

Page 1 1 2 3 4 5 6 JACKSONVILLE HOUSING AUTHORITY 7 BOARD OF COMMISSIONERS MEETING 8 9 10 TAKEN: Monday, February 26, 2024 11 TIME: 2:00 p.m. to 4:16 p.m. 12 PLACE: Jacksonville Housing Authority 13 1300 North Broad Street 14 Jacksonville, Florida 32202 and via videoconference 15 Taken by Carol DeBee Martin, court reporter. 16 17 18 19 20 Carol DeBee Martin 21 Jacksonville Court Reporting, Inc. 22 1620 Bartram Road, Apt. 6111 23 Jacksonville, Florida 32207 24 (904) 465-0787 (cell) 25 debeemartin@aol.com	Page 3 1 PROCEEDINGS 2 February 26, 2024 2:00 p.m. 3 CHAIRWOMAN HOROVITZ: All right. 4 Good afternoon. I'm calling the meeting to order. 5 It is February 26th, two o'clock, our JHA 6 regular board meeting. 7 Good afternoon, everybody. 8 PEOPLE: Good afternoon. 9 CHAIRWOMAN HOROVITZ: Were we expecting 10 Commissioner Weatherby? 11 MS. DUNN: I hadn't heard otherwise. 12 CHAIRWOMAN HOROVITZ: Well, we'll start with 13 public comment. 14 Is there any public comment in the room or 15 online? 16 (no response) 17 CHAIRWOMAN HOROVITZ: I don't see any hands 18 raised. 19 All right. Let's move on to the approval of 20 last meeting's minutes. 21 Ms. Hodges, I need to have a motion, right? 22 MS. HODGES: Yes. 23 CHAIRWOMAN HOROVITZ: Thank you. 24 Can I have a motion, please? 25 COMMISSIONER REYES: I'll motion.
Page 2 1 APPEARANCES: 2 CHAIRWOMAN HEATHER HOROVITZ, Acting Chair 3 COMMISSIONER HARRIET BROCK 4 COMMISSIONER ANDREA REYES 5 COMMISSIONER HANK ROGERS 6 COMMISSIONER LISA STRANGE WEATHERBY 7 EVANN MORRIS 8 ANTONIO PEREZ 9 DENNIS LOHR, CFO 10 WILLIAM MITCHELL 11 LAWSIKIA HODGES, ESQUIRE (OGC) 12 KORTE PARDE, CAO 13 CATHLEEN PONDER-HUNT 14 VANESSA DUNN, Acting CEO and COO 15 LINDA FITZGERALD 16 TODD AUBUCHON 17 REYNOLD PETERSON 18 CRYSTAL BLACKMER 19 INEEDA JACOBS 20 KELVIN NOBLE 21 COUNCILMAN RAUL ARIAS, District 11 22 ARTHUR MURRAY 23 ADVINA TEODORESCU, ESQUIRE (OGC) 24 25 VIA VIDEOCONFERENCE PRESLEY BROWN HARRY WILSON La'KENYA FLOURNOY COURTNEY CHAD ASHLEY BRYANT EVEADA FINKLEA	Page 4 1 COMMISSIONER BROCK: Second. 2 CHAIRWOMAN HOROVITZ: I have a motion and 3 second by Commissioner Brock. 4 All right. Is there any discussion on the 5 minutes? 6 (no response) 7 CHAIRWOMAN HOROVITZ: Commissioner Brock. 8 COMMISSIONER BROCK: No. I'm just turning my 9 mike on. 10 CHAIRWOMAN HOROVITZ: I had a question and 11 maybe just a point of clarification. When I was 12 reviewing the minutes, I saw that Commissioner 13 Brock was referred to as, "Secretary Brock," 14 in the meeting minutes, and I think this is 15 something that we're going to get to later. 16 But, just to confirm -- because I have the 17 notes, and Ms. Kort confirmed. And I was looking 18 through the last year's worth of meeting minutes, 19 and I found that, in an earlier meeting last year, 20 that we had appointed Commissioner Griggs as 21 the secretary and that Commissioner Walker then 22 asked Commissioner Brock to be treasurer. 23 In a later meeting -- and I have a note here 24 -- Commissioner Walker I believe misspoke when he 25 was recalling that Commissioner Brock was

Page 5 1 secretary. 2 If you could, clarify. 3 MS. HODGES: Right. So, through the Chair, 4 with respect to the minutes, it wouldn't be proper 5 to amend your minutes, because the minutes are 6 just reflecting particularly with our court 7 reporter what was stated at the meeting. 8 CHAIRWOMAN HOROVITZ: Okay. 9 MS. HODGES: So you would still need to vote 10 and approve your minutes pursuant to the 11 transcript, and then, you know, I will completely 12 defer to the staff to have looked at the prior 13 minutes when we were electing the Chair, 14 Vice Chair and secretary to confirm. 15 I have no doubt if you've already confirmed 16 that with Kort, that Mr. Griggs was the secretary, 17 then that means we currently have a vacant 18 secretary. 19 CHAIRWOMAN HOROVITZ: Thank you, and that's 20 what I was trying to get to. 21 MS. HODGES: Okay. 22 CHAIRWOMAN HOROVITZ: Ms. Kort. 23 MS. PARDE: Yes. Through the Chair, 24 I just would like to offer that the Chair 25 position, according to our -- both the bylaws as	Page 7 1 Vice Chair, secretary -- very normal roles that 2 you have in any, you know, board scenario like 3 this. 4 (Commissioner Weatherby entered the room.) 5 CHAIRWOMAN HOROVITZ: Thank you. 6 Good afternoon, Commissioner Weatherby. 7 COMMISSIONER WEATHERBY: Hi. 8 CHAIRWOMAN HOROVITZ: We're just discussing 9 the approval of the minutes. So I have no other 10 comments. 11 So, if I'm understanding, Ms. Hodges, 12 we need to just approve the minutes unless there 13 is any other conversation, and then we can get to 14 if there is a vacancy later? 15 MS. HODGES: Yes. 16 CHAIRWOMAN HOROVITZ: Is there any further 17 discussion on the minutes? 18 (no response) 19 CHAIRWOMAN HOROVITZ: Hearing no discussion, 20 all in favor? 21 COMMISSIONER ROGERS: Aye. 22 COMMISSIONER REYES: Aye. 23 COMMISSIONER BROCK: Aye. 24 COMMISSIONER WEATHERBY: Aye. 25 CHAIRWOMAN HOROVITZ: I'm going to defer
Page 6 1 well as the Chapter 421, Section 0502 says the 2 board is to appoint a Chair and Vice Chair, 3 and then you may -- you may employ a secretary who 4 shall be the executive director. 5 So, if you have a secretary, it would, 6 in fact, be the CEO. So that position would not 7 be filled by a board member. 8 MS. HODGES: So, through the Chair, 9 let me correct that. 10 Okay. So, in your bylaws, for purposes of 11 your bylaws and your governance as a board and 12 your officers -- purposes of the board -- 13 you have three officer positions. 14 You have a Chair, a Vice Chair and a secretary. 15 The secretary shall verify on behalf of the 16 board the proper maintenance of records, minutes 17 and notices and perform such other duties as 18 assigned by the Chair. 19 So the reference to, "secretary," in terms of 20 your bylaws has nothing to do with the 21 Florida Statute reference that Kort's referring 22 to. 23 So, when this board enacted its bylaws, 24 Article XI is called, "Officers." We're talking 25 about officers of the board. So Chair,	Page 8 1 Chair Comments until the end of the meeting. 2 I have a couple of things to discuss, but I think 3 it will make sense for them to be at the end of 4 the meeting. 5 So the next item is -- 6 COMMISSIONER ROGERS: Madam Chair, if I may 7 before we get into the next item, I do have a 8 question, and it's probably for OGC. 9 Is there a reason why we don't approve the 10 agenda -- make the motion to approve the agenda 11 that's before us? 12 I know we approve the minutes, but, 13 typically, I'm used to approving the agenda that's 14 before us, as well. 15 Is there -- 16 MS. HODGES: Yes. So, through the Chair, 17 I think that's a board/governance item, 18 but there is no Robert's Rules requirement that 19 you approve an agenda. 20 I can tell you probably out of six of your 21 independent agencies, maybe one of them -- 22 JEA that I can think of -- that actually adopts 23 an agenda. 24 But, if you were to go to the Airport 25 Authority or the Port Authority -- I'm only

Page 9 1 mentioning this not to guide you as to whether or 2 not you decide to adopt an agenda, but it's not a 3 requirement. 4 So, if you wanted to begin adopting an agenda 5 right now, your Chair works with the CEO to 6 formulate an agenda, but, if the board wanted to 7 adopt the agenda, the proper place to set that 8 forth would be your bylaws. And it's currently 9 not in your bylaws. 10 CHAIRWOMAN HOROVITZ: Commissioner, can I ask 11 why would you like to do that, or what benefit do 12 you think that -- 13 COMMISSIONER ROGERS: Thank you. Thank you, 14 Madam Chair, and thank you, Ms. Hodges. 15 I guess my only comment -- I'm often confused 16 -- and I continue to bring this up -- as to the 17 agendas that's being sent out. 18 And so I got an agenda on Friday that lists 19 one thing, and then today another agenda with more 20 resolutions. 21 And so I think, for me, it would be 22 beneficial for me to have reviewed all of these 23 documents prior to, and so, again, we got one 24 on Friday. I reviewed all the resolutions 25 on Friday, and then I saw one come in my email	Page 11 1 Wednesday of last week. So that's on me, 2 and I do apologize for that. 3 So, with that being said, next month it will 4 be much more timely. Not to make any excuses, 5 I wasn't expecting to sit here this month. 6 So I am asking for a little bit of grace on 7 this go-around, and next go-around I assure you 8 that it will be timely so that everyone will have 9 an opportunity to review them and be able to, 10 you know, ask appropriate questions. 11 CHAIRWOMAN HOROVITZ: Commissioner Brock. 12 COMMISSIONER BROCK: Madam Chair to 13 Commissioner Rogers and yourself. The board had 14 approved that we would get our documents, 15 our minutes and all of those things within a week 16 so that we would have plenty enough time to read 17 them and review them. It is in the minutes, 18 because we did have other commissioners -- 19 they are no longer here -- that struggled with 20 getting documents in like one day, two days. 21 You know, they were saying that they did need 22 time to review the documents and not just, 23 you know, have a rush like that. 24 And, to what you said, mine came in at 25 two o'clock -- my update did -- on the agenda for
Page 10 1 today. 2 And so then my question becomes, is there a 3 time frame by which, Madam Chair, we are to 4 receive these documents in order for us to review 5 them? 6 Is there a time frame in which that should be 7 done in a timely fashion than the day of within a 8 couple hours? 9 I guess that's my question. 10 CHAIRWOMAN HOROVITZ: It's a good point, 11 and we've talked about it a lot, the timeliness of 12 getting documents. 13 I also noticed an update, and I couldn't tell 14 actually what the change was. Because it requires 15 you open everything to see what's been updated. 16 I don't know if we need to set a policy on 17 when we get documents, or, Ms. Dunn, if you could 18 speak to that. 19 MS. DUNN: Yes. First of all, I would 20 like to apologize for the delay in the documents. 21 There were three resolutions that I thought was 22 urgent, because it pertained to capital 23 improvements that I didn't want to put off for 24 another month. 25 And so I think I sent those out I want to say	Page 12 1 today. So I didn't even have time, like you say, 2 to open it up to see what the change was in the 3 new agenda. 4 COMMISSIONER ROGERS: So, Madam Chair, 5 that's the reason why I asked if that was the 6 approval of the agenda, but I will yield back 7 my time, Madam Chair, and thank the CEO for the 8 explanation as to why we did receive those 9 documents at a later date. 10 So thank you so much. 11 CHAIRWOMAN HOROVITZ: No. It's a good point, 12 and we've definitely discussed it a lot. 13 And it's not fair, with our busy schedules and 14 outside responsibilities, that we're looking at 15 things over the weekend and into the evening so 16 we're prepared for these meetings. 17 And I think that Ms. Dunn hears us, 18 and we'll have plenty of time moving forward. 19 So thank you. 20 All right. If there is no further discussion 21 ... 22 Commissioner? 23 COMMISSIONER WEATHERBY: No. 24 CHAIRWOMAN HOROVITZ: ... we'll move on to 25 the officer elections.

Page 13 1 I don't believe we are electing a treasurer, 2 because I recall -- and I guess, going back to our 3 earlier discussion, that Commissioner Brock is the 4 treasurer. 5 And I believe that Kort has that in her 6 notes, as well. 7 MS. HODGES: Okay. So, through the Chair -- 8 so, currently, in your bylaws, there isn't an 9 officer position for a treasurer. 10 CHAIRWOMAN HOROVITZ: Okay. 11 MS. HODGES: And I believe this meeting where 12 this occurred -- I don't think I was present at 13 the meeting. 14 And so my legal recommendation would be 15 whatever officers this board wants that it's 16 articulated in its bylaws, because that's meant 17 to be the document that controls the officers that 18 you have. 19 So, if you still want there to be a 20 treasurer, I think we need to clearly define what 21 that person's duties will be, because you have 22 a CFO. 23 CHAIRWOMAN HOROVITZ: Yes. 24 MS. HODGES: So I don't know if the treasurer 25 position is meant to sort of be similar to the	Page 15 1 that for public comment? 2 In the agenda I'm looking at, there is no 3 secretary. 4 MS. HODGES: No. You have election of 5 officers. So that title is totally broad 6 enough, in my mind, and, when we get to voting on 7 the secretary, because it's not on the agenda, 8 I would recommend you to open that up for the 9 public. 10 CHAIRWOMAN HOROVITZ: Okay. Thank you. 11 Commissioner Brock. 12 COMMISSIONER BROCK: Madam Chair, I know we 13 have elections on the agenda, to you, Madam Chair, 14 and to Ms. Hodges. 15 You said that the secretary position is not 16 on there, because this is not our normal election 17 time. Our normal election time is in September -- 18 CHAIRWOMAN HOROVITZ: But I think that we 19 have a vacancy, because -- 20 COMMISSIONER BROCK: -- and, because we have 21 a vacancy of a Chair and she is the Acting Vice 22 Chair right now, those are the two offices that 23 are open. 24 Because I have to see the minutes that they 25 have that says I'm not the secretary, because
Page 14 1 secretary, where the secretary's role isn't to 2 actually populate and come up with minutes, 3 but the secretary is the one on the board that's 4 kind of making sure the records and minutes are 5 kind of in order along with that notice. 6 So you can amend your bylaws. You could 7 amend your -- it's not on your agenda today. 8 I wonder if it might be more appropriate to just 9 take a look at your bylaws in full -- 10 maybe the Governance Committee. 11 This is something that your Governance 12 Committee can do so that you're not kind of just 13 shooting from the hip today. There may be other 14 amendments, since this board is new -- or many of 15 the members, at least -- more than half are new. 16 So that probably would be my recommendation 17 is, if you want the treasurer position, we should 18 amend your bylaws. You can amend your bylaws at 19 any time. You may want to refer to a committee. 20 But right now I see two vacancies, 21 the Chair -- the Permanent Chair -- you're 22 Acting Chair now -- but the Permanent Chair 23 position, as well as your secretary. 24 CHAIRWOMAN HOROVITZ: Okay. And, because the 25 secretary is not in the agenda, do we need to open	Page 16 1 I was the secretary. 2 MS. HODGES: All right. So, through the 3 Chair, yes. So, as a board today, if you don't 4 want to vote on your secretary position, 5 if you want to, you know, task the staff to get 6 the minutes so that we can alleviate Board Member 7 Brock's concern, it's totally reasonable. 8 It's not a pressing position today that you 9 have to move on. 10 CHAIRWOMAN HOROVITZ: Thank you. 11 Commissioner. 12 COMMISSIONER ROGERS: Madam Chair, 13 to Commissioner Brock's point, I believe, 14 when I joined this board, we did vote on both the 15 Chair and Vice Chair and the secretary. 16 I think we had, at that time, indicated that 17 all positions -- all individuals would remain in 18 their positions. 19 So, with that, Madam Chair, I would -- 20 being that this is a special -- I would consider 21 this to be a special election -- 22 that the secretary's position not be impacted 23 being that we elect, if I recall correctly -- 24 and I ask that we go back to our notes on that or 25 our minutes on that -- that the secretary not be

