 21 We talk a lot about how important it is for 22 the housing authority to have a seat at the table 23 as we're looking at affordable housing and the 24 needs in the community and how we might work more 25 closely with, not only the administration of the	1 for the recovery dollars, but we did talk about 2 if that funding could be used to be proactive 3 in doing some things with infrastructure and other 4 things that would help going forward for places 5 that have need of that, such as, you know, 6 places that flood when we have storms and those 7 kinds of things. And so that's an ongoing 8 conversation that we are having with them. 9 We also -- representatives from JWB Property 10 Management came in and talked with the Management 11 Team. They've got a couple of new people working 12 there, and they just wanted to introduce 13 themselves and come by and have a conversation. 14 So we have done that. 15 We continue to work with the Durkeeville 16 staff, Mr. Ennis Davis, who's developing the 17 Durkeeville study and providing input and support 18 of them where we can. 19 This week, actually on the 27th, the staff is 20 going to meet with the Government Accountability 21 Office, the GAO. They requested a meeting to 22 discuss institutional investment in single-family 23 rental housing here in Jacksonville. 24 It's more of a listening session. So we'll 25 be listening to them, and I guess they'll be
Page 98	Page 100
1 City of Jacksonville, but also with the 2 City Council as funding becomes available. 3 So those conversations are being had. 4 To that end, the staff met with the 5 City of Jacksonville Housing Staff. As you may 6 remember, they provided a million dollars of what 7 was called, "ERAP funding," that was made 8 available for us to do new construction of five 9 properties, five homes in the Durkeeville area. 10 So we met recently on that to review the 11 designs for the property and discuss those 12 projects going forward. A couple of them are 13 already in permitting I believe, at this point, 14 and we are moving forward with that. We have a 15 deadline of September to have the houses 16 constructed, and so we are pushing that as 17 much as we can. 18 We also met with the City of Jacksonville 19 Department of Neighborhoods, the mayor's office 20 staff and the Department of Commerce. 21 Florida received about \$930,000,000 22 from Federal HUD to support long-term recovery 23 from all of the storms that we had recently. 24 Jacksonville, as you-all know -- we did not 25 get a direct hit. So we don't have as much need	1 listening to us. And we'll provide whatever input 2 we can. 3 COMMISSIONER WEATHERBY: I have a question, 4 through the Chair. 5 CHAIRWOMAN HOROVITZ: Sure. 6 COMMISSIONER WEATHERBY: Is this Federal GAO? 7 MS. MIXON-PHILLIPS: Yes. 8 COMMISSIONER WEATHERBY: Oh, cool. Okay. 9 MS. MIXON-PHILLIPS: And the answer is, 10 "Yes. It is the Government Accountability 11 Office." 12 Procurement continues to align its goals in 13 three particular key areas, cost saving, contract 14 expiration management -- is something we talked 15 about I think at the finance meeting -- 16 and being proactive in insurance. 17 And we start out in a timely way in order to 18 avoid contracts having to be evergreen but getting 19 them in place prior to the expiration date of the 20 existing contract, and then, finally, 21 communication with vendors. 22 And we talked about that quite a bit and 23 reestablishing our relationships or establishing 24 closer relationships with vendors, and, 25 in addition to the procurement office -- our