Page 17 1 included would be my recommendation. 2 CHAIRWOMAN HOROVITZ: I agree. 3 Kort, if it's helpful, the January board 4 meeting lists Commissioner Griggs as the 5 secretary, and the meeting that I'm referring to 6 is the September board meeting when I think that 7 Commissioner Walker misspoke. 8 And so we can just clean it up. It's not 9 necessary to discuss it today. 10 COMMISSIONER ROGERS: And that's on our 11 website. That lists Commissioner Brock 12 I believe as our secretary, as well, on the 13 website. So I want to make sure we're consistent. 14 CHAIRWOMAN HOROVITZ: Okay. Does anybody 15 want to volunteer or make a recommendation for a 16 Chair or Vice Chair? 17 COMMISSIONER ROGERS: Sure. 18 So, again, I'm going to go to the comments 19 I made a couple of weeks or months prior, 20 and my recommendation will be, again, 21 that the person who is currently serving as 22 our Acting Chair would assume the role as Chair at 23 this time. 24 So that's my recommendation at this time. 25 CHAIRWOMAN HOROVITZ: Thank you.	Page 19 1 Commissioner. 2 COMMISSIONER WEATHERBY: I'd like to 3 nominate Commissioner Rogers. 4 CHAIRWOMAN HOROVITZ: I'm sorry. 5 Do I ask for a motion? 6 MS. HODGES: Right. 7 CHAIRWOMAN HOROVITZ: Oh, is Commissioner 8 Rogers willing? 9 (People laughed.) 10 COMMISSIONER ROGERS: I'll accept. 11 MS. HODGES: Is there a motion? 12 CHAIRWOMAN HOROVITZ: Any other volunteers or 13 any other conversation? 14 (no response) 15 CHAIRWOMAN HOROVITZ: I think it's an 16 excellent recommendation, and it would be an honor 17 to have you in the role, Commissioner. 18 Is there a motion? 19 COMMISSIONER WEATHERBY: So moved. 20 COMMISSIONER REYES: I would second. 21 CHAIRWOMAN HOROVITZ: Any further discussion? 22 (no response) 23 CHAIRWOMAN HOROVITZ: All right. All in 24 favor? 25 COMMISSIONER ROGERS: Aye.
Page 18 1 Commissioner? 2 COMMISSIONER REYES: Yes. I would second. 3 CHAIRWOMAN HOROVITZ: Thank you. 4 Commissioner. 5 COMMISSIONER BROCK: Madam Chair, I'm trying 6 to get what y'all are saying here, because she is 7 the Vice Chair. She's not the Chair. 8 So, are you making a motion for her to become 9 the Chair? 10 COMMISSIONER ROGERS: Yes, ma'am, I am. 11 COMMISSIONER BROCK: Okay. All right. 12 CHAIRWOMAN HOROVITZ: Okay. So there is a 13 motion and a second. 14 Is there any further discussion? 15 (no response) 16 CHAIRWOMAN HOROVITZ: All in favor? 17 COMMISSIONER ROGERS: Aye. 18 COMMISSIONER REYES: Aye. 19 COMMISSIONER BROCK: Aye. 20 COMMISSIONER WEATHERBY: Aye. 21 CHAIRWOMAN HOROVITZ: Thank you. Thank you. 22 All right. So we have a vacancy of the 23 Vice Chair. 24 Is there anybody who would like to volunteer 25 or make a recommendation?	Page 20 1 COMMISSIONER REYES: Aye. 2 COMMISSIONER BROCK: Aye. 3 COMMISSIONER WEATHERBY: Aye. 4 CHAIRWOMAN HOROVITZ: I feel like we're done 5 now. 6 (People laughed.) 7 CHAIRWOMAN HOROVITZ: I am just very excited 8 that we've gotten to this resolution. 9 I'm incredibly flattered and honored to have this 10 role and this responsibility, and I completely 11 understand it's an enormous responsibility. 12 And I appreciate everyone at the table and 13 everyone in this room and in the field working 14 every day for the work we do. 15 And I just feel very grateful and humbled. 16 So thank you. 17 So we'll move on to the committee 18 appointments. There are a number of committees 19 that don't have Chairs or Vice Chairs. 20 And, when we first looked at this agenda, 21 the list was so overwhelming, and we are down 22 a few board members. 23 So I think that, when we were discussing this 24 agenda, the one committee that we really need to 25 kind of stand back up and get leadership on is the

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1 Governance Committee, unless there's other 2 feedback on this point. 3 So I would like to ask if there is a 4 volunteer to be Chair for the Governance 5 Committee, and the reason for this is because 6 we've got policies that need to roll through 7 and just a lot that needs to be done. 8 Is there a volunteer? 9 COMMISSIONER ROGERS: Madam Chair, I would be 10 honored to volunteer as Chair of that committee. 11 CHAIRWOMAN HOROVITZ: Excellent. 12 Are there any other competing volunteers? 13 (no response) 14 CHAIRWOMAN HOROVITZ: Can I have a motion, 15 please? 16 MS. HODGES: You're the Chair. 17 CHAIRWOMAN HOROVITZ: It's not necessary? 18 MS. HODGES: Yes. 19 CHAIRWOMAN HOROVITZ: All right. 20 MS. HODGES: You're the Chair. So you can 21 appoint your Chair and Vice Chairs of the 22 committees. 23 CHAIRWOMAN HOROVITZ: Excellent. 24 Thank you, Commissioner Rogers, 25 for volunteering to Chair the Governance	1 committees. We have an Asset Management Committee 2 that does not have a Chair, and we also have 3 the Acquisition Committee that I Chair. 4 But I don't believe it's necessary to make 5 the change unless anyone wants to volunteer to 6 take over the Acquisition Committee. 7 (no response) 8 CHAIRWOMAN HOROVITZ: All right then. 9 COMMISSIONER REYES: I do have a question. 10 CHAIRWOMAN HOROVITZ: Yes. 11 COMMISSIONER REYES: So, as the HR Chair 12 Committee, do I have a Vice Chair? 13 CHAIRWOMAN HOROVITZ: I believe it's 14 Commissioner Brock. 15 COMMISSIONER BROCK: (nodded head 16 affirmatively) 17 COMMISSIONER REYES: Okay. 18 CHAIRWOMAN HOROVITZ: Is that right? 19 COMMISSIONER ROGERS: Yes. 20 CHAIRWOMAN HOROVITZ: Yes, yes. 21 Commissioner Brock is also the Vice Chair of 22 the Asset Management Committee. That committee 23 does not currently have a Chair. 24 Is there anybody who would like to Chair that 25 committee?
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1 Committee. 2 Is there anyone who would like to 3 Vice Chair the committee? 4 COMMISSIONER REYES: I'll Vice Chair. 5 CHAIRWOMAN HOROVITZ: Excellent. Thank you. 6 So I currently Chair the Finance Committee. 7 If there is anybody who would like to take over 8 the Finance Committee, I am absolutely 100 percent 9 going to be active in that committee and 10 participate. 11 But, if anyone would like to take over that 12 committee, I'm happy to give that to someone on 13 the board. 14 Is there anybody who would like to volunteer? 15 COMMISSIONER WEATHERBY: I'll volunteer. 16 CHAIRWOMAN HOROVITZ: Excellent. Thank you. 17 Would anybody like to Vice Chair? 18 And I'm happy to Vice Chair if the board 19 would like. 20 (no response) 21 CHAIRWOMAN HOROVITZ: All right. If it's 22 all right, I'll be your Vice Chair. 23 COMMISSIONER WEATHERBY: Yes. 24 CHAIRWOMAN HOROVITZ: Excellent. 25 And then we can review the standing other	1 COMMISSIONER WEATHERBY: I volunteer. 2 CHAIRWOMAN HOROVITZ: Thank you. 3 And, Commissioner Brock, you don't currently 4 have a Vice Chair for your Tenant Relations 5 Committee. 6 Would you like to have a Vice Chair? 7 Does every committee need to have a 8 Vice Chair? 9 MS. HODGES: It says, "The Chair shall 10 appoint a Chair and Vice Chair for your standing 11 committees." 12 You have three standing committees. 13 That's your Finance Committee, your Tenant 14 Relations Committee -- and I don't know if you 15 need board members on that committee -- 16 and your Governance Committee. 17 Those are your three standing committees. 18 Your ad hoc committees -- you don't 19 necessarily need a Vice Chair for those 20 committees. 21 CHAIRWOMAN HOROVITZ: Would anyone like to 22 volunteer to be the Vice Chair of the Tenant 23 Relations Committee? 24 COMMISSIONER ROGERS: I'll volunteer. 25 CHAIRWOMAN HOROVITZ: Thank you.

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1 And I'll look to Ms. Kort. 2 Kort, I think we're all -- 3 MS. PARDE: Through the Chair, yes. 4 I think you filled everything. 5 CHAIRWOMAN HOROVITZ: -- thank you. 6 Excellent. So we'll move on to the 7 Agency Financial Overview. 8 Mr. Lohr. 9 MR. LOHR: Good afternoon, Commissioners. 10 We're looking at our financials as of 11 January, 2024 today. Looking at our operating 12 income by source for the month of January, 13 we finished our month off with a loss of 14 \$182,821, and that's primarily due to our housing 15 assistance payments. We made more payments for 16 the month than HUD gave us funding for, 17 and year to date we are still positive at almost 18 1.3 million dollars. 19 Looking at our Central Office Cost Center, 20 our income is over budget by about \$45,000. 21 Our management fees are over budget by about 22 46,000, and our miscellaneous income is 23 over budget by about 4,000. Our interest income 24 is under budget by about 10,000, and that nets out 25 to about \$40,000.	1 Looking at our Gregory West property, 2 we're about \$3,000 under budget. Rental revenue 3 is slightly low by 2.85 percent. 4 And then, looking at our expenses, 5 we're over budget by about \$15,000. We had some 6 noncapital unit turnover expenses, including 7 flooring. 8 And then, for our Jax Beach Rehab, 9 we're over income by about \$11,993, and this is 10 due to increased tenant assistance payments. 11 CHAIRWOMAN HOROVITZ: Sorry, Mr. Lohr. 12 MR. LOHR: Yes. 13 CHAIRWOMAN HOROVITZ: Can we go back? 14 When you said that you replaced flooring, 15 can you expand on that a little bit? 16 MR. LOHR: Yes. We did some unit turnovers, 17 and they replaced some of the flooring in some of 18 the units, carpet, vinyl, tile and things like 19 that. 20 CHAIRWOMAN HOROVITZ: But not excessive? 21 Is there a policy on -- 22 MR. LOHR: It's not excessive. Each of the 23 expense items was below our capitalization 24 threshold. So it's routine maintenance, 25 but, for this month, it pushed us over,
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1 For our expenses, we're under budget for the 2 central office by about \$36,600, and we had lower 3 expenses in our salaries and our utilities. 4 For our public housing, we're low for the 5 month about \$200,000, and this is primarily 6 due to our operating subsidy from HUD. 7 January is low, because it's the first month of 8 the operating subsidy year. And HUD hasn't given 9 us our award yet. 10 For our expenses, again, we're under budget. 11 We have lower salaries, utilities and maintenance 12 contracts for the month. 13 For our Housing Choice Voucher Program -- 14 this is the operating portion -- we're under 15 budget by just slightly. It's \$8,118, 16 and it's due to lower administrative fee income. 17 And, looking at our expenses for operations, 18 we're below budget primarily due to lower than 19 anticipated administrative expenses, 20 including computer support, telephone and postage. 21 This is a new slide that we've just added. 22 This is our HAP revenue. So, for the month of 23 January, we finished the month at \$6,325,100 for 24 our revenue, and we had expenses of \$6,798,519 25 in HAP.	1 because there were several units that they did 2 this for. 3 CHAIRWOMAN HOROVITZ: Okay. 4 MR. LOHR: Looking at our Jax Beach Rehab, 5 for our operating expenses, we're about \$10,817 6 lower than budgeted. We had lower salaries and 7 also administrative expenses for the month. 8 For our Brentwood Park Apartments, 9 we're right on budget with our income. 10 So we're doing very well at this property. 11 For our expenses, we're over budget by about 12 \$53,323. Maintenance is the big portion of 13 this. We're over budget by about \$36,000. 14 We had increases in our HVAC contracts, 15 our sidewalk repairs, plumbing repairs. 16 We had fire extinguisher inspections, 17 and we had maintenance supplies, such as 18 mini blinds, closet doors and smoke detectors that 19 were a little bit excessive. 20 Our operating expense is over budget for the 21 month due to office supplies, miscellaneous 22 contracts and eviction costs, and we also had 23 a high security expense for the month due to 24 the inclusion of some prior month billings. 25 CHAIRWOMAN HOROVITZ: Commissioner Brock had

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1 a comment or question. 2 COMMISSIONER BROCK: Yes. I had a question, 3 Ms. Chair to Mr. Dennis, about the repairs 4 you say that was done on the units. 5 What sites was those? 6 MS. LOHR: Oh, which ones specifically? 7 COMMISSIONER BROCK: When you said that you 8 -- I think it was the number -- it was two slides 9 before that one, when you were saying that we were 10 -- 11 MR. LOHR: With the flooring? 12 COMMISSIONER ROGERS: Gregory West, right? 13 MR. LOHR: This is Gregory West. 14 COMMISSIONER BROCK: -- that's the only one? 15 MR. LOHR: Yes. On this slide, we're looking 16 specifically at our Gregory West property, 17 and so it's affordable housing, not public 18 housing. And we're looking just specifically at 19 this one property on this slide. 20 COMMISSIONER BROCK: Okay. 21 CHAIRWOMAN HOROVITZ: And I had a comment, 22 since we're on a break or pause. 23 MR. LOHR: Yes. 24 CHAIRWOMAN HOROVITZ: You mentioned a couple 25 of times salaries being under budget.	1 For our Centennial Towers property, 2 our budget is \$153,061, and we finished the month 3 off at \$162,846. 4 And, for Centennial Towers, we finished about 5 \$5,000 above budget on our income, and we're about 6 \$6,000 above budget on our expenses. 7 Any questions? 8 (no response) 9 MR. LOHR: And then Hogan Creek -- 10 for our budget, we're right on track with our 11 budget. We have to work on that budget line. 12 The budget is \$101,595. We finished the month off 13 at \$101,064, and that's it. 14 Any questions? 15 CHAIRWOMAN HOROVITZ: Commissioner. 16 COMMISSIONER REYES: I don't have a question 17 about the presentation. 18 But, do we get a copy of this after this? 19 CHAIRWOMAN HOROVITZ: Isn't it in the 20 package? 21 I didn't look. 22 MR. LOHR: We can definitely get you a copy. 23 CHAIRWOMAN HOROVITZ: I believe it was in -- 24 COMMISSIONER REYES: Is it in the email, 25 though?
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1 MR. LOHR: Yes. 2 CHAIRWOMAN HOROVITZ: Is that due to 3 vacancies? 4 Is that true savings? 5 MR. LOHR: It's most likely due to vacancies, 6 yes. 7 CHAIRWOMAN HOROVITZ: Okay. 8 Commissioner. 9 COMMISSIONER REYES: No. Same question. 10 CHAIRWOMAN HOROVITZ: Yes. Thank you. 11 MR. LOHR: So, looking at our reserves with 12 our year-over-year comparison, we finished 13 the month off at \$39,471,104. Last year, we were 14 at \$51,081,723. The difference is \$11,000,000 15 lower. 16 Primarily, it's with the central office 17 and the purchase of our JWB homes, 18 our Franklin Arms property and the Normandy 19 Townhomes land. 20 And then, looking at our RAD properties, 21 this is the first month of our fiscal year. 22 Looking at our -- at The Waves, we budgeted 23 \$160,116. We're at about \$153,801 currently. 24 For our expenses at The Waves, 25 we're just over budget at \$78,741.	1 CHAIRWOMAN HOROVITZ: -- yes. 2 To that point, It should also be included in 3 the emails to have time to prepare and ask 4 questions, and it usually is. 5 MS. DUNN: You want the actual PowerPoint 6 presentation? 7 CHAIRWOMAN HOROVITZ: Yes. 8 MS. DUNN: Okay. 9 CHAIRWOMAN HOROVITZ: Oh, and I'd like to 10 recognize the councilman, our liaison. 11 Would you like to say something? 12 COUNCILMAN ARIAS: I just have a question, 13 but, through the Chair, I just wanted to say hello 14 to everybody. 15 I do have a question, sir, regarding your 16 presentation, I noticed a lot of items where 17 you're over budget. 18 MR. LOHR: Yes. 19 COUNCILMAN ARIAS: Is that a common theme 20 here? 21 MR. LOHR: It's common normally. We try to 22 stick right around budget, but it fluctuates 23 month-to-month. But we do have several things 24 that are over budget from time to time. 25 COUNCILMAN ARIAS: Every board meeting,

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1 do you have the same presentation every month, 2 or is it -- I would love to see the entire last 3 year's, you know, presentations just to look at 4 that, if possible. 5 MR. LOHR: Absolutely. 6 COUNCILMAN ARIAS: And, if you guys have any 7 questions, feel free to reach out to me. 8 My office is here, and I'm excited to be here with 9 you-all. 10 CHAIRWOMAN HOROVITZ: Thank you. 11 COUNCILMAN ARIAS: Thank you. 12 Sorry it took me seven months to get here. 13 CHAIRWOMAN HOROVITZ: While you're speaking, 14 Councilman, I actually don't know if the whole 15 room knows who you are and your role at the board. 16 Would you mind introducing yourself? 17 COUNCILMAN ARIAS: What I do in general? 18 CHAIRWOMAN HOROVITZ: Your partnership with 19 the JHA -- 20 COUNCILMAN ARIAS: Well, I am the liaison 21 to City Council, but I also am a small business 22 owner here in Jacksonville that even brought me to 23 Jacksonville back in 2005. 24 I own a couple restaurants in town and was 25 -- recently won the election in 2023,	1 questions on each. 2 CHAIRWOMAN HOROVITZ: Excellent. 3 And, can I have a motion for JHA-2? 4 COMMISSIONER BROCK: I make a motion. 5 CHAIRWOMAN HOROVITZ: Is there a second? 6 COMMISSIONER REYES: I second. 7 CHAIRWOMAN HOROVITZ: Mr. Lohr, 8 is there anything you'd like to present, 9 or should we just come right into the questions? 10 MR. LOHR: Well, we've presented this one 11 several times. So, if we could just jump into 12 questions, that might be beneficial. 13 CHAIRWOMAN HOROVITZ: Commissioner Rogers. 14 COMMISSIONER ROGERS: Thank you, Madam 15 Chair. I guess my -- where is my notes? 16 I took a lot of notes on this. 17 Going to -- and I think we already discussed 18 this, and I think this is why we pulled it. 19 But, with the landscaping -- 20 MR. LOHR: Yes -- 21 COMMISSIONER ROGERS: -- help me understand. 22 In the previous budget that was approved, 23 it was zero dollars -- 24 MR. LOHR: -- yes -- 25 COMMISSIONER ROGERS: -- however, the actual
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1 and I'm happy to be here with y'all. So, yes. 2 That's about it. 3 CHAIRWOMAN HOROVITZ: Thank you. 4 COUNCILMAN ARIAS: Thank you. 5 CHAIRWOMAN HOROVITZ: Can you give us your 6 full name, please? 7 COUNCILMAN ARIAS: Raul Arias, R-a-u-l, 8 last name A-r-i-a-s. 9 COURT REPORTER: Thank you. 10 CHAIRWOMAN HOROVITZ: Thank you. 11 COUNCILMAN ARIAS: District 11. 12 CHAIRWOMAN HOROVITZ: Thank you, Councilman. 13 MR. LOHR: Any other questions? 14 CHAIRWOMAN HOROVITZ: You may want to stay up 15 there since we'll be talking about resolutions. 16 Commissioner Rogers, did you have a question? 17 COMMISSIONER ROGERS: I did not, no, not at 18 the time. 19 CHAIRWOMAN HOROVITZ: All right. So we'll 20 move on to our resolutions. 21 Resolution JHA-2 -- should we take the 22 budgets together, or do we have questions on them 23 separately? 24 COMMISSIONER ROGERS: Madam Chair, I would 25 ask that we take them separately. I do have	1 expense totaled -- the actual expense for that one 2 last year was \$2,000. And then now this year the 3 request is for 10,000. 4 CHAIRWOMAN HOROVITZ: Yes. 5 COMMISSIONER ROGERS: And so, if you can 6 help us understand that -- 7 MR. LOHR: -- right. 8 COMMISSIONER ROGERS: -- particular item. 9 MR. LOHR: So Centennial Towers is one of our 10 RAD properties. The original budget came out of 11 our pro formas through the RAD conversion. 12 So the property has just been completed a 13 couple of years now. So it's -- you know, 14 this is probably our third budget that we've had 15 now with the completed property. 16 Previously, it would have been included in 17 miscellaneous on the budget, but we break it out 18 in a little bit more detail when we're paying the 19 invoices. 20 COMMISSIONER ROGERS: And thank you so much 21 for that, because that goes to my -- through the 22 Chair, sorry. 23 Through the Chair -- 24 CHAIRWOMAN HOROVITZ: Sure. 25 COMMISSIONER ROGERS: -- that do go to

Page 37 1 my miscellaneous, as well, because I did see 2 the, again, approved last year \$7,500, 3 but the actual was 38,000. 4 MR. LOHR: Yes. 5 COMMISSIONER ROGERS: Is that normal? 6 Is that common that we're using that line 7 item? 8 What's the, "Miscellaneous contracts"? 9 Is that with landscaping and all of -- 10 MR. LOHR: It's for anything that doesn't 11 have a specific breakout up above. So it could 12 be anything from drywall repair, you know, 13 anything miscellaneous that's ... 14 You know, plumbing we would put with the 15 plumbing expense line, but the miscellaneous is 16 just anything else that doesn't really have a 17 category. 18 COMMISSIONER ROGERS: Okay. On to my next 19 one, which is, "Sidewalk and Parking Maintenance," 20 again, we had budgeted last year 45,000. 21 Again, there was nothing spent on those line 22 items. There is nothing requested this year. 23 MR. LOHR: Right. 24 COMMISSIONER ROGERS: And so I guess my 25 overall question -- are we just moving monies	Page 39 1 reserves. 2 For the landscaping, in particular, 3 last year we would have had that budgeted in the 4 miscellaneous category. So it's \$840 a month. 5 So it's split out specifically this year to 6 reflect that \$840 per month. 7 MS. DUNN: To your point, Commissioner 8 Rogers, if I may offer, during the budget process 9 this year specifically, on the public housing 10 side, we noticed that there was quite a few 11 miscellaneous items that were not being captured, 12 and the effort was to clean that up so that 13 contracts were correctly reflected on budget 14 line items so that we could have a better idea 15 of how to track what supplies and maintenance was 16 needed versus having this miscellaneous category 17 as a catchall. 18 And so we did make efforts there to clean 19 that up specifically on the public housing side 20 budgets. I did not put a lot of care -- 21 not, "care --" "attention," to the RAD budgets, 22 but we will clean that up, as well. I didn't 23 realize that was a problem area, too. 24 COMMISSIONER ROGERS: And thank you so much 25 for that clarification. That's what I was getting
Page 38 1 outside of the line items in order to -- 2 I'm just trying to understand. The approved 3 budget and what we're actually spending don't add 4 up. 5 So, how do we do that? 6 MR. LOHR: As far as the way we're coding it 7 or the way -- 8 COMMISSIONER ROGERS: Correct -- 9 MR. LOHR: -- it's classified? 10 COMMISSIONER ROGERS: -- yes. I think it's 11 the way it's being coded. 12 MR. LOHR: Okay. 13 COMMISSIONER ROGERS: So, if this board 14 approves -- and I'm, again, going to use 15 landscaping, which we believe -- well, let me not 16 speak for the board, Madam Chair. 17 But I believe it's critical to the upkeep of 18 properties, and the board approves in a budget 19 zero dollars. But then the actual expense is one 20 thing. 21 Or the board approves sidewalk maintenance, 22 but we don't use those dollars. 23 Are those dollars used in other areas? 24 MR. LOHR: They would be. It would go back 25 into net income for the property and used as	Page 40 1 to. 2 Because that, Madam Chair, is concerning, 3 that we're using the miscellaneous category and 4 pretty much placing everything in it and using it 5 as a budget. 6 So thank you for cleaning it up, and, 7 hopefully, it's going to be better moving 8 forward. Because that's rather concerning, 9 that we're approving one thing, but it's not 10 actually what's being done on the ground level. 11 CHAIRWOMAN HOROVITZ: No. Absolutely. 12 And, to that point, it's something we've 13 been discussing for a few months, that, 14 if you don't know what you're spending, 15 then you don't know when you want to be making 16 cuts. 17 Like, for example, in one area, 18 we had some marketing dollars going into 19 miscellaneous. So marketing is the lean area 20 you cut when you need to slim down. 21 So, if there are other things in there, 22 like training and development or other social 23 services that you need, then you don't really 24 know. 25 There is no transparency or insight into

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1 where the dollars are going. So, absolutely, 2 and I think that we're moving in the right 3 direction. 4 MS. DUNN: Yes, we are. 5 CHAIRWOMAN HOROVITZ: And it was certainly 6 not accurate to be having zero dollars there. 7 We know it's broken out in the invoice, though. 8 MS. DUNN: Correct. 9 To be quite frank, what got my attention 10 is we're doing quite a bit of flooring, 11 tile replacements in the units, and the 12 allocations were way too low on the public housing 13 side. 14 And then, when we dug in, we found that those 15 materials were being captured in the 16 miscellaneous, and it was better reflected on the 17 line item that actually says, "Flooring." 18 So we're cleaning that part up. 19 COMMISSIONER ROGERS: Thank you. 20 CHAIRWOMAN HOROVITZ: Commissioner Reyes. 21 COMMISSIONER REYES: To the Chair to 22 Ms. Dunn, I think you might have already kind of 23 explained this, but, if in our budgets we have a 24 lot of sections where, you know, things that don't 25 have their own coding are being put together,	1 So that fire watch put us over budget by 2 about \$20,000, and, for the upcoming year, 3 that was removed. 4 COMMISSIONER ROGERS: I yield back, 5 Madam Chair. 6 CHAIRWOMAN HOROVITZ: Thank you. 7 Are there other questions? 8 (no response) 9 CHAIRWOMAN HOROVITZ: If there is no further 10 discussion, we'll take a vote on the budget. 11 All in favor? 12 COMMISSIONER ROGERS: Aye. 13 COMMISSIONER REYES: Aye. 14 COMMISSIONER BROCK: Aye. 15 COMMISSIONER WEATHERBY: Aye. 16 CHAIRWOMAN HOROVITZ: Resolution JHA-4, 17 The Waves. 18 MR. LOHR: So, to look at this one in a 19 little bit more detail, starting off with our 20 income for our tenant rent on our tenant 21 assistance payments, we factored in a 2-percent 22 increase to our income. So the total income 23 we're budgeting at \$1,921,397. 24 And then, looking at our expenses, 25 we have payroll expenses of \$264,258,
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1 does it make sense to do a study of like all the 2 places and see what are the items that are 3 commonly getting clumped into this one space and 4 then separate them making them their own line 5 item? 6 MS. DUNN: That's essentially what we did 7 through the summer when we went back and reviewed 8 the budgets with our accountant, and now we have 9 monthly budget reconciliation meetings with an 10 accountant and the public housing staff to 11 ensure that we're staying on trend on the budget 12 so that we can address those trend items as 13 they're happening versus waiting until the end of 14 the budget year and finding that we're over 15 budget. 16 CHAIRWOMAN HOROVITZ: Commissioner Rogers, 17 do you have other questions? 18 COMMISSIONER ROGERS: Just for clarification, 19 can you just explain the removal of the 20 fire watch, the 20,000 and what that was? 21 MR. LOHR: Yes. So, when we have issues 22 with our fire alarm system, we're required to have 23 somebody come to security service to actually be 24 there on-site until they repair the fire alarm 25 system.	1 and the payroll expense comes directly from the 2 payroll budget, which is approved with the 3 JHA annual budgets. 4 For our utilities, we had a slight increase 5 from 47,328 actual to 48,025, and then, 6 looking at our maintenance contracts, 7 we're budgeting \$193,500. 8 For our insurance, we're budgeting 9 \$140,500, and our COCC fees are \$96,070. 10 And then, looking at our ordinary maintenance, 11 which is our maintenance materials, 12 we're budgeting \$44,950, and, finally, 13 for our administrative expense, we're budgeting 14 \$115,500. 15 So our total operating expenses we're 16 budgeting at \$902,803, and the net operating 17 income of \$1,018,494. 18 CHAIRWOMAN HOROVITZ: I'll start. 19 Can you help me understand why the 20 maintenance salaries are increasing at a higher 21 rate than the rest of the staff? 22 And I know that we've been talking about 23 doing a pay equity study, but I know that we 24 haven't done that work yet. So it looks like the 25 last two years -- those have gone up at a higher

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1 rate than the rest. 2 MR. LOHR: I think that's related to staffing 3 levels. Typically, our administrative staff is 4 staffed up at a higher level than our maintenance 5 staff. 6 There is always vacancies in our 7 Maintenance Department as it's harder to find 8 qualified maintenance people than it is 9 administrative people. That's the general reason 10 for that. 11 CHAIRWOMAN HOROVITZ: The maintenance staff 12 that work at The Waves -- are they solely 13 working at The Waves? 14 MS. DUNN: (nodded head affirmatively) 15 CHAIRWOMAN HOROVITZ: Commissioner. 16 COMMISSIONER REYES: To follow-up through the 17 Chair to Mr. Dennis, to follow-up on that 18 question, though, so -- the administrative 19 salaries -- is there multiple? 20 How many individuals are actually working in 21 administrative positions? 22 MR. LOHR: I believe there is two -- 23 MS. DUNN: Three. 24 MR. LOHR: -- three. 25 MS. DUNN: That particular site has a manager	1 COMMISSIONER ROGERS: Aye. Sorry. 2 CHAIRWOMAN HOROVITZ: All right. 3 JHA-5 Hogan Creek. 4 MR. LOHR: So Hogan Creek is the first one 5 that we've completed, and we reviewed it at the 6 Finance Committee Meeting. So I'll go through it 7 a little bit quicker. 8 For our operating revenue, we're budgeting 9 \$1,893,610. It's a little lower than our current 10 year. The 2023 includes the prior year OCAF 11 adjustment, which is our operating cost adjustment 12 factor. 13 We had to go back and adjust it for two or 14 three years. So 2023 we had a little bit higher 15 revenue than what we're budgeting. 16 CHAIRWOMAN HOROVITZ: Can you spend a minute 17 on that, and just explain that in further detail? 18 MR. LOHR: Sure. 19 So, for our RAD properties, we -- 20 we basically did a conversion from public housing 21 to project-based Section 8, and, with the 22 project-based Section 8, we're allowed an 23 OCAF adjustment every year. 24 And we missed that conversion through the 25 payment process. So that was something that we
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1 and assistant manager as well as a housing 2 assistant. 3 COMMISSIONER REYES: So, for three 4 individuals, we're looking at 91,000? 5 Are those the salaries? 6 MS. DUNN: No. That should be higher for 7 three individuals. 8 COMMISSIONER REYES: Right. 9 Am I looking at this correctly? 10 MR. LOHR: That's Jax Beach and The Waves. 11 MS. DUNN: Jax Beach and The Waves. 12 MR. LOHR: Yes. 13 MS. DUNN: So their salaries are prorated 14 across both properties. 15 COMMISSIONER REYES: Okay. Thank you. 16 CHAIRWOMAN HOROVITZ: Are there additional 17 questions? 18 (no response) 19 CHAIRWOMAN HOROVITZ: All right. 20 If there are no additional questions, 21 all in favor? 22 COMMISSIONER REYES: Aye. 23 COMMISSIONER BROCK: Aye. 24 COMMISSIONER WEATHERBY: Aye. 25 CHAIRWOMAN HOROVITZ: Commissioner Rogers?	1 caught up during the 2023 calendar year. 2 MS. DUNN: So, in layman's terms, 3 HUD allows us to increase the rent, 4 and we neglected -- 5 COURT REPORTER: Can you say that, again? 6 MS. DUNN: -- in layman's terms, HUD allows 7 us to increase the rent, and we neglected to do 8 that. 9 CHAIRWOMAN HOROVITZ: Right. Yes. 10 MS. DUNN: And so now we're catching up. 11 CHAIRWOMAN HOROVITZ: Thank you. No. 12 I understood it, but thank you. 13 COMMISSIONER REYES: That helped me. 14 CHAIRWOMAN HOROVITZ: Okay. 15 MR. LOHR: Looking at our salaries and 16 expenses, our salaries are up slightly. 17 Mostly, it came from the approved payroll budget. 18 Our utilities are -- 144- is our current 19 amount. We're budgeting 146-. And then, 20 for our maintenance contracts, we're budgeting 21 \$206,200, up just a little bit from our current 22 year. 23 And our insurance we're budgeting at 24 \$203,000. For our property insurance, 25 we're budgeting \$180,000. Previously,