2-24-25 JHA BOC Meeting

Page 101	Page 103
1 finance office, too -- we'll have a series of 2 meetings over the next month with vendors to 3 answer their questions and to get input and 4 feedback from them and also to help them 5 understand how to communicate and to process 6 things to us, as well. So we're looking forward 7 to those vendor meetings happening. 8 I think that's it for me. 9 CHAIRWOMAN HOROVITZ: I have a couple 10 questions. 11 Commissioner Weatherby, go ahead. 12 COMMISSIONER WEATHERBY: After talking about 13 capital funding and that sort of thing -- 14 and I don't want to start a discussion about this, 15 because I know it's not really the place or time 16 -- but we did talk about it in finance. 17 Where does the pool of money come from to 18 upgrade the HVAC system here? 19 MS. MIXON-PHILLIPS: I have more information 20 on that, too. That was one thing that -- 21 I didn't get back to that page, but I do have it 22 now. 23 That money would come from our, "COCC," 24 we call it, which is our operations funding. 25 That is where that would come from, and we are in	1 and, in the past, this board has had conversations 2 about whether or not we stay in this building or 3 we move to another location. 4 And so that's where we are with it, and, 5 you can tell. Because, even though two weeks ago 6 they said they thought it would be the last 7 cold snap, we find ourselves in another one right 8 now. 9 And, when the cold snap is over, we'll pretty 10 quickly get into the unseasonably warm weather, 11 which is at the other end of the spectrum. 12 So that's where we are. 13 CHAIRWOMAN HOROVITZ: Also, Roslyn, is it 14 running right now? 15 Because, to me, it feels like there's a lot 16 of humidity in the room. 17 Because you need to have the machines running 18 in order to pull the moisture out of the air. 19 MS. MIXON-PHILLIPS: They're not running 20 right now I don't think. 21 MR. MITCHELL: No. 22 MS. MIXON-PHILLIPS: No. 23 CHAIRWOMAN HOROVITZ: So that's not great for 24 the building. So we do have to do something. 25 I think it was Commissioner Reyes, Brock,
Page 102	Page 104
1 the process of getting some quotes on it. 2 It is a, "tremendously costly project," 3 if you will. The estimates that we have gotten 4 from the staff is about \$500,000 in order to 5 complete the entire project, which would be the 6 two air conditioning units, the cost of the crane 7 to put the units on top of the building -- 8 believe it or not, it's close to \$100,000 just to 9 get a crane to do that -- and then replacement of 10 the thermostats, which also cost as much as the 11 air conditioning units cost, unfortunately. 12 And so it's got a price tag of about 13 a half a million dollars on it in order to be able 14 to do that. It's about a four-month lead time 15 on being able to get it done and get it 16 accomplished. 17 The work doesn't take that long. It takes 18 about three weeks to actually do the work, 19 but the lead time to set everything up and to 20 secure the necessary big air-conditioners. 21 I don't know what you call them. And it has quite 22 a bit of lead time. 23 And so I know, in discussions with you, 24 Madam Chairwoman, one of the concerns is that's a 25 big amount of money to invest in this building,	1 and Weatherby. 2 COMMISSIONER WEATHERBY: Well, maybe just to 3 follow up for 1 second on that. I think it's a 4 point well-taken about putting that much money 5 in this building, but we also have kind of an 6 urgent situation, where folks are just, you know, 7 working in extremely difficult conditions. 8 And I just have a concern, you know, about the 9 fine line between those two. 10 CHAIRWOMAN HOROVITZ: To that point, 11 how long would the whole project take to actually 12 do? 13 MS. MIXON-PHILLIPS: About four months is 14 what I've been told. 15 COMMISSIONER WEATHERBY: But, in finding a 16 new building, if we decided to do that, 17 would add -- 18 CHAIRWOMAN HOROVITZ: It could be temporary. 19 We really need to dig into all of our options. 20 We could lease a space for six months. We need to 21 get creative. 22 Did anyone else have any questions for -- 23 sorry. It's Reyes and Brock. Weatherby skipped 24 the line. So ... 25 COMMISSIONER WEATHERBY: I apologize.