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1 our property insurance was paid through our 2 construction loan as part of the remodel process 3 of the property. 4 And then we're budgeting \$1,200 for 5 collection losses for bad debt at the property. 6 Our COCC fees are \$93,458, which is 5 percent of 7 our revenue. 8 And ordinary maintenance, which is our 9 maintenance materials used by our maintenance 10 staff, we're budgeting \$36,850, and, 11 for our administrative expense, we're budgeting 12 \$184,645. 13 Our total operating expenses are 14 \$1,219,143, and our net operating income is 15 \$647,467. 16 CHAIRWOMAN HOROVITZ: And it's just been 17 brought to my attention that I might have missed 18 a motion for The Waves budget. 19 So, if I can please get a motion. 20 COMMISSIONER WEATHERBY: So moved. 21 CHAIRWOMAN HOROVITZ: And a second? 22 COMMISSIONER BROCK: Second. 23 COURT REPORTER: Who seconded it? 24 COMMISSIONER BROCK: I did. 25 COURT REPORTER: Oh, did you?	1 CHAIRWOMAN HOROVITZ: All in favor? 2 MS. HODGES: Thank you. 3 COMMISSIONER ROGERS: Aye. 4 COMMISSIONER REYES: Aye. 5 COMMISSIONER BROCK: Aye. 6 COMMISSIONER WEATHERBY: Aye. 7 CHAIRWOMAN HOROVITZ: Thank you. 8 So now we're back on Hogan Creek. 9 Is there further discussion on Hogan Creek? 10 COMMISSIONER ROGERS: I guess it's not really 11 -- and we discussed this I think in finance. 12 I'm still somewhat confused when I look at 13 Centennial and Hogan Creek security services. 14 I know it was explained before, 15 and I believe the way it was explained -- 16 Hogan Creek has full-time security. 17 Centennial has part-time security, and, 18 for the life of me -- and both have the same 19 security company. 20 But I still haven't wrapped my head around 21 the fact that we're paying for more 22 Centennial Towers' security, which is part time, 23 and less for Hogan Creek's security that's around 24 the clock. 25 Maybe I'm still confused, or is it just me?
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1 COMMISSIONER BROCK: I second it. 2 COURT REPORTER: You so moved, and then 3 I just didn't hear who seconded it. 4 COMMISSIONER BROCK: I did. 5 COURT REPORTER: Okay. Thank you. 6 CHAIRWOMAN HOROVITZ: Are you saying the 7 first -- 8 MS. HODGES: No, no, no. I'm sorry. 9 Through the Chair, for the first resolution, 10 you did a motion and a second on that one. 11 I'm referring to the -- wait. 12 Was that the ... 13 Antonio, I'm going to look at you. 14 Do you have a good memory which one? 15 Was it the first motion? 16 MR. PEREZ: The second one. 17 MS. HODGES: The second one. Okay. 18 CHAIRWOMAN HOROVITZ: Thank you. 19 The Waves was the second one. 20 MS. HODGES: Correct. 21 CHAIRWOMAN HOROVITZ: Yes. 22 MS. HODGES: And you have your motion and 23 your second. 24 CHAIRWOMAN HOROVITZ: Yes. Thank you. 25 MS. HODGES: So you're good.	1 CHAIRWOMAN HOROVITZ: Ms. Dunn, did he 2 explain that right? 3 That's why you're shaking your head? 4 MS. DUNN: I'm going to ask Mr. Mitchell to 5 please add some clarity. 6 MR. MITCHELL: Yes. 7 Through the Chair to Commissioner Rogers, 8 Hogan Creek is a 24-hour service. Centennial 9 Towers is a part-time service. 10 But I believe, in this budget, we have 11 DynaFire, and I believe that that security system 12 got added to it. And it's adding into the 13 security budget. It's not just personnel 14 that is over there. It looks over the security 15 monitoring through DynaFire. 16 CHAIRWOMAN HOROVITZ: That's helpful. 17 COMMISSIONER ROGERS: Now that makes more 18 sense it me. 19 (People laughed.) 20 COMMISSIONER WEATHERBY: Thank you, Ms. Dunn. 21 MS. DUNN: Thank you. 22 COMMISSIONER ROGERS: Because it just didn't 23 logically for some reason make sense to me. 24 So we don't have a monitoring system at 25 Hogan Creek that looks over the property,

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1 but we do have it at Centennial Towers. 2 And that's why we have -- because the budget 3 is substantially larger for Centennial Towers. 4 So that service is rather costly, and so we might 5 want to revisit that at some point with a 6 different company maybe. 7 I yield back, Madam Chair. 8 CHAIRWOMAN HOROVITZ: Thank you. 9 Are there further questions? 10 Commissioner. 11 COMMISSIONER REYES: So, through the Chair to 12 Mr. Dennis, do you mind just explaining ... 13 So, in 2023, we budgeted for almost \$79,000 14 for property insurance, and then we actually only 15 used 23,000. 16 What was the difference? 17 MR. LOHR: So, in 2023, we were anticipating 18 to close the deal earlier in the year, 19 and we had some delays with the construction that 20 led us to close later in the year. So we didn't 21 use as much expense, and the insurance was being 22 paid for through the construction loan during that 23 time. 24 CHAIRWOMAN HOROVITZ: While we're all 25 thinking of final questions, I think that in	1 through the Chair as like a comment, it seems like 2 a lot of the different properties ... I've only 3 been on the board for a few months, but we've 4 reviewed a couple of budgets already. 5 And it seems like they all have very 6 different coding, and I think part of the problem 7 that we're seeing is that a lot of things are 8 getting clumped up together. 9 So, does it make sense to have like a line 10 item description that's like across the board, 11 and then whatever is not used is just budgeted 12 at zero? 13 Or, do you have to have a line item where 14 there is an actual number attached to that so 15 there is consistency across the properties, 16 and it's easy to see any discrepancies? 17 CHAIRWOMAN HOROVITZ: Yes. So that's 18 actually what I'm used to, zero-based budgeting. 19 You start from zero, and you justify every 20 expense. 21 And so that will be a policy shift, 22 and I think that it's worth exploring. I think 23 that it's a better way to budget. 24 I guess I agree with you, Commissioner. 25 COMMISSIONER REYES: All right.
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1 general we're probably getting a sense of the 2 theme that we just need to be tighter on all the 3 numbers across the board and making sure things 4 are getting put in the right ledger so we have 5 more visibility to where the actual costs are 6 going. 7 And, if we have huge variances 8 year-over-year, like adding a security monitoring 9 system, those are the kind of comments that you 10 want to see. 11 And then, for Commissioner Weatherby, 12 I think this happened after you joined us. 13 This budget is actually for 2024, and it should 14 have been approved in the October or November 15 time, which is typical for properties that would 16 be on a calendar. 17 So this is very late, and so we should be 18 starting the budgeting process this summer -- 19 and, to the Chair of the Finance Committee, 20 I'm looking forward to your leadership -- 21 so we're having these conversations late this year 22 and on into February. 23 COMMISSIONER WEATHERBY: Thank you. 24 CHAIRWOMAN HOROVITZ: Commissioner. 25 COMMISSIONER REYES: So this is more of a --	1 CHAIRWOMAN HOROVITZ: All right. If there is 2 no further discussion -- 3 COMMISSIONER ROGERS: Real quick, 4 Madam Chair. 5 CHAIRWOMAN HOROVITZ: -- yes, please. 6 COMMISSIONER ROGERS: Because I saw this 7 throughout all of the items, just for a point of 8 clarification for those of us who are somewhat new 9 to this board. 10 But, could you explain the staff training? 11 Because, throughout all of the items, 12 we saw staff training. We saw staff travel. 13 There is a budget item, but it has not been used. 14 So, what type of staff training, 15 and how would they receive that? 16 MS. DUNN: Moving forward, I do plan to 17 increase the staff training, but it's as we move 18 forward. 19 On the public housing side, a lot of staff 20 training is not allocated to the actual site line 21 items, because we can pull from the capital funds 22 for management improvement as a training line 23 item. 24 And so a lot times that's where that training 25 is coming from, from that particular line item,

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1 under, "Capital Funds." So it's not necessarily 2 reflected at the site level. 3 COMMISSIONER ROGERS: Through the Chair, 4 is that an item that we need to zero out and move 5 somewhere that it's needed in the future? 6 MS. DUNN: Possibly, yes, sir, or we can 7 increase it just so that you will see it better in 8 the effort of transparency so that you'll know 9 exactly what's being allocated from that site. 10 But, traditionally, it's just pulled from 11 that management improvement line, but, 12 since I've been here, that's not been a line item 13 that has been used a lot. 14 COMMISSIONER ROGERS: Okay. I'm okay, 15 Madam Chair. 16 CHAIRWOMAN HOROVITZ: Commissioner. 17 COMMISSIONER REYES: Through the Chair to -- 18 I think this question is probably to Ms. Kort. 19 So you sent me a beautiful 33-page 20 organizational chart, and I know we keep talking 21 about the pay equity study. 22 But, in the conversation on salaries 23 that Ms. Dunn just mentioned, it looks like 24 salaries are getting spread across properties for 25 administrative positions, correct?	1 public record, but I'd have to defer to Kort 2 as far as what the board did the last time. 3 But all salaries of public employees are at the 4 drop of a Public Records Request. It's subject 5 to public records. 6 CHAIRWOMAN HOROVITZ: Thank you. 7 Commissioner. 8 COMMISSIONER BROCK: The names were on there. 9 CHAIRWOMAN HOROVITZ: All right. Thank you. 10 Is there any further discussion? 11 (no response) 12 CHAIRWOMAN HOROVITZ: All right. All in 13 favor? 14 COMMISSIONER ROGERS: Aye. 15 COMMISSIONER REYES: Aye. 16 COMMISSIONER BROCK: Aye. 17 COMMISSIONER WEATHERBY: Aye. 18 MS. HODGES: Do you need a motion? 19 CHAIRWOMAN HOROVITZ: I'm sure I did a 20 motion. 21 MS. HODGES: Did you guys do a motion? 22 COMMISSIONER REYES: She did. 23 MS. HODGES: Oh, okay. 24 CHAIRWOMAN HOROVITZ: It comes on me. 25 (People laughed.)
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1 MS. DUNN: They can be prorated, yes. 2 COMMISSIONER REYES: Okay. Would it make 3 sense, in preparation for the pay equity study 4 that the HR Committee is going to be doing -- 5 would it make sense to take that organizational 6 chart you provided and provide the actual 7 salaries? 8 And then I didn't see in the 33 pages -- 9 I did not see the salaries -- just for the 10 administrative and high-level, not every single 11 person in the charts, but I didn't see like a 12 chart that shows the positions that are being 13 shared or prorated. 14 Would you mind providing that? 15 MS. PARDE: Yes, of course. 16 COMMISSIONER REYES: Thank you. 17 CHAIRWOMAN HOROVITZ: And, to your point, 18 Commissioner Reyes, we had seen a chart that had 19 the positions and pay. I think, for the sake of 20 privacy, because anything that's shared with the 21 board is public, we would want to not share names. 22 I believe that's what we did last time; 23 is that right? 24 MS. PARDE: Yes. 25 MS. HODGES: Through the Chair, it's all a	1 MS. HODGES: I'm just not going to say 2 anything for the rest of the meeting. 3 CHAIRWOMAN HOROVITZ: No, please. 4 I'd rather have two than none. 5 All right. Thank you, Mr. Lohr. 6 We probably will have more questions for you on 7 these contracts. 8 We're on to JHA-10 Yardi Contract Renewal. 9 Can I get a motion, please? 10 COMMISSIONER ROGERS: So moved. 11 COMMISSIONER BROCK: I second. 12 CHAIRWOMAN HOROVITZ: And, Ms. Dunn, 13 I'll ask you to speak to this quickly. 14 I know they were on-site this week, and I see 15 Ms. Evann -- 16 MS. MORRIS: Yes -- 17 CHAIRWOMAN HOROVITZ: -- are you prepared to 18 speak to this? 19 MS. MORRIS: -- yes. 20 CHAIRWOMAN HOROVITZ: Excellent. Okay. 21 Thank you. 22 MS. MORRIS: Okay. So this is 23 Resolution 2024-JHA-10 Yardi Software Systems 24 Contract Renewal. 25 So JHA is looking to renew the contract for

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1 the software in the amount of \$429,970, 2 which is an increase of \$13,588, due to 3-percent 3 cost of living and the addition of the market 4 properties. 5 CHAIRWOMAN HOROVITZ: Thank you. 6 Commissioner. 7 COMMISSIONER ROGERS: I think you know 8 me well. 9 CHAIRWOMAN HOROVITZ: Uh-huh. 10 COMMISSIONER ROGERS: So this is one 11 that I had on my notes, and I guess -- 12 and I did -- moment of transparency, because 13 I like to be transparent -- but I did send this 14 to staff, as well. 15 Because my question to staff earlier, 16 when I saw this one, dealt with, "Is this the 17 most current contract that's being presented to 18 us?" 19 And I was told, "Yes." 20 I guess, to our attorney, because this is 21 an annual renewal, this dates back to '08. 22 Do we not get -- is it not updated as the 23 board updates it with new numbers and new 24 information? 25 I didn't feel comfortable approving something	1 that should clearly be reflected in the contract 2 amendment document. 3 MR. NOBLE: Okay. I can kind of explain 4 everything. 5 So, how are you guys doing? 6 I'm Kelvin Noble. 7 How are you? 8 How are you doing? 9 CHAIRWOMAN HOROVITZ: Great. 10 MR. NOBLE: Madam Commissioner, this is a 11 sole source procurement. Basically, Yardi is the 12 software that most housing authorities utilize. 13 So we have a sole source level that we use to 14 justify, and so we have different modules, 15 procurement, HCV, different modules that just have 16 like a ... 17 All of our networking, all of our services 18 are through Yardi POs, et cetera. So Yardi is 19 like a -- they have sole proprietary information 20 that they provide so we can be able to utilize 21 that. A lot of agencies have it, as well. 22 So it's pretty much -- you go through 23 procurement, but a lot of agencies have 24 other different softwares. But all of them have 25 the level of expertise and the services on the
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1 that's has old language since '08 in there, 2 and the language is ... 3 So we don't have nothing from last year that 4 this board approved, or how does that work? 5 MS. HODGES: Yes. So, right. 6 Was this one of the items that we -- 7 was this disseminated to the board? 8 MS. DUNN: Uh-huh. 9 MS. HODGES: This was one of the items that 10 was on the agenda. 11 So I'm going to defer to the staff of 12 procurement's perspective, but, typically, 13 Board Member Rogers, the way that it works is, 14 you know, you put out a bid. 15 It's for some short-term period of time. 16 You certainly would never have a bid for 17 20 years. 18 Do you know what I mean? 19 Like 2008 -- 15 years -- you would never have 20 a bid that long. You'd have it for a short-term 21 period with renewals. 22 So I'm sorry. I did not look at this 23 contract, but you're correct. So, if we are 24 amending it to increase the dollar amount and 25 change the term to add on another year,	1 housing market side. 2 As we moved to RAD and all of that kind of 3 stuff, all these modules kind of fit the Yardi 4 model for housing authorities to be able to do 5 business as we do on a daily basis. So that's 6 why. 7 But you had a good question, by the way, 8 but it's continuing services for different modules 9 that the agency is using. And Yardi has all the 10 tools and necessary equipment for the agency to 11 function on a day-to-day basis. 12 CHAIRWOMAN HOROVITZ: Commissioner Rogers. 13 COMMISSIONER ROGERS: Thank you for that, 14 and thank you for the explanation. 15 That doesn't deal with my question. 16 MS. HODGES: I thought you were -- 17 COMMISSIONER ROGERS: Yes. My question deals 18 more with the contract that we have currently 19 before us, and what we have before us is a 20 contract that was executed. 21 I have no issue with Yardi or what 22 they provide. That's not my concern, Madam Chair. 23 My issue or my concern is we had a contract that 24 we have been executing since 2008 that has not 25 been updated.

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1 And so I would feel more comfortable, 2 being that this board approved just last year, 3 because it's annual -- if we're going to do this 4 annually, we should have an up-to-date contract 5 annually, not a contract from 2008. 6 That's just my take on this, Madam Chair. 7 I'm going to vote against it, because, again, 8 I just think that we should have something 9 that's current before us. 10 Again, it's not against the company. 11 I just think that it needs to be updated and 12 presented to us. 13 CHAIRWOMAN HOROVITZ: Commissioner Reyes. 14 COMMISSIONER REYES: I agree with that. 15 I think another recommendation to 16 Commissioner Rogers' concern is to have an actual 17 amendment that references the existing 2008 18 contract -- that no terms have changed -- 19 with a new signature and correct date. 20 MS. HODGES: Yes. So, through the Chair, 21 I mean Commissioner Rogers is absolutely correct. 22 Any time you have a contract, it needs to be 23 updated, and you have current amounts in it. 24 And you would not ordinarily have a 2008 contract. 25 We don't see your agency contract.	1 to have. That's the reason why you would have the 2 Office of General Counsel assist even in the 3 single source contract drafting. 4 So I'm happy to work with procurement staff. 5 And, I'm sorry. I forget your name. 6 MR. NOBLE: Kelvin Noble. 7 MS. HODGES: Kelvin. Okay. I'm happy to 8 work with you to just make sure the contract 9 document is updated and correct. 10 MR. NOBLE: Commissioner Rogers, I see what 11 you're saying. So they're still referencing the 12 old contract, and you're saying you want a more 13 -- so I think we can possibly work with Yardi 14 in getting that done. 15 I understand. I think all they do is send 16 out their bill and modification and use the same 17 old contract. 18 So you'll be more comfortable viewing a newer 19 contract with the services moving forward. 20 I get what you're saying. So we can work that 21 out. 22 COMMISSIONER ROGERS: And, just for 23 clarification as to why -- because I read 24 contract, and, in this contract, in '08, 25 it referenced that this agency -- I can't remember
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1 This is a conversation we've had in the past. 2 When I say, "we," I mean the Office of 3 General Counsel. 4 So, in the past when you had your former 5 procurement chief, Colene, this was work that the 6 former CEO chose to do in-house and not send these 7 contracts to the Office of General Counsel to take 8 a look at. 9 So, with the new procurement manager, 10 I'm certainly happy to help them with the contract 11 forms so that they have them. 12 If you want, Commissioner Rogers, you can, 13 you know, still -- you can delay this item and 14 actually see that contract document, or you can 15 authorize, you know, the staff to work with 16 the Office of General Counsel to draft a contract 17 document with the current terms that the board is 18 working with. 19 Because this is a single source, 20 unlike with the normal competitive contract 21 where you're stuck with the terms and conditions 22 that are placed out to bid, the agency would have 23 a little more flexibility. 24 And there may be some legal terms, 25 indemnity terms, insurance terms that you may want	1 where I read it at -- as it relates to training, 2 declined training. 3 So my question then would be, 4 "We're in 2024. Are we still declining the 5 training that Yardi has indicated?" 6 MS. MORRIS: (shook head negatively) 7 COMMISSIONER ROGERS: I'm seeing, "No." 8 And so but here -- I forgot where I read it 9 at -- so I want to make sure that we're up-to-date 10 and consistent. So what we have in 2024. 11 MS. MORRIS: So what happened was there was a 12 line item for training, and the previous CEO, 13 Mr. Ferguson, the first CEO, didn't want to spend 14 that much money in training and felt that we would 15 do it in-house. 16 That is not how they bill us now. 17 If you look at the line items there, they charge 18 us based off the unit and different programs, 19 like the Rent Cafe. 20 So the training and support is not a line 21 item. It's within all of the other numbers. 22 So we're receiving the same training and support 23 that any other agency is receiving. 24 CHAIRWOMAN HOROVITZ: Great questions. 25 To Commissioner Rogers' point, my issue

Page 69 1 really is, because the contract is so old -- 2 and I know that Yardi was here this past week 3 I think it was, Ms. Dunn -- 4 MS. DUNN: Uh-huh. 5 CHAIRWOMAN HOROVITZ: -- I feel like, 6 when you have these old contracts, it's just 7 easier to just renew them every year and raise it 8 every year. 9 And they have a natural monopoly, 10 because they're the number one provider. 11 And we're kind of in this spot where we just have 12 to accept. 13 Last year, we talked about bringing in other 14 provider and maybe using that provider at some of 15 our properties, and the staff shared that that 16 would just be chaos. 17 And so we really are in this position where 18 we have to use Yardi, but I feel like, 19 as a partner to this agency, that they could be 20 helping us realize some efficiencies and making 21 sure that we're taking advantage of all of the 22 services they're offering. 23 And, if we're not, that they are recommending 24 to us, "Okay. You're not using this service. 25 You haven't used it in ten years. Let's remove	Page 71 1 they perform services. We pay. 2 That's all good and fine, but, legally, 3 we always need a contract in place to memorialize 4 those terms. 5 And, with software contracts like this, 6 we do a lot of this on the city side. 7 Liability issues associated that I'm sure the 2008 8 contract hasn't addressed. 9 So it sounds like this probably -- 10 if it's something that we can defer just to give 11 us some more time; otherwise, I don't know yet 12 what I'm looking at until we kind of negotiate a 13 contract. 14 CHAIRWOMAN HOROVITZ: Commissioner Rogers. 15 I'm sorry, Commissioner Weatherby. 16 You had a comment. 17 COMMISSIONER WEATHERBY: A question. 18 I want to be sure I understand this 19 correctly. I think you made a comment that it 20 said that the contracts are not being sent to 21 OGC, and that was a decision made by a former CEO. 22 MS. HODGES: Yes. 23 COMMISSIONER WEATHERBY: Isn't it prudent to 24 have the contracts sent to OGC? 25 CHAIRWOMAN HOROVITZ: Uh-huh.
Page 70 1 that from your bill." 2 So I think that we need to do a complete 3 evaluation of what we're using and be billed 4 accordingly. 5 So I am completely in agreement with 6 Commissioner Rogers that we should ... 7 Is it defer? 8 But I also would not be voting in favor of 9 this resolution. 10 MS. HODGES: Yes. I mean, just to be 11 clear, I just want to go back to Commissioner 12 Rogers' point. You really legally -- 13 you must have an amendment, as Commissioner Reyes 14 says, and I know you know. 15 So, any time you have a contract -- 16 you're increasing that term, you're increasing 17 anything, you're making any change, there should 18 always be an amendment, a contractual 19 document signed by both parties, so that you can 20 hold and can enforce the contract, even as an 21 agency. 22 So I just want to make sure the 23 Procurement Team kind of understands that. 24 Even though you're invoicing and there is this 25 relationship and course of dealings,	Page 72 1 MS. HODGES: It is. It's definitely prudent, 2 and I think it's a call for the agency to make. 3 I mean there is a lot of different ways to do 4 this. 5 There is some routine type contracts 6 that, as long as the agency has gotten a form from 7 OGC that we've sort of blessed and we trust the 8 agency staff to be able to populate those business 9 points, but, in this case, I know -- and I have 10 email traffic and discussions with the Chair -- 11 the former CEO felt like those procurement 12 contracts were contracts that could be handled 13 in-house. 14 So, you know, this is routine government law 15 work. Office of General Counsel is happy to take 16 that work on, you know, as long as the agency -- 17 and that's the board's will. But we'll be happy 18 to do that, and no question clearly that it 19 protects the agency. 20 COMMISSIONER WEATHERBY: It just seems to me 21 that two sets of eyes are better than one. 22 CHAIRWOMAN HOROVITZ: Do we need to vote on 23 that policy change? 24 MS. HODGES: That was really coming from the 25 CEO -- the former, not the current -- but, if the

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1 acting -- that's just a matter of how she engages 2 with the Office of General Counsel. 3 So she's hearing this discussion. 4 So I'm sure, moving forward, we can have a 5 meeting, Ms. Dunn, to talk about that. 6 CHAIRWOMAN HOROVITZ: Commissioner Rogers, 7 did you have a question? 8 COMMISSIONER ROGERS: Sorry. My question was 9 to staff. 10 A delay -- because it does have an effective 11 date, if we delay this to our next meeting, 12 Madam Chair, for the Office of General Counsel and 13 staff to work out the most updated contract that 14 would be before us, how would that affect anything 15 that we currently have, since there's a March 1st 16 effective date in here? 17 MS. DUNN: That's what we were just 18 discussing. 19 MS. MORRIS: So they usually -- well, they do 20 allow us an additional 30 days after the expired 21 date, and I did talk to him, our Yardi rep. 22 And I told him that we were a little delayed 23 in getting this to the board, and he said he could 24 give us an additional 15 days. So that gives us 25 45 days, but then the system would be shut down.	1 CHAIRWOMAN HOROVITZ: Okay. Do we have a 2 motion and a second? 3 COMMISSIONER BROCK: Second. 4 CHAIRWOMAN HOROVITZ: And we should all vote, 5 or it's not necessary? 6 MS. HODGES: No, no. You should. 7 CHAIRWOMAN HOROVITZ: Okay. 8 MS. HODGES: If you have a motion and you 9 have a second, you should vote. And this was on 10 the agenda. So you're fine. 11 CHAIRWOMAN HOROVITZ: All right. All in 12 favor? 13 COMMISSIONER ROGERS: Aye. 14 COMMISSIONER REYES: Aye. 15 COMMISSIONER BROCK: Aye. 16 COMMISSIONER WEATHERBY: Aye. 17 CHAIRWOMAN HOROVITZ: Thank you for all of 18 the commentary. 19 All right. We have JHA-11 IT Outsource 20 Contract Renewal. 21 Are you presenting this, as well? 22 MS. MORRIS: Yes. 23 So JHA desires to renew the contract for the 24 third renewal of the original contract effective 25 March 15th, 2024 until March 14th, 2025 in the
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1 And, just to add, we do amendments every time 2 we do add. Like we've added units. We've added 3 functionality, and we do sign amendments. 4 So those are there. We just need to collect them 5 all and get them in front of you. 6 CHAIRWOMAN HOROVITZ: Thank you. 7 So I hear that we're deferring this? 8 Commissioner. 9 COMMISSIONER BROCK: Madam Chair to 10 Ms. Evann -- the 45 days -- do you know the date 11 of the 45 days? 12 MS. MORRIS: So the expire date is 13 February 29th, and, typically, they'll go to the 14 end of March. 15 But Chris told me that, if we needed, 16 he could expand it 15 days. So that would take us 17 to April 15th. 18 CHAIRWOMAN HOROVITZ: Commissioner. 19 COMMISSIONER ROGERS: So, Madam Chair, 20 just so I'm on record with this. I'm going to 21 move that we -- even though we don't need a 22 motion, I am going to put a motion on the 23 table that we defer this to our next regularly 24 scheduled meeting with the most updated contract 25 before us.	1 amount of \$224,832. 2 And that's a reduction from the original 3 -- well, 275-. Then we did a modification to add 4 the Azure cloud-based software. That brought us 5 to \$300,000, and now we're dropping it down to 6 224-. Because we're removing the on-site 7 technician from that, because we hired that person 8 full time. 9 CHAIRWOMAN HOROVITZ: Thank you. 10 So I appreciated this email that was in the 11 resolution that was from February, 2021, 12 that there was an evaluation of the services being 13 used and that they had adjusted our offering and 14 the total package and the cost based on that 15 evaluation. 16 I would like to see that for the date 17 that's more recent, because I think your IT needs 18 change. Adding Azure is a great example and data 19 requirements and all of that, and IT changes so 20 quickly. I mean at least every year. 21 I feel like we should invite the team back to 22 do another assessment, especially since we've 23 hired on a full-time staff member. I would 24 imagine that the cost would have reduced by more 25 than what we're seeing here.

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1 And so my recommendation would be that we 2 also defer this item until that work gets done. 3 But, is there further discussion to this? 4 COMMISSIONER ROGERS: Madam Chair, 5 you took it right out of my mouth, because I was 6 going to request the same. So we're on the same 7 page with that, as well. 8 COMMISSIONER REYES: And, through the Chair, 9 I think we need to be clear about creating a 10 policy where any contract that we engage in is 11 the actualized recent contract. 12 I don't think we should remain in the habit 13 of just renewing. 14 CHAIRWOMAN HOROVITZ: Agreed. 15 COMMISSIONER REYES: Yes. I think that needs 16 to be very clear, that the agency would like to 17 have actual completed contracts. 18 CHAIRWOMAN HOROVITZ: Agree. And, to the 19 point that Commissioner Hodges -- I'm sorry -- 20 Ms. Hodges ... 21 It feels like you're a commissioner 22 sometimes. 23 (People laughed.) 24 CHAIRWOMAN HOROVITZ: Do we have a 25 TPRM process -- sorry -- third-party risk where	1 but, once it's entered into Yardi with the 2 contract expiration dates for that vendor/party, 3 that's how it's managed. 4 CHAIRWOMAN HOROVITZ: I think -- and, 5 if the board agrees, especially for contracts 6 of a certain size, that we should be reviewing 7 them on some kind of cadence. 8 MR. NOBLE: Madam Chair, so procurement has a 9 contract log that has all the information 10 manually. So that's a list. Most agencies do. 11 I made sure I got and I saw that. 12 So there is a list. We have all contracts 13 with the expiration date, start date, et cetera, 14 and then I also have a COI, Certificate of 15 Insurance. 16 So that's always part of the Yardi system, 17 as well, and procurement, as well. So we track 18 that internally. 19 CHAIRWOMAN HOROVITZ: Commissioner. 20 COMMISSIONER REYES: So what I'm hearing is 21 that this procurement position is very important. 22 I don't know if this is the time to ask, 23 but are we allowed to ask Ms. Dunn for an update 24 on that? 25 MS. DUNN: We conducted the last interview
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1 we're evaluating insurance requirements and all 2 of the other things? 3 Like, in my organization, we're reviewing 4 contracts every year to make sure that our 5 third parties are in compliance. 6 MS. DUNN: Yardi automatically flags it. 7 So, when you -- that vendor information is 8 entered, they put the contract expiration dates 9 and things of that nature. 10 So, when we go to sign a PO, it automatically 11 will flag it. 12 "Hey, this contractor's insurance has 13 expired." 14 And so, at that point, it prompts us to 15 notify procurement. They resolve that matter with 16 the vendor, and we move on. But the software does 17 flag it for us. 18 CHAIRWOMAN HOROVITZ: Do we have an internal 19 process or policy that we're auditing that? 20 Because it makes me nervous when we say that 21 we're relying on technology to catch something 22 that could have a lot of risk. 23 MS. DUNN: I don't think so. I think, 24 once it's entered into Yardi -- and I could be 25 wrong. So, anyone, please correct me --	1 last week -- Mr. Noble and Mr. Reynold -- 2 and I think we're prepared to make an offer. 3 We had made a previous offer to a young lady 4 that was a procurement officer in Clay County; 5 however, her salary requirement exceeded what was 6 being offered. So we moved to our next candidate. 7 COMMISSIONER REYES: Through the Chair to 8 Ms. Dunn, do you have an expected hire date? 9 What does that look like? 10 MS. DUNN: I think they're in the process of 11 running the background checks, and so I know the 12 young man will be relocating from another state. 13 So, when I spoke to him initially for the 14 first interview, he said 30 days to get here. 15 COMMISSIONER REYES: Thank you. 16 COMMISSIONER ROGERS: Through the Chair to 17 staff, the same question I had for the last 18 resolution. 19 How would this impact if we were to delay 20 until the next meeting? 21 MS. MORRIS: That's a little bit more 22 relaxed. It's not like our software is going to 23 shut down, but they'll be looking for a renewal 24 on March 15th. But I can explain it to them. 25 CHAIRWOMAN HOROVITZ: I know that Ms. Colene

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1 is not with us anymore -- not with the housing 2 authority -- but this exchange that prompted that 3 evaluation -- can we -- my recommendation would 4 be that we engage in a similar way, to ask them to 5 come and evaluate what our IT needs are, 6 you know, for this year and medium-term. 7 Because I think that it's easy to keep on 8 raising, you know, the invoices every year, 9 but we need to look at our IT needs as a whole 10 organization and even looking past this year to 11 make sure that we're getting everything that we 12 need and not paying for what we don't. 13 MS. MORRIS: So we have five years. 14 So we are prepared to put out a bid, again, 15 in the five years. So the EI has been bid out 16 every five years. So it has been out three years 17 ago. So, yes. 18 CHAIRWOMAN HOROVITZ: So this is the two 19 years remaining on a five-year commitment? 20 MS. MORRIS: Yes, yes. We bid that out every 21 five years. 22 CHAIRWOMAN HOROVITZ: I'm sorry. 23 Commissioner. 24 COMMISSIONER REYES: Through the Chair to 25 Ms. Evann, do we have additional amendments to	1 CHAIRWOMAN HOROVITZ: Now that it's explained 2 that way, I could be comfortable with it. 3 (People laughed.) 4 MS. MORRIS: It caught my attention too, 5 the \$12,000. I had to ask questions, too, 6 because it was really only the two months for the 7 remainder of the contract. That's not a full 8 year. It's a renewal of -- I think it's around 9 72,000. 10 CHAIRWOMAN HOROVITZ: For that, yes. 11 MS. MORRIS: Right. 12 CHAIRWOMAN HOROVITZ: I do really think that 13 we need to have them back on-site, though, 14 to evaluate our needs. 15 MS. MORRIS: They do an evaluation every 16 year, and they give us recommendations on what we 17 should do. And so we've done a lot of things. 18 We've gone to Office 365. We've upgraded several 19 times our Windows environment from 9 to 10. 20 We've gone cloud-based. 21 So every year we get an evaluation from them, 22 and we discuss what the things -- what our 23 priorities are for the year. 24 CHAIRWOMAN HOROVITZ: That would be helpful 25 communication in the same way that you included
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1 this contract now that we've had it going on 2 three years? 3 MS. MORRIS: So we have the one for 275-, 4 and then we have one amendment, which is in that 5 paperwork there, for the addition of the Azure, 6 the cloud-based amendment. 7 CHAIRWOMAN HOROVITZ: So this specific 8 resolution is -- 9 MS. MORRIS: It's a renewal, right? 10 CHAIRWOMAN HOROVITZ: -- for two months -- 11 a reduction of \$12,000. 12 MS. MORRIS: That was an amendment for the 13 rest of the contract for the two months. 14 That 12,000 was two months of removing the on-site 15 technician from that particular month. 16 Now we're signing a brand new renewal, 17 which would be the full 224-, which is the 18 difference from the 300,000. So that's the salary 19 that we removed. 20 CHAIRWOMAN HOROVITZ: The difference? 21 MS. MORRIS: Yes. 22 MS. DUNN: This is a lower contract than what 23 was initially brought to the board. The initial 24 was 300,000, and now it's 224-. 25 MS. MORRIS: Right.	1 the 2021. 2 MS. MORRIS: We received that in an email and 3 a document, and I can share that with Ms. Dunn. 4 Every year we get an evaluation. 5 CHAIRWOMAN HOROVITZ: Commissioner Weatherby. 6 COMMISSIONER WEATHERBY: No. 7 CHAIRWOMAN HOROVITZ: Oh, I'm sorry. 8 All right. I will withdraw my comment then. 9 Commissioner. 10 COMMISSIONER ROGERS: Go ahead. 11 CHAIRWOMAN HOROVITZ: Oh, I was going to say, 12 if we have a motion to approve the contract 13 renewal -- 14 COMMISSIONER ROGERS: I'll second that, 15 Madam Chair. 16 CHAIRWOMAN HOROVITZ: Can I get a motion and 17 a second? 18 MR. ROGERS: Sorry. 19 COMMISSIONER WEATHERBY: So moved? 20 (People laughed.) 21 COMMISSIONER ROGERS: It seems like we've 22 been here all day, right? 23 I'll move that we approve Resolution 24 2024-JHA-11 IT Outsource Contract Renewal at this 25 time at \$224,832.