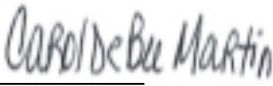
2-24-25 JHA BOC Meeting

Page 105	Page 107
1 No. It was a follow-up. 2 (People laughed.) 3 COMMISSIONER REYES: And that's on the 4 record. 5 I was just curious. Through the Chair to 6 Ms. Phillips, what was the amount that the city 7 got from the HUD recovery money? 8 MS. MIXON-PHILLIPS: We didn't get a 9 specific. It's for the State of Florida. 10 COMMISSIONER REYES: It's for the 11 State of Florida. Okay, okay. I got it. 12 Thank you. 13 MS. MIXON-PHILLIPS: The state received about 14 \$930,000,000. 15 COMMISSIONER REYES: Okay. Thank you. 16 CHAIRWOMAN HOROVITZ: Is that all? 17 COMMISSIONER REYES: Yes. 18 CHAIRWOMAN HOROVITZ: Commissioner Brock. 19 COMMISSIONER BROCK: Madam Chair to 20 Ms. Phillips, Ms. Phillips, when you talked about 21 the monies that the city had awarded the housing 22 authority, the \$100,000,000 (sic) -- 23 MS. MIXON-PHILLIPS: It's 1,000,000. 24 COMMISSIONER BROCK: Yes. 1-. 25 MS. MIXON-PHILLIPS: I wish it was	1 say I have a follow-up. Commissioner Weatherby 2 has taught me how to use that word properly. 3 I have a new comment -- 4 (People laughed.) 5 COMMISSIONER WEATHERBY: Anything else 6 I can help you with, just ask. 7 COMMISSIONER ROGERS: First, let me thank 8 you and staff for working on the vendors, 9 especially the ones that have come up several 10 times. W. W. Gay -- thank you for working on that 11 and getting that resolved. 12 To you and to Ms. Davis, I did, on Friday, 13 walk this building when it was cold, and it was -- 14 I walked the building. So I do understand what 15 staff is going through. So thank you-all for the 16 work that you-all are doing there. 17 I did have a question on -- several questions 18 that I wrote down, but I'm not going to ask all of 19 them here. 20 But one, if I could have an update on the 21 security vendor and where we are with that and the 22 promises that were made to us back in October and 23 if those have been fulfilled. If we can just get 24 an update on that ... 25 I said this in committee. I'll say it here.
Page 106	Page 108
1 100,000,000. 2 COMMISSIONER BROCK: Oh, I'm sorry. 3 CHAIRWOMAN HOROVITZ: It's for the 4 Durkeeville houses. 5 COMMISSIONER REYES: ERAP funding. 6 COMMISSIONER BROCK: And I know you say -- 7 tell me about September -- 8 MS. MIXON-PHILLIPS: September is when 9 we need to have the houses completed and 10 built -- the construction. 11 COMMISSIONER BROCK: Okay. And so it is 12 houses and not apartment complexes. 13 MS. MIXON-PHILLIPS: No, ma'am. It's houses. 14 It's five individual houses that will be built in 15 the Durkeeville neighborhood. We have a number of 16 lots there -- quite a few lots -- 17 COMMISSIONER BROCK: Right, right. Okay. 18 That's what I was trying to get. Okay. 19 Thank you. 20 Thank you, Madam Chair. 21 CHAIRWOMAN HOROVITZ: And, just as a 22 follow-up -- 23 I'm sorry. 24 COMMISSIONER ROGERS: No. Go ahead. 25 CHAIRWOMAN HOROVITZ: -- and I can't really	1 I did get an opportunity to go out to Southwind 2 Villa. I was very impressed with that, 3 but I did run into a gentleman who was so 4 elated and so excited that he -- I guess he was 5 awarded his certificate for a merchant seaman. 6 "Merchant time --" that's what it's called. 7 So, do we know how many residents have 8 successfully gone through I guess the Jobs Plus 9 program? 10 Do we have numbers on that? 11 I mean he was just elated that he finished 12 his program, and so I just was curious if we 13 had numbers on that and how we highlight those 14 residents who are finishing this program so that 15 we can highlight the work that's happening in the 16 Jacksonville Housing Authority. 17 MS. MIXON-PHILLIPS: Ms. Parker, do you want 18 to tell them how many? 19 MS. PARKER: I don't have the exact number 20 at this moment, but I can get that for you for 21 sure. Yes. 22 MS. MIXON-PHILLIPS: And we do have a feature 23 in our Annual Report that talks about our 24 Jobs Plus program, as well as the graduates and 25 stuff.

2-24-25 JHA BOC Meeting

Page 109	Page 111
1 COMMISSIONER ROGERS: That's awesome. 2 Thank you so much. 3 CHAIRWOMAN HOROVITZ: And the security? 4 MS. MIXON-PHILLIPS: We will get a report. 5 Mr. Weathers and Mr. Mitchell can help us. 6 If you want to speak, please go to the 7 mike and speak loud. 8 MR. WEATHERS: Okay. Just one note and 9 update. I believe you are referring to 10 Bangor Security. 11 CHAIRWOMAN HOROVITZ: Yes. 12 MR. WEATHERS: So I did have a recent 13 discussion with this vendor and reminded him. 14 Because, if everyone can recall, his contract was 15 review provisionally for six months, and I think, 16 if I have the correct math, it's scheduled to be 17 looked at, again, in April. 18 Mr. Pontiflet, who is the owner/operator 19 of Bangor Security -- we had a discussion, 20 and he has agreed he will be available here 21 during the month of March and can attend 22 personally to this particular board meeting to 23 allow the opportunity for any lingering issues 24 which, to my knowledge, I have not, 25 in procurement, been made aware of any direct	1 vendor to see what was done that changed. 2 Because I can tell you not much has changed, 3 as I travel. 4 CHAIRWOMAN HOROVITZ: So the comment that, 5 "No issues had been brought to procurement," 6 would that be normal? 7 Wouldn't it be for Mr. Figueroa to manage the 8 security? 9 Who -- 10 COMMISSIONER ROGERS: Who would get the 11 complaints? 12 Correct. 13 CHAIRWOMAN HOROVITZ: -- yes. 14 MS. MIXON-PHILLIPS: Danny, I don't know if 15 you are receiving any from the property managers. 16 MR. MITCHELL: (shook head negatively) 17 MS. MIXON-PHILLIPS: From residents, 18 I'm not aware of any, and I get lots of different 19 residents sit right here on many different 20 things. But I've not gotten any on security at 21 this point. 22 MR. FIGUEROA: Same here. 23 MS. MIXON-PHILLIPS: Yes. So, if they've got 24 complaints, they're not bringing them to us, 25 but maybe we need to do a better job of asking and
Page 110	Page 112
1 issues since we had that last meeting. 2 But he is more than willing to work with the 3 agency to address any needs, because he's well 4 aware that -- again, he was on probation. Then he 5 renewed. 6 So he will be here in March. I encourage 7 you, if you have any kind of issues or questions 8 that you would ask him directly, he will be here, 9 and he can address them personally with a 10 presentation on what he has done to date since we 11 last had this discussion about his renewal. 12 CHAIRWOMAN HOROVITZ: Thank you. 13 COMMISSIONER ROGERS: It does, and I look 14 forward to -- and I say it with a smile on my face 15 -- this particular vendor coming before this 16 board, because I will tell you what was said in 17 October. And I went back in our notes. 18 Thank you to staff for organizing that 19 meeting, but, as I have gone around just to -- 20 not just to pay attention to them, because that's 21 not my main concerns. 22 But we still have issues with this particular 23 vendor, and promises that were made, 24 unfortunately, were broken. And I look forward 25 to Madam Chair and this board meeting with this	1 being more proactive. 2 COMMISSIONER ROGERS: And, to follow-up, 3 because I don't want to delve into it here, 4 I will tell you -- and maybe it's not coming 5 to -- it is not coming to you-all. 6 But I will tell you that, as I go to the 7 different facilities, I always note security and 8 the time I go, and it's just interesting. 9 And I will say this, I have only been to one 10 facility where security has stopped me and 11 questioned why I was on the property. Only one. 12 And that was -- she was -- she was on it, 13 and I commended her for that. 14 I got her name and told her I was going to 15 send a letter, because she was the only security 16 -- I mean she stopped me at the door, would not 17 let me go in the elevator, wanted to know where 18 I was going. 19 When I said, "Well, don't worry about it," 20 she said, "Well, I'm going to follow you up." 21 I said, "Okay. You won me over." 22 I gotcha." 23 But she was the only one out of that whole -- 24 MS. MIXON-PHILLIPS: What property was that? 25 COMMISSIONER ROGERS: This was Centennial