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1 COMMISSIONER WEATHERBY: Second. 2 CHAIRWOMAN HOROVITZ: You gave us a little 3 extra there. 4 (People laughed.) 5 CHAIRWOMAN HOROVITZ: Is there any further 6 -- 7 COUNCILMAN ARIAS: Can I ask a question? 8 CHAIRWOMAN HOROVITZ: Yes. 9 COUNCILMAN ARIAS: This contract renewal -- 10 is this the same issue as with Yardi, where it 11 hasn't been renewed or I guess hasn't been 12 addressed in several years? 13 CHAIRWOMAN HOROVITZ: No. 14 COUNCILMAN ARIAS: Thank you. 15 CHAIRWOMAN HOROVITZ: If there is no further 16 discussion, all in favor? 17 COMMISSIONER ROGERS: Aye. 18 COMMISSIONER REYES: Aye. 19 COMMISSIONER BROCK: Aye. 20 COMMISSIONER WEATHERBY: Aye. 21 CHAIRWOMAN HOROVITZ: Excellent. 22 So this is JHA-12 Roof Replacement at 23 Victory Pointe. 24 Is there someone to present? 25 MR. PETERSON: Yes.	1 CHAIRWOMAN HOROVITZ: Overview, please. 2 MR. PETERSON: Okay. Five buildings over at 3 Victory Pointe. Again, you'll see this come. 4 We'll be doing multiple ones. And you're seeing 5 this, because it's over the 150- over actually the 6 CEO's authority limit. 7 So we're about right at 11,000 over that 8 limit, which is why you're seeing this come to the 9 board for a resolution. 10 So, again, five buildings. We'll replace 11 those five, and, once the next cap point year 12 hits, we'll probably do five more or ten more 13 based on the amount of money that was budgeted for 14 that capital year. 15 CHAIRWOMAN HOROVITZ: Thank you. 16 MR. PETERSON: So any questions on this? 17 CHAIRWOMAN HOROVITZ: Commissioner Brock? 18 COMMISSIONER BROCK: I don't have a question 19 on the roofs. I do have a question, Mr. Reynold. 20 When are you planning on starting the inside 21 units? 22 MR. PETERSON: You'll probably start seeing 23 the contracts come to you for the interior 24 renovations probably in the fall -- 25 COMMISSIONER BROCK: Thank you --
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1 CHAIRWOMAN HOROVITZ: Excellent. Thank you. 2 MR. PETERSON: Good afternoon. 3 You guys didn't have a chance to review. 4 Do you want to take a couple minutes, 5 and I'll kind of tell you what this is? 6 CHAIRWOMAN HOROVITZ: No. Please, go ahead. 7 MR. PETERSON: Okay. What you're going to 8 see are a lot of roofs coming across your desk 9 here this year. As we get into renovations, 10 we're going to be starting at the top and coming 11 down, and, if it's new, we can go bottom up. 12 For renovations, you go from the top down. 13 No need to fix the inside when you got a leaking 14 roof. 15 CHAIRWOMAN HOROVITZ: And I'm sorry. 16 Can I stop you for a second? 17 Would you mind introducing yourself, 18 because I don't think the entire board knows who 19 you are. 20 MR. PETERSON: Okay. I'm Reynold Peterson. 21 I'm your director of ModDev, i.e., Modernization 22 and Development. 23 CHAIRWOMAN HOROVITZ: Thank you. 24 MR. PETERSON: All right. Do you want me to 25 read this or just give you a quick overview?	1 MR. PETERSON: -- but maybe sooner. 2 Maybe sooner. 3 COMMISSIONER BROCK: -- thank you. 4 MR. PETERSON: All right. Do we have any 5 questions on -12? 6 (no response) 7 CHAIRWOMAN HOROVITZ: I'm looking to 8 Ms. Hodges. 9 Do we have a motion for discussion? 10 COMMISSIONER BROCK: I make a motion. 11 CHAIRWOMAN HOROVITZ: Thank you. 12 All right. We have a motion from 13 Commissioner Brock. 14 Is there a second? 15 COMMISSIONER WEATHERBY: Second. 16 CHAIRWOMAN HOROVITZ: Thank you for the 17 presentation. 18 I have some questions. 19 Does the bid out for the roof replacement -- 20 is there a procurement process, or do we have the 21 same provider that does all of our roofs? 22 MR. PETERSON: No. It goes into a bid 23 process, and, for Victory Pointe, we actually had 24 eight bidders for this one. 25 Again, what you will see is, once the people

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1 kind of know our system, you'll tend to see the 2 same low bidder, but it will not become a 3 monopoly. 4 We see the same guy or same company every 5 single time. I think we can probably put out a 6 multiyear contract, i.e., continuing contract with 7 one-year extensions, two-year extensions for 8 a roofing contract, for plumbing contracts, 9 for engineering, for all those things. 10 And that's what folks were doing, 11 because we can save time and effort by doing 12 annual contracts instead of bidding out every 13 single time. 14 CHAIRWOMAN HOROVITZ: And, just for my 15 knowledge, I know we have a rubric for grading our 16 projects that we look at in acquisition. 17 Do we have a rubric for how we grade 18 third parties? 19 For example, would we give preference to a 20 minority roofer, or is there any consideration? 21 MR. PETERSON: I'll let procurement answer 22 that. 23 MR. NOBLE: Yes. In his presentation, 24 all of that is part of the procurement packet. 25 Everything is put out to minority, Florida,	1 but we had a procurement, Commissioner Heather 2 remember. We had a bid that had went out, 3 and we had gave this contract to that company. 4 And then that company came back like six months 5 later and said that they needed more money. 6 Do you recall that? 7 CHAIRWOMAN HOROVITZ: Yes. It wasn't for 8 roofs. 9 COMMISSIONER BROCK: No. It wasn't for 10 roofs. No. I know it wasn't for roofs. 11 I'm just asking you, "Do you remember that?" 12 MS. DUNN: It was landscaping. 13 CHAIRWOMAN HOROVITZ: It was landscaping. 14 MS. DUNN: Yes. 15 CHAIRWOMAN HOROVITZ: Ms. Dunn is right. 16 COMMISSIONER BROCK: I know it was 17 landscaping. I was just asking her if she 18 remembered it. 19 The reason I brought that up is I'm 20 wondering, with the contractors for the roof, 21 right -- they've given us a bid. 22 But, once they clean the roof off, 23 is it a possibility that they may have to come 24 back, and say, "Hey, this here wood under here was 25 needed to be replaced, and so now it's going to
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1 et cetera, vendors. All that's on the housing 2 agency's marketplace website. 3 So the solicitation goes out, and all those 4 documents -- packing stuff -- is on the front end. 5 So we have a bid. So there is a bid sample 6 attached, and y'all should have received it. 7 But all the bidders were -- their pricing was 8 provided to you guys. So you can look at the 9 bids. So, on the front end, the bids go out to 10 marketplace. 11 You go to the website, go to the marketplace, 12 then pick this opportunity, click on the link, 13 and it takes the vendor to that particular site 14 to be able to download the solitation and upload, 15 as well, and to give us bids to come in. 16 Everything is -- you have a copy of the 17 background -- that's what the stuff was in the 18 front part of it, and you can see what happened 19 after. So that does have that in there. 20 CHAIRWOMAN HOROVITZ: Commissioner Brock, 21 and I see Councilman Arias. 22 Commissioner Brock. 23 COMMISSIONER BROCK: Madam Chair to 24 Mr. Reynold, again. Okay. I'm trying to 25 remember. I don't think you were here,	1 be another \$3,000"? 2 I'm just using it for an example. 3 So I was just wondering, would there be a 4 change if we give it to that company? 5 Because, you know, that's what we were 6 saying. Sometimes people bid, and they bid low. 7 And then they want to come back and ask us for 8 more money. 9 So I was just wondering about that. 10 That's all. 11 CHAIRWOMAN HOROVITZ: Yes. To the roofing, 12 it would be very normal for it to change, 13 because, once you peel up the -- 14 COMMISSIONER BROCK: I know. 15 CHAIRWOMAN HOROVITZ: -- that would not 16 surprise me at all. 17 COMMISSIONER BROCK: I don't want it to 18 change. 19 CHAIRWOMAN HOROVITZ: Councilman, 20 I believe you had a question or a comment. 21 COUNCILMAN ARIAS: Yes. Thank you. 22 We actually just went through this, 23 and we're still going through this at City Hall 24 right now -- the roofing initiatives. 25 Couple questions here.

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1 You asked about minorities and the 2 opportunities for all. 3 Are you-all working with JSEBs at all for 4 these roofing contracts? 5 MR. NOBLE: No, but our capital fund 6 does require Section 3 participation. 7 So Section 3 is kind of the federal government 8 small business initiative. 9 COUNCILMAN ARIAS: Okay. So, is there any 10 way that you guys could -- I don't -- there is two 11 different languages. One will be either a minimum 12 requirement of 20/25 percent roughly -- 13 whatever you want to make it at -- or using the 14 words, "strongly encouragement," of having to bid 15 through JSEBs. 16 I know that -- I understand that you're going 17 through the lowest bid possible, but at least 18 giving them the opportunity to bid. 19 Is that something you guys would consider? 20 MR. NOBLE: Through the Chair, every bid is 21 going to be public. So it doesn't matter who the 22 company is or wherever they're at. 23 If they can do the work, they can go on the 24 website, download the solicitation and put a bid 25 in. We're open. It's fair, open and transparent.	1 question would be, do you have a certain budget 2 for roof, or is it just based off of the 3 assessment of the individual roof itself? 4 MR. PETERSON: You know, when we sit down, 5 we use historical data, and what we look at -- 6 let's say, for instance, if they did a project, 7 you know, two months ago at Blodgett and it cost 8 us 7,000 per roof, we'll budget, you know, 9 8500 for a roof for the budget. 10 And then, once the bids come in, then it's 11 either under that, you know, 8500, or we have got 12 to adjust our budget for the next project, 13 if that makes sense. 14 COUNCILMAN ARIAS: Okay. 15 MR. PETERSON: Does that help? 16 COUNCILMAN ARIAS: Yeah, somewhat. 17 I guess I have one more point. 18 MR. PETERSON: Yes, sir. 19 COUNCILMAN ARIAS: I guess, Ms. Hodges, 20 you'd know better. 21 But, did we not just suggest to not bundling 22 these roof contractors to make it where you have 23 to go through procurement every single time so it 24 can be more competitive? 25 When you start bundling and when you start
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1 It's not a -- we don't select different 2 people. They have to register on the site, 3 do a solicitation, bid on it and meet the 4 requirement requested. 5 Like you said, Section 3 is a component. 6 MR. PETERSON: So I know what you're asking. 7 In a previous life, what we did was we would 8 actually put a separate bid out for the JSEB, 9 Section 3, MBE/WBE type companies. Again, select 10 three. 11 But they're not excluded from participating 12 in the other projects, but you set aside a select 13 group of projects that you can kind of target 14 the startups. 15 COUNCILMAN ARIAS: Okay. So, to my next 16 point then, these contractors that were I guess 17 awarded bids to, are they local contractors? 18 MR. PETERSON: Correct, they are. 19 COUNCILMAN ARIAS: They are local. 20 So they live and work in Jacksonville. 21 They're not -- they don't just have a P.O. Box 22 in Jacksonville. 23 MR. PETERSON: Well, for the roofing 24 contracts, it's a local contractor. 25 COUNCILMAN ARIAS: Okay. And then my last	1 doing annual contracts, now the competitiveness 2 just goes out the window, because you're pretty 3 much locked in a deal with someone for a year. 4 Is that the best use here? 5 MR. PETERSON: So what typically happens, 6 when you do the annual contracts ... 7 Let's say you select five roofing companies 8 for that year. Every time you get a roof, 9 you send it out to all five and get a quote from 10 all five. 11 You might only get three to respond, 12 but you don't have to go out to market every 13 time. You've got these five companies that you 14 sent it out to, and they're competitive within the 15 selected group of contractors, if that makes 16 sense. 17 COUNCILMAN ARIAS: Okay. The reason why we 18 did that also was because we wanted to make the 19 process open to all contractors, not just the 20 larger who know the process and pretty much do 21 this all the time and may be set, but also giving 22 the opportunity to smaller contractors that maybe 23 want to have at least one roof and not have to be 24 limited to the five groups. 25 You know?

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1 We we want to be able to open it up to 2 everybody. 3 By doing this, will you be limiting the 4 smaller companies that are trying to get started 5 in this process? 6 MR. PETERSON: I don't think so. 7 COUNCILMAN ARIAS: Even if they can't do 8 five, only if they can do one? 9 MR. PETERSON: Right. So what happens is 10 let's say we've got these five going up. 11 We may have one-offs. You know, we do have 12 single-family residences. 13 So, if it's just one house, we can say, 14 "Hey, you know, we'll put this out for bid." 15 And, really, if it is less than 150,000, 16 we can three quote it. So we send it out. 17 If we got a list of those JSEBs -- and I think 18 that's what you're kind of getting around to -- 19 if we have got a list of JSEBs and their 20 categories are roofing, we can get that list, 21 and say, "Hey, here is an email blast. We've got 22 this single-family roof that we're going to put on 23 the street. Please bid on it." And it gives them 24 a chance to bid on it. 25 Or we can say, "Hey, we've got this	1 and I really think we should take a look at the 2 procurement policies, and maybe that's a 3 governance item that its Chair can handle. 4 CHAIRWOMAN HOROVITZ: Absolutely. 5 MS. HODGES: But you're right on point, 6 Reynold, because, typically, when you have a 7 federal infusion of funds, they will not permit 8 you to use programs like the JSEB. 9 We get FDOT funding all the time, 10 Councilmember, and they actually preclude us from 11 utilizing our city's JSEB program. So we just 12 need to look into it. 13 I'm not saying, "It can't be done," we just 14 need to look into it, because we're dealing with a 15 federal funding source. 16 And the other thing, just to keep -- 17 you know, many people I think have a 18 misconception. The Federal Government has 19 specific race-based programs that they can use, 20 because they're the Federal Government. 21 But state governments actually have done away 22 with MBEs and WBEs. That's why we actually have 23 our JSEB that's race neutral, because we have, 24 you know, all sorts of laws since 2000 I guess 25 that prohibits that, unless you have specific
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1 single-family roof. We're going -- this is a 2 JSEB set-aside." 3 Now I've got to figure out if we, 4 as a federally-funded agency, can limit it to 5 JSEB. That's a legal question. 6 CHAIRWOMAN HOROVITZ: If I could keep us on 7 track for a second. 8 So recognize Ms. Hodges and Commissioner 9 Reyes and to recognize also that we have a number 10 of things on the agenda, and I want to respect 11 everyone's time. 12 I think that this is really -- I completely 13 agree with the councilman and especially with all 14 the development that we have coming and the 15 the different vendors that we're going to be 16 bringing in to do renovations and construction 17 work and would love to be able to discuss at the 18 board level a set policy that we're being 19 inclusive of small businesses, particularly 20 minorities and local businesses, to give them 21 opportunities. And I think that would be a great 22 discussion with our procurement manager when they 23 come on board. 24 Ms. Hodges and then Commissioner Reyes. 25 MS. HODGES: Right. Just really quick --	1 data to support that there has actually been 2 discriminatory contracting with that particular 3 local government. 4 So these are just all issues we need to look 5 into. And I think it's appropriate not to figure 6 that out today, but to do that maybe through your 7 Governance Committee. 8 CHAIRWOMAN HOROVITZ: No. That's helpful. 9 Thank you. 10 Commissioner Reyes, you had a question? 11 COMMISSIONER REYES: Yes. Through the Chair 12 to Mr. Peterson, just to clarify. I believe I 13 heard you say that you had eight bidders, 14 but, on this chart, there's only three. 15 MR. PETERSON: Are you looking at 16 Victory Pointe? 17 COMMISSIONER REYES: Victory Pointe, yes. 18 MR. PETERSON: Okay. 19 MS. DUNN: They would be potential bidders 20 that attended -- 21 MR. PETERSON: Yes. Those are -- 22 MS. DUNN: -- but they didn't all submit 23 -- 24 MR. PETERSON: -- yes. They came to the 25 prebid meeting. I'm sorry. Yes. Only three