2-24-25 JHA BOC Meeting

Page 113 1 (sic), and this was B -- no. This was A, at 2 1:45. Yes. Centennial Towers A. 3 MR. MITCHELL: Twin. 4 COMMISSIONER ROGERS: Twin Towers. 5 Thank you. Twin Towers. Security DeBose -- 6 I will not forget her, because she was on top of 7 it. 8 MS. MIXON-PHILLIPS: She stopped me one time. 9 (People laughed.) 10 CHAIRWOMAN HOROVITZ: Thank you for doing 11 that. 12 COMMISSIONER ROGERS: But I do think that we 13 need to make sure we tighten up our security, 14 and this vendor understands the importance of that 15 because of the concerns. 16 I mean Centennial Towers -- I was able just 17 to go to the 14th floor with no one stopping me, 18 no one asking me any questions. 19 Hogan Creek -- I just walked around there 20 like I lived there. 21 I think those type of things need to be 22 corrected and cleaned up. 23 CHAIRWOMAN HOROVITZ: Is it a fair assumption 24 that all of these vendors fall under operations? 25 Like I'm thinking about like landscaping,	Page 115 1 And I actually think that everything else was 2 covered at some point this afternoon. 3 Are there any other questions or comments? 4 (no response) 5 CHAIRWOMAN HOROVITZ: All right. Thank you 6 to everyone for all of the hard work, 7 to the staff, to this board, Ms. Phillips, 8 your team -- very, very grateful, and we'll see 9 you next week. 10 Is it next week? 11 (People laughed.) 12 CHAIRWOMAN HOROVITZ: The next committee 13 meeting. 14 MS. MIXON-PHILLIPS: No meeting next week. 15 CHAIRWOMAN HOROVITZ: I'm kidding. 16 I just feel like I see you-all every week. 17 Thank you-all very much. Thank you-all. 18 (Whereupon, the proceedings in the 19 above-titled cause concluded at 4:03 p.m.) 20 --- 21 22 23 24 25
Page 114 1 security. 2 MS. MIXON-PHILLIPS: Yes. 3 CHAIRWOMAN HOROVITZ: Is that over patrol? 4 MS. MIXON-PHILLIPS: Yes. 5 CHAIRWOMAN HOROVITZ: Because I think we need 6 to hold everyone accountable as if they were 7 employees of the agency, because they are 8 essentially employees. 9 All right. Just final thoughts on 10 Durkeeville, because we were talking about that. 11 Roslyn and I have kind of taken turns 12 participating in the Durkeeville Study. 13 If you recall, Councilman Peluso got that 14 grant to do that study to determine what the needs 15 of the community were. So we have been engaged in 16 those conversations, because we really do want to 17 be a good community partner. 18 We met with the leader of that study last 19 week. We're sharing the redesigns of the facades 20 of the five homes that we're building, which that 21 was their concerns from community members, 22 that they didn't fit the community. 23 So we really are trying to be a good partner, 24 but also increase inventory of housing, which is 25 our priority.	Page 116 1 C E R T I F I C A T E 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 10th 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