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1 responded. 2 COMMISSIONER REYES: Thank you. 3 CHAIRWOMAN HOROVITZ: Commissioner. 4 COMMISSIONER ROGERS: Sorry. Real quick, 5 Madam Chair, and just for clarification. 6 Because I did get the review, and I had to 7 research this company. 8 To the councilman's point, the company is not 9 a local company, because they're not -- they don't 10 have headquarters here or things of that nature. 11 MR. PETERSON: Roger's Roofing? 12 COMMISSIONER ROGERS: That is correct. 13 MR. PETERSON: I thought they had a satellite 14 office here. 15 COMMISSIONER ROGERS: Oh, so they're using a 16 satellite office. 17 MR. PETERSON: Right. Their main office or 18 headquarters or -- 19 COUNCILMAN ARIAS: Their structural business 20 -- like their business is here, not in Atlanta 21 having a satellite office, meaning a cubicle 22 somewhere. 23 MR. PETERSON: Okay. 24 COUNCILMAN ARIAS: I mean who actually reside 25 and work and live in Jacksonville.	1 CHAIRWOMAN HOROVITZ: Yes. 2 Is there a second? 3 COMMISSIONER BROCK: So you want to approve 4 it? 5 CHAIRWOMAN HOROVITZ: Let's make sure we have 6 a motion. 7 Can we have a second, please? 8 COMMISSIONER BROCK: I'm sorry. Second. 9 CHAIRWOMAN HOROVITZ: Great. 10 Is there any further discussion on JHA-12? 11 COMMISSIONER ROGERS: Madam Chair, my only 12 comment would be, again, I wasn't in the posture 13 of walking in here and voting, "No," on all of 14 this, because I did not get a chance to read it in 15 its entirety. 16 But, because this is an emergency item, 17 as the Acting CEO has stated, I'm going to vote 18 in favor of it, but I, again, haven't had an 19 opportunity to really take a look at all of it in 20 detail. 21 CHAIRWOMAN HOROVITZ: I do want to make sure 22 that you're comfortable, and we can defer, 23 if that makes you more comfortable. 24 COMMISSIONER ROGERS: Again, to the CEO, 25 if we were to defer this item to our next meeting,
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1 MR. PETERSON: Okay. They have an office 2 here. I'm not sure if it's just an office, 3 or, you know -- 4 COUNCILMAN ARIAS: Thank you for that. 5 So my point is, through the Chair, is I would like 6 to see a list of all these contractors, 7 if possible -- 8 MR. PETERSON: All right. 9 COUNCILMAN ARIAS: -- and maybe share it with 10 whoever else. 11 We're actually dissecting that going through 12 the contractors, and I would like to see the same 13 approach here, if possible. 14 MR. PETERSON: Okay. Yes. To his point, 15 if you have even a satellite office in this town 16 for three years, you can qualify for JSEB, 17 and also JSEB can flow into Section 3. 18 They can carry both of those, Councilmember. 19 COUNCILMAN ARIAS: Thank you. 20 COMMISSIONER ROGERS: Thank you. 21 CHAIRWOMAN HOROVITZ: So, do we have a motion 22 to approve JHA-12? 23 Let's make sure we have at least one motion. 24 So, is there a motion? 25 COMMISSIONER WEATHERBY: So moved.	1 what type of posture would that place the agency 2 in? 3 MS. DUNN: The residents at Victory Pointe 4 would have another 30 days of needing roof 5 replacement. That is the long and the short of 6 it. 7 CHAIRWOMAN HOROVITZ: Commissioner. 8 COMMISSIONER BROCK: You might be fixing to 9 ask the question I was going to ask. 10 COMMISSIONER ROGERS: I'll yield to you. 11 COMMISSIONER BROCK: Oh, okay. 12 Madam Chair, Ms. Dunn, is it raining inside 13 the units? 14 MS. DUNN: That I can't speak to. 15 I would say, "No," that it's not raining inside 16 the units, but replacement is in need. 17 That's why, you know, it's in front of the board. 18 COMMISSIONER BROCK: Commissioner Rogers, 19 sorry. 20 CHAIRWOMAN HOROVITZ: Commissioner. 21 COMMISSIONER ROGERS: No. Thank you, 22 and, to your point, when the Acting CEO said, 23 "This is an emergency item," that's what I'm 24 thinking, that it needs immediate action by this 25 board.

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1 COMMISSIONER BROCK: Right. 2 COMMISSIONER ROGERS: Be that as it may, 3 I'm comfortable with voting on this item today, 4 because I don't want to delay it in getting the 5 process started. 6 But, again, moving forward, hopefully, 7 these items would be before us sooner. 8 CHAIRWOMAN HOROVITZ: Commissioner Reyes. 9 COMMISSIONER REYES: And, to Commissioner 10 Rogers' point and to Ms. Dunn, what was the actual 11 emergency or the urgency of this particular 12 project that was added? 13 MS. DUNN: Since it had already gone through 14 the procurement process, I did not want to 15 continue to delay it for another 30 days. 16 When I saw that they were capital items, 17 I felt it prudent to at least go ahead and bring 18 it before the board. 19 COMMISSIONER REYES: So, just to confirm, 20 there isn't any legal -- 21 MS. DUNN: There is no life-threatening -- 22 COMMISSIONER REYES: -- or any life 23 threats. 24 MS. DUNN: -- threats. 25 COMMISSIONER REYES: Okay.	1 Is there any public comment in the room on 2 online? 3 (no response) 4 CHAIRWOMAN HOROVITZ: Okay. I should take a 5 sense of -- is everyone feeling that we should 6 vote on this today, or should we defer? 7 MS. DUNN: Mr. Peterson would like for the 8 board to consider deferring this to give you guys 9 the time you need to review. 10 CHAIRWOMAN HOROVITZ: Okay. Great. 11 Then, can I have a motion to defer? 12 COMMISSIONER REYES: And I'd like to just add 13 an additional point, again, more on the 14 administrative side of this, which is typically my 15 realm, I think, for Ms. Dunn -- I think we 16 probably need to clarify what is urgent in the 17 margin on our board meetings so that we're not all 18 chaotic. 19 I do appreciate your forwardness and being 20 organized and transparent with the board, 21 because that's what we're going for for 22 everything. 23 So I do appreciate that, but I think, 24 to help you and your office, maybe we should 25 define what is urgent and imminent.
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1 CHAIRWOMAN HOROVITZ: And, to that point, 2 this is one of the resolutions that was added 3 late. 4 MS. DUNN: Yes. 5 CHAIRWOMAN HOROVITZ: I would agree that, 6 if it's not an emergency -- the late agenda items 7 caused some heartburn at the board, and I would 8 just avoid it unless there was an emergency. 9 MS. HODGES: Through the Chair, I was just 10 going to remind you, since this wasn't on the 11 agenda, to just take public comment on this one. 12 CHAIRWOMAN HOROVITZ: The roof replacement? 13 MS. HODGES: I mean I'm sorry. It was 14 recently added. So it's not fair for the -- 15 CHAIRWOMAN HOROVITZ: Thank you. 16 Even if I think that we're deferring? 17 MS. HODGES: With you having a motion -- 18 CHAIRWOMAN HOROVITZ: All right. 19 Is there any public comment for the roof 20 replacement? 21 And I'm sorry, because I can't tell if this 22 was on the agenda or not. It's not on the 23 noticed agenda. 24 COMMISSIONER ROGERS: Correct. 25 CHAIRWOMAN HOROVITZ: Got it. Thank you.	1 CHAIRWOMAN HOROVITZ: Uh-huh. Thank you. 2 MS. DUNN: And that deferment was for all 3 three. 4 CHAIRWOMAN HOROVITZ: Yes. That's JHA-12, 5 -13 and -14. 6 MS. DUNN: Correct. 7 CHAIRWOMAN HOROVITZ: Thank you. 8 Can I have a motion to defer JHA- -- 9 COMMISSIONER ROGERS: So moved. 10 COMMISSIONER BROCK: I second. 11 CHAIRWOMAN HOROVITZ: All in favor? 12 COMMISSIONER ROGERS: Aye. 13 COMMISSIONER REYES: Aye. 14 COMMISSIONER BROCK: Aye. 15 COMMISSIONER WEATHERBY: Aye. 16 CHAIRWOMAN HOROVITZ: And, before we do the 17 CEO Report, I would like to -- and this is out of 18 order. 19 Is that all right? 20 MS. HODGES: Yes. 21 CHAIRWOMAN HOROVITZ: Okay. So we have our 22 partners at the Office of the General Counsel to 23 bring some education to the board and to the 24 staff. 25 And I do want to commend Ms. Kort for the

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1 email that she sent out to the entire staff 2 and shared with us on the process and policies for 3 reporting issues, and I think that was very 4 clearly outlined. 5 But I think that our partners at OGC 6 can help provide a little bit more clarity 7 particularly around the steps to report items to 8 OIG and communication with the board. 9 So, if you would, please, have the floor. 10 MS. TEODORESCU: So Adina Teodorescu, 11 Office of General Counsel. I have not seen the 12 email. So perhaps it's possible that what I've 13 seen you've already heard or read. 14 JHA has a process and has a specific policy 15 for employees to report what they consider to be 16 employee misconduct, and that policy requires the 17 employees to send the complaint either to their 18 supervisor or to the Department of Human 19 Resources. 20 That being the case, if any board member were 21 to receive something that looks like an employee 22 complaint about another employee's conduct, 23 it has to be forwarded to the HR Department. 24 And the Director of Human Resources has 25 exclusive jurisdiction over the processing of that	1 it's a public record, and the policy specifies 2 that, if employees want the complaint to be 3 anonymous, they can send it directly to HR, 4 and then they will take care of that. 5 Of course, if the employees want to send it 6 to OIG, that would be a different analysis. 7 OIG -- I mean the Office of the Inspector General. 8 The inspector general would do its own 9 investigation, and they will decide how they're 10 going to process that. And there may be 11 anonymity there, as well, but it's really 12 important to understand that these complaints have 13 to go through HR at this time. 14 CHAIRWOMAN HOROVITZ: Thank you. 15 Commissioner Reyes. 16 COMMISSIONER REYES: Through the Chair to our 17 counsel, so we just had our first HR Committee 18 Meeting since September, right, of last year, 19 and that was my request of having Ms. Kort sending 20 that email to all of the employees just because of 21 the changes. 22 A lot of people have felt, you know, 23 upset, and so we wanted to protect the agency's 24 employees. 25 But the big problem that I have seen,
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1 complaint. 2 Of course, the Director of Human Resources 3 may look at the complaint and decide it's a matter 4 that has to go to OIG, or it has to be sent to 5 a third-party investigator or it has to be 6 forwarded to the Office of General Counsel. 7 There are all sorts of options, but the complaint 8 has to go to the HR Department. 9 Now the policy also says that some complaints 10 can be sent directly to the board or to OIG. 11 If the board were to receive complaints about 12 accounting, about other concerns, once, again, 13 based on the policy, as it is today, 14 the complaint would have to go to the 15 HR Department for further processing. 16 The board doesn't have, at this time at least 17 -- it doesn't have authority to investigate, 18 and the board only operates as a sunshine body for 19 these issues. So it would be impossible to 20 investigate. 21 And it is important for employees to 22 understand the options, also, because it may 23 preserve some confidentiality of the 24 investigation. 25 If it just comes to a board member,	1 since I came on the board, is that we do not have 2 an HR Director. It has been a vacant position. 3 I know that we're currently looking for that. 4 So, when there is no HR Director, 5 who is that complaint supposed to go to if there's 6 no direct supervisor for that employee? 7 MS. TEODORESCU: The policy says, 8 the HR Department, the HR Director or a designee, 9 and I believe, at this time, the designee is the 10 chief administrative officer. 11 I may be speaking out of turn, but I believe 12 that's the designee. 13 COMMISSIONER REYES: Okay. 14 CHAIRWOMAN HOROVITZ: Commissioner Brock. 15 I'm sorry. Commissioner Reyes. 16 COMMISSIONER BROCK: To the point that the 17 HR Chair just made about the staff, now I know 18 that, in the past when I first came on the board, 19 right -- I am just pointing something out -- 20 when I first came on the board, there was a 21 complaint that went to HR. HR then violated the 22 staff person by telling the CEO. Then that person 23 was reprimanded through the CEO. 24 Okay? 25 Then, when they did the investigation,

Page 113 1 the OIG found that, yes, that that person who 2 they went to who was supposed to be the HR person 3 for them to go to, did violate them. 4 So, what happens when we got staff who feels 5 like that the person in HR -- they cannot go to 6 them, because they're going to violate them or 7 they're not going to accept their complaint? 8 What do we do? 9 I mean, now what would we do? 10 What do the staff do? 11 I'm sorry. 12 CHAIRWOMAN HOROVITZ: Yes. I want to honor 13 that, and I don't doubt that that's exactly how 14 things happened. 15 But, as a board, it's not our place to get 16 involved in that drama. I believe that our CEO 17 and that person's staff needs to take the steps to 18 make sure they're building trust and repairing 19 that history. 20 Right? 21 And that's outside -- our role is to hire the 22 right CEO and to have the staff around that person 23 for them to make sure that they're building these 24 relationships. 25 OGC's job is to make sure that everyone	Page 115 1 process. 2 Now the policy also says that, "Retaliation 3 is not permitted, and it should be reported 4 so that can it can be addressed and corrected with 5 discipline." 6 You know, you can guess what that discipline 7 would be. 8 But, if anyone feels that he or she has been 9 retaliated against for a complaint, then, 10 of course, they should report that, and that would 11 also be investigated and addressed. 12 That's the legal path right now. 13 It's unfortunate that people feel that they can't 14 trust anyone from the very beginning. 15 You know, you mentioned that this may have 16 happened in the past. Again, I'm not familiar 17 with those facts either, but, you know, 18 that person isn't here anymore. And I guess 19 that's why that person isn't here anymore. 20 It wasn't a retaliation. 21 COMMISSIONER BROCK: No. 22 CHAIRWOMAN HOROVITZ: I think it's important 23 that the board and everyone on the board and 24 Commissioner Reyes, I recognize you. 25 Should we talk to OGC if we have got
Page 114 1 understands their legal rights, and I mean we 2 can't get involved. And we can't be communicating 3 with staff, because it undermines the person 4 who is sitting in that seat. 5 We need to make sure everyone has the tools 6 and the resources that they need in order to 7 thrive here and feel safe and protected, 8 and we can't be involved anymore than that. 9 COMMISSIONER BROCK: And I do understand 10 that. That's why I pointed out that this person 11 came directly to the board with their complaint, 12 because they was violated. That's what I'm 13 saying. 14 CHAIRWOMAN HOROVITZ: Sure. 15 COMMISSIONER BROCK: I haven't gotten any 16 complaints. So that's why I'm saying, what do 17 the staff do in case of that? 18 I'm asking -- 19 CHAIRWOMAN HOROVITZ: Sure. 20 COMMISSIONER BROCK: -- our legal team. 21 What do the staff do in case they can't trust 22 the Acting CEO or HR? 23 MS. TEODORESCU: Well, the fact is that, 24 whether you trust them or not -- that would be a 25 very subjective feeling, of course -- this is the	Page 116 1 questions? 2 We have a responsibility, a legal 3 responsibility. So, if we do get information that 4 should be reported to OGC, then we have that 5 responsibility to make sure that happens. 6 And, you know, for the protection of the 7 board and protection of myself, I don't want to 8 have information that I have now the 9 responsibility to do the right thing. And I may 10 not know the right thing. 11 So I'm constantly reaching out to OGC 12 that I'm looking out for the best interest of 13 myself, the agency and of our staff. 14 So these policies are very important. 15 So everyone understands what they're supposed to 16 be doing. 17 Commissioner Reyes. 18 COMMISSIONER REYES: Through the Chair to 19 Commissioner Brock. 20 So, in our HR Committee Meeting that we had 21 last week, the worklist that I laid out for you 22 guys -- one of the things that you and I are going 23 to be working on together, since you're my 24 Vice Chair, is the procedure for how complaints 25 are brought to the board's attention and the JHA

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1 employee policy for ongoing investigations. 2 Because, since I got here, that's kind of 3 been the topic in point. So we are going to be 4 responsible for creating a more linear procedure 5 for that -- obviously approved through our 6 counsel. 7 But it's been problematic, and, you know, 8 we just want to make sure that we're all on the 9 same page and have created some clear guidelines. 10 So we'll be working on that. 11 COMMISSIONER BROCK: Yes. Thank you. 12 CHAIRWOMAN HOROVITZ: Thank you. 13 COMMISSIONER BROCK: Thank you, Ms. Chair. 14 CHAIRWOMAN HOROVITZ: Oh, I'm sorry. 15 Commissioner. 16 COMMISSIONER REYES: This is a question 17 for counsel, and this might get too technical. 18 But, what is the definition of retaliation? 19 MS. TEODORESCU: Well, usually, it would 20 involve some sort of protected activity, 21 and that, again, depends on the various statutes 22 out there. 23 There is a protected activity. Then there is 24 an adverse employment action, and then there is a 25 causal link between the protected activity and the	1 What is that, and are we going to take that 2 up? 3 CHAIRWOMAN HOROVITZ: I had seen the media 4 policy on the first agenda, but I don't see it on 5 this one. 6 MS. DUNN: No. After our discussion, Chair, 7 it was removed. 8 CHAIRWOMAN HOROVITZ: Thank you. And I think 9 that we decided that the media policy needs to 10 flow through governance. 11 MS. DUNN: Yes. 12 CHAIRWOMAN HOROVITZ: And I look forward to 13 seeing that. Thank you. 14 Good call. 15 COMMISSIONER ROGERS: You got it. 16 CHAIRWOMAN HOROVITZ: Okay. We'll move on 17 to the CEO Report. 18 MS. DUNN: Thank you for that. I would like 19 to thank Councilman Arias for coming today. 20 I appreciate that. 21 COUNCILMAN ARIAS: Thank you. 22 MS. DUNN: Also, just while I'm giving out 23 thank yous, thank you to this board for your 24 patience during this transitional period. 25 I really appreciate the support that you have
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1 adverse employment action. 2 That is the most basic analysis for 3 retaliation, with the understanding that the 4 protected activity isn't just anything. 5 It's something that's covered by a statute or 6 by a law. 7 COMMISSIONER REYES: Okay. What about 8 something that's covered in their contract? 9 MS. TEODORESCU: I would have to look at 10 that. 11 CHAIRWOMAN HOROVITZ: I do want to 12 acknowledge that we are over time, and my 13 commitment as your Chair is that I will manage our 14 time better moving forward. 15 But I do want to give Ms. Dunn the 16 opportunity to present her CEO Report. 17 Is there any further discussion on this? 18 (no response) 19 CHAIRWOMAN HOROVITZ: And thank you for that. 20 Excellent. Thank you. 21 Oh, Commissioner. 22 COMMISSIONER ROGERS: Sorry, Madam Chair. 23 On the agenda, just so I'm clear, 24 I know we're going to the CEO's Report. 25 The media policy is on our agenda for today.	1 given to me. It has been invaluable. 2 I will be brief, in light of the time, 3 and just hit highlights. I met with a couple of 4 city councilmembers as well as members from the 5 mayor's office yesterday, and I want to make sure 6 the message that I conveyed to them I also convey 7 to you in terms of our actual applicants on our 8 waiting list. 9 So that, when we're talking about 10 low-income affordable housing, we know exactly 11 what that number looks like and how many people we 12 need to be serving. 13 And so we have approximately about 14 160,000 on our waiting list; however, we have 15 about 52,000 applicants. That is not a one-to-one 16 ratio. I want to make sure that everybody 17 understands that. 18 I've worked with the Applications Department 19 to drill that number down further, to determine 20 how many of those applicants are local residents, 21 and that number comes out to be 20,681, 22 which, while it is still 20,681 too many, 23 it is a much more manageable number when we're 24 talking about how many people need affordable 25 housing.

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1 And, as I expressed to several 2 councilmembers, that number becomes even more 3 nuance when we're talking about applicant 4 preferences for housing. 5 Because, of that 20,681, quite a few of those 6 people already live in public housing, 7 and they may have applied for Section 8. 8 Because that is the desired or preferred program. 9 So they have housing, but they have a 10 preference to the program in which they want to 11 participate. So that number could even be 12 lower. 13 So I just want to make sure that we're 14 all on the same page and singing from the same 15 sheet of music when we're talking about how many 16 people on our waiting list need housing. 17 I hope that brings some clarity to some past 18 conversations. 19 CHAIRWOMAN HOROVITZ: That's helpful. 20 Thank you. 21 MS. DUNN: Any questions about that? 22 CHAIRWOMAN HOROVITZ: Commissioner Reyes. 23 COMMISSIONER REYES: Just through the Chair 24 to Ms. Dunn, just for clarity -- and I apologize 25 for my ignorance -- but, do we not have in our	1 say to Ms. Dunn -- we have VA vouchers that we 2 can't get the VA into these houses because of the 3 VA qualifications. 4 So, when we see the VA vouchers, 5 VA got to approve them to come over on our side. 6 MS. DUNN: Right. That's a referral-based 7 program. So the VA determines eligibility on 8 their side, and they make those referrals to us. 9 Yes, ma'am. 10 CHAIRWOMAN HOROVITZ: I would like to 11 highlight, if you were not going to call anything 12 out, also, Westwood and Franklin Arms. 13 MS. DUNN: Yes. 14 CHAIRWOMAN HOROVITZ: Can you give us a 15 brief update on Westwood? 16 MS. DUNN: So, hallelujah, praise the Lord, 17 we closed on Westwood. The official closing date 18 was February 12th, and it has been, you know, 19 just an astonishing accomplishment for the 20 housing authority. 21 Several press releases have gone out. 22 We were able to close on that through the use of 23 issuing essential bonds, which was a first for 24 this agency. 25 So it is a stellar accomplishment to this
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1 application process some limitation on adjusting 2 Jax residents? 3 MS. DUNN: No. We have a local preference 4 where those individuals get points on the waiting 5 list, but the applications are -- anyone can 6 apply. 7 So, through HUD rules, we can't say, 8 "Only this segment of people can apply." 9 COMMISSIONER REYES: And, to expand on that, 10 you said, "points." 11 MS. DUNN: So we have preferences on our 12 waiting list. So we have a local preference. 13 We have a fall-out preference. We have a homeless 14 preference, and we have a working/disabled 15 preference. 16 So the more of those categories that you 17 qualify for the higher you go up on the waiting 18 list as your need is greater. 19 COMMISSIONER REYES: Thank you. 20 MS. DUNN: You're welcome. 21 CHAIRWOMAN HOROVITZ: Thank you, Ms. Dunn. 22 Were there any other questions on anything in 23 the CEO Report? 24 Commissioner Brock. 25 COMMISSIONER BROCK: Madam Chair, I wanted to	1 agency and added 256 natural affordable units to 2 our affordability portfolio. 3 We have two community meetings scheduled 4 tomorrow -- I was about to say, "next week" -- 5 tomorrow, one at 12:00, and one at 6:00 p.m., 6 to make sure that residents understand that there 7 has been narrative that they're going to be 8 displaced. That is not the case. 9 The media -- it is a gated community. 10 So the media followed a resident into the 11 community to ask them how they felt about being 12 moved out by JHA. 13 So we're going to go on-site to ensure that 14 everyone understands that that is not the business 15 that we're in. We're in the business of housing 16 families, not displacing them. 17 CHAIRWOMAN HOROVITZ: Are there any other 18 questions on the CEO Report? 19 I'll move into closing comments, if there are 20 none. 21 COMMISSIONER WEATHERBY: I'd just like to 22 make one comment, please. 23 CHAIRWOMAN HOROVITZ: Yes, please. 24 COMMISSIONER WEATHERBY: Ms. Dunn took me 25 on a 4-hour tour of the properties last week.

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1 We had way too much fun, and it was really 2 enlightening. And I just gathered so much 3 information, you know, that I'm kind of thirsty 4 for right now, and I wanted to thank her for 5 that. I shot most of her day. So ... 6 CHAIRWOMAN HOROVITZ: Wonderful. 7 Commissioner Rogers. 8 COMMISSIONER ROGERS: Real quick. 9 Through the Chair to Ms. Dunn, Ms. Dunn I know we 10 spoke about that property -- and thank you-all, 11 thank staff -- and we still need too close it up. 12 We still have that issue that did come out. 13 And so, again, we don't want to make it a 14 major issue, but staff did go. And I did see 15 signage. I did see that it was locked up. 16 Those who don't know what I'm talking about 17 JHA owns a property off of -- 18 MS. DUNN: It's Market -- 19 COMMISSIONER ROGERS: -- Liberty and Market 20 -- 21 MR. PETERSON: Confederate. 22 COMMISSIONER ROGERS: -- Confederate, 23 and it became a campsite, "homeless encampment," 24 if you will. 25 And so the residents and the individuals in	1 do the cleanup. But that fell through. 2 But we're going to put one of our contractors 3 on the site, if not later this week, the first of 4 next week, and we'll get that site cleaned up and 5 actually clear some of that brush back and put 6 some of the signs back up. 7 They did commit to providing an officer when 8 our team is out for the cleanup. 9 COMMISSIONER ROGERS: Thank you so much for 10 that. Thank you to staff for that. 11 I do want to note -- and not at this meeting, 12 but in a future meeting -- hopefully, we'll get 13 a list of properties such as that that we own or 14 that the agency owns. 15 MS. DUNN: A lot listing? 16 COMMISSIONER ROGERS: A lot listing, yes. 17 MS. DUNN: I can get you that. 18 COMMISSIONER ROGERS: So that we're making 19 sure that those lots are being maintained and 20 taken care of for the communities that they're 21 in. 22 So I would like a list of that, Madam Chair. 23 CHAIRWOMAN HOROVITZ: A map would be helpful, 24 too, Ms. Dunn. 25 Commissioner Weatherby.
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1 that area did voice their concerns with that, 2 and so I did send communication to Ms. Dunn. 3 Ms. Dunn quickly moved on that with JSO 4 and getting that property cleaned up. So we do 5 want to finish what was started over there and 6 ensure that those loose ends are taken care of. 7 Because they are noticing that they're coming 8 back. 9 MS. DUNN: Yes. From my understanding, 10 the gate had been secured, and now they're camping 11 outside of that gate. 12 Is that correct? 13 MR. PETERSON: Yes. 14 MS. DUNN: Okay. 15 COMMISSIONER ROGERS: So, can we get the 16 inside of that cleaned up and taken care of? 17 That's the concern. 18 MR. PETERSON: Through the Chair, 19 Commissioner Rogers, actually I met with 20 Al Ferraro last week from the mayor's office, 21 and we kind of talked through some of the issues 22 there. 23 And what we're going to do is we're going to 24 get one of our contractors -- because, originally, 25 when we met, JSO was going to send out inmates to	1 COMMISSIONER WEATHERBY: A point of 2 clarification. 3 Is that the encampment where it was found 4 that there were children there? 5 MS. DUNN: Yes, ma'am. That was the one 6 I told you about, and we deployed ... 7 What was the name of the community resource 8 that assisted? 9 MR. PETERSON: CRC, Community Resource 10 Center. 11 COURT REPORTER: What was it? 12 COMMISSIONER BROCK: CRC. 13 COURT REPORTER: Thank you. 14 MS. DUNN: They assisted to make sure that 15 the children had services. 16 CHAIRWOMAN HOROVITZ: Thank you. 17 COMMISSIONER WEATHERBY: I was happy to hear 18 that. 19 CHAIRWOMAN HOROVITZ: Just calling out one 20 more thing in your report, Ms. Dunn, there were a 21 number of a conferences listed here. 22 I wanted to ask ahead of this meeting, 23 but I didn't get to it. 24 What's the budget for board training? 25 And now that we've got leadership on most of

Page 129 1 our committees -- I think all of them -- 2 it might make sense for us to look at the training 3 that would make the most sense for whoever is 4 leading. 5 I imagine that Commissioner Reyes, for 6 example, would like to learn about HR and public 7 housing, for example, and making sure that she's 8 pared with the right resource so she has the tools 9 -- and everyone has the tools that they need in 10 order to run their different committies and 11 contribute different skills to the board. 12 It would be helpful. 13 Just final thoughts. 14 Franklin Arms -- we've been having lots of 15 great discussion with our finance partner, 16 CSG, on how we'll finance that. We do have a 17 finance meeting scheduled for this Friday. 18 Moving forward, Commissioner Weatherby, 19 I'll let you adjust the schedule. That was a 20 meeting that got rescheduled a couple of times. 21 In that meeting, we will be discussing -- 22 Tanya, from CSG, will be doing a presentation 23 on our financing options and making 24 recommendations so we can explore how we would 25 like to do that renovation and even the	Page 131 1 So more to come on that, and Ms. Dunn will connect 2 you there. 3 And then the only other thing is that 4 Ms. Dunn and the team are working on some grant 5 opportunities to bring funding into the agency. 6 Everyone is really working really diligently 7 behind the scenes, and thank everyone for their 8 efforts. 9 I think that Commissioner Reyes said it 10 really well, "Change is hard, but it's the only 11 constant in life." That's so well said. 12 COMMISSIONER REYES: Thank you. 13 CHAIRWOMAN HOROVITZ: And it's very true. 14 There's a lot of change -- a lot of exciting 15 change, and I just really am so grateful for all 16 of the leadership here in the room and everyone 17 working so hard in the field to take care of our 18 residents. 19 Are there any final comments from the 20 board? 21 Anybody in the room? 22 Ms. Dunn? 23 MS. DUNN: No. Thank you. 24 CHAIRWOMAN HOROVITZ: Thank you to the 25 councilman for joining us today. We'll save you a
Page 130 1 possibility of doing a project adjacent on the lot 2 that we own there. 3 And so, if you could join by -- 4 we're not going to be voting on anything 5 I don't believe in the Finance Committee. 6 Join by Zoom or Teams, if you're able to, 7 so you can hear that discussion. That will be 8 really educational for you. 9 We also have another project that we -- 10 I think Commissioner Brock is the only one who 11 would be aware of it. It was presented last 12 year. 13 You may know it as, Ramona Lofts, 14 Tre Bel. It's one of the projects that came 15 through acquisition, but I know that our new board 16 members are not familiar with it. 17 And so Ms. Dunn will be arranging for you to 18 get caught up on this project. It's something -- 19 like I said, it's already been through 20 acquisition, and this team will be presenting it 21 at our next board meeting so you can get familiar 22 with it. 23 And they've offered to have one-on-one 24 time with each of you to just catch you up, 25 because we've already talked about it.	Page 132 1 seat for our next meeting. 2 Commissioner Brock. 3 COMMISSIONER BROCK: Just keep in mind 4 Ms. Dunn told me she did send out the email to all 5 of the commissioners for Resident Relations. 6 It's next month, March. 7 COMMISSIONER ROGERS: March 13th, am I right? 8 COMMISSIONER BROCK: Yes, yes, March 13th. 9 And so I just wanted y'all to keep that thought in 10 mind. So, when you're planning your calendar, 11 they're always noted as a public meeting. 12 So it will be clear for all of us to be there, 13 if you so desire. 14 CHAIRWOMAN HOROVITZ: Thank you. 15 COMMISSIONER REYES: Can I make a 16 recommendation through the Chair to Ms. Kort 17 and Ms. Dunn? 18 Like the other boards that I sat in where the 19 agenda is issued, they'll put the remainder of the 20 committee meetings for that year. 21 Is there a way to do that for our agendas? 22 And then I don't know if it makes sense to do 23 it separately for the ad hoc committees -- 24 or not even on the agenda. Maybe like a separate 25 email that has all the upcoming committees,

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1 because it's been a lot. And I imagine --
 2 MS. DUNN: I believe Kort has already
 3 scheduled some of those. They have already been
 4 posted on the website. So I know all the
 5 HR Committee Meetings have been posted.
 6 COMMISSIONER REYES: Right.
 7 MS. DUNN: And so, once you decide on a date,
 8 if you want to have a standing date and you let us
 9 know, we will certainly get that posted so that it
 10 will be on an agency calendar, if you will.
 11 COMMISSIONER REYES: Thank you.
 12 COMMISSIONER BROCK: Ms. Dunn, I don't know
 13 if you remember, but -- excuse me.
 14 Through the Chair to Ms. Dunn, you know the
 15 Resident Relations meeting is standard.
 16 It's every other month. The month of July is the
 17 off month, and so it's every second Wednesday of
 18 the month. So those are standard already.
 19 MS. DUNN: Okay.
 20 COMMISSIONER BROCK: But we can't give the
 21 agenda a lot of times, because we have to wait for
 22 sometimes who we are bringing in.
 23 MS. DUNN: Is it always at noon,
 24 Commissioner Brock?
 25 COMMISSIONER BROCK: Yes.

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1 CHAIRWOMAN HOROVITZ: I think the ask is
 2 really however you can help us stay organized and
 3 just make it easy for us to see all of the great
 4 meetings we get to attend.
 5 MS. DUNN: Okay.
 6 CHAIRWOMAN HOROVITZ: All right.
 7 Thank you-all for your time. Again, I apologize
 8 for running over. The meeting is adjourned.
 9 (Whereupon, the proceedings taken in the
 10 above-titled cause concluded at 4:16 p.m.)
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1 CERTIFICATE
 2 STATE OF FLORIDA)
 3 COUNTY OF DUVAL)
 4 I, Carol DeBee Martin, Certified Court
 5 Reporter and Notary Public, certify that I was
 6 authorized to and did stenographically report
 7 to the best of my ability the foregoing proceedings
 8 and that the transcript is a true and complete record
 9 of my stenographic notes.
 10 Dated this 10th day of March, 2024.



Carol DeBee Martin
 Notary Public State of Florida
 My Commission: HH 038064
 Expires: 12-29-2024