

3-31-25 JHA BOC Meeting

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1 2 3 4 JACKSONVILLE HOUSING AUTHORITY 5 BOARD OF COMMISSIONERS MEETING 6 7 TAKEN: Monday, March 31, 2025 8 TIME: 2:00 p.m. to 4:44 p.m. 9 PLACE: Jacksonville Housing Authority 10 1300 North Broad Street 11 Jacksonville, Florida 32202 12 and via videoconference 13 14 Taken by Carol DeBee Martin, court reporter. 15 16 17 18 Carol DeBee Martin 19 Jacksonville Court Reporting, Inc. 20 1620 Bartram Road, Apt. 6111 21 Jacksonville, Florida 32207 22 (904) 465-0787 (cell) 23 debeemartin@aol.com 24 25	1 PROCEEDINGS 2 March 31, 2025 2:00 p.m. 3 CHAIRMAN ROGERS: Good afternoon, everyone. 4 It is two o'clock. 5 COMMISSIONER BROCK: Yes, it is. 6 CHAIRMAN ROGERS: Good afternoon, everyone, 7 and thank you so much for joining us for our 8 March monthly meeting of the Jacksonville Housing 9 Authority Board of Commissioners. 10 At this time, I am going to call this meeting 11 to order at two o'clock. 12 At this time, can I get a motion to allow 13 Commissioner Chairwoman Horovitz to join us 14 via telecommunication at this time? 15 COMMISSIONER REYES: I make a motion. 16 CHAIRMAN ROGERS: It has been properly moved. 17 Can I get a second? 18 COMMISSIONER BROCK: Second. 19 COMMISSIONER REYES: It has been properly 20 moved and seconded. 21 Is there any discussion? 22 (no response) 23 CHAIRMAN ROGERS: Hearing and seeing none, 24 by your action, you have approved to allow 25 Commissioner Chairwoman Horovitz to join us online
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1 APPEARANCES: 2 CHAIRMAN HANK ROGERS 3 COMMISSIONER HARRIET BROCK 4 COMMISSIONER LISA STRANGE WEATHERBY 5 COMMISSIONER ANDREA REYES 6 COMMISSIONER CALEENA SHIRLEY 7 EVANN MORRIS 8 BRANDON WILLIAMS 9 HARRY M. "Reece" WILSON, IV, ESQUIRE (OGC) 10 ADINA TEODORESCU, ESQUIRE, (OGC) 11 ROSLYN MIXON-PHILLIPS, Interim President/CEO 12 MAMIE DAVIS, Interim CFO 13 VICTOR FIGUEROA, COO 14 SUDELTA HENSON, Comptroller 15 ELAINE SPENCER 16 JULIE ST. CLAIR 17 CORDELIA PARKER 18 DANIEL MITCHELL 19 DIARRA WEATHERS 20 MARY DeVRIES, ESQUIRE, (JALA) 21 RAHEEM PONTIFLET (Bangor Security) (Speaker) 22 STEPHANIE FRAZIER (Speaker) 23 BRIDGET MARTIN 24 C. JACKSON 25 A. BLAKE DERRICK STATEN WAYNE JOHNSON (Speaker) BETTY TURNER (Speaker) VIA VIDEOCONFERENCE COMMISSIONER HEATHER HOROVITZ CRYSTAL BLACKMER INEEDA JACOBS CHAD MOORE LA'KENYA DORSEY JENNIFER MAHONEY EVEADA FINKLEA LEROY MOSLEY SHEINTARA WILLIAMS KIMBERLY WEAVER PATSEY STREETER LEONA MITCHELL ALYCE DECKLER DORIAN WILKES SABRINA BELIZAIRE MORGAN TONY PHYLLIS BROWN KESHALONTANI WALLACE	1 at this current time. 2 Commissioner Horovitz, are you there? 3 (no response) 4 CHAIRMAN ROGERS: At this time, we are going 5 into our public comments. We will first take 6 public comments for those in the room. We will 7 then move to public comments for those online. 8 Are there any public comments at this time in 9 the room? 10 (A hand was raised.) 11 COMMISSIONER BROCK: Yes. 12 Thank you so much, Commissioner Brock. 13 CHAIRMAN ROGERS: So we'll take the first 14 public comments, please. Know that you have 15 3 minutes. Thank you so much for being here. 16 You may move to the mike. 17 MS. FRAZIER: Good afternoon. 18 How y'all doing? 19 PEOPLE: Good afternoon. 20 MS. FRAZIER: Okay. My concern is the city 21 got paid they 3.5 percent for they cost of 22 living. 23 Why we haven't got ours yet? 24 MR. JOHNSON: Good afternoon, everyone. 25 PEOPLE: Good afternoon.

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1 MR. JOHNSON: On behalf of some of the 2 vendors, we're having a problem, one, with getting 3 paid period. This is an ongoing thing about 4 who is signing off on what needs to be signed off 5 on. We only have one person, and that's -- 6 everybody is being directed to Ms. Karen. 7 But, if Ms. Karen aint here, we can't get an 8 answer. 9 I don't understand how I can get paid for a 10 change order before I even get paid for the main 11 job I've done, and we keep going through this same 12 thing over and over and over, again. 13 COMMISSIONER REYES: Do we need his name? 14 CHAIRMAN ROGERS: Yes. I apologize. 15 Can you say who you are and what organization 16 so we'll have it down for our record? 17 MR. JOHNSON: Yes, sir. 18 CHAIRMAN ROGERS: And, to the first speaker, 19 if you would, come back and do the same thing so 20 we'll have it for the record so we'll know for our 21 reporter and our records. 22 MR. JOHNSON: Okay. My name is Wayne 23 Johnson. I'm the owner of 4 Closure Kingdom 24 Group (phonetic). 25 COURT REPORTER: You're the owner of, what?	1 I'm with Office of General Counsel -- 2 during public comment, this is just a chance for 3 the public to speak and express concerns, 4 but there is no obligation for the board to 5 respond or to answer questions. It's really just 6 to allow the public to speak. I just want to get 7 that out there. 8 CHAIRMAN ROGERS: Are there any other public 9 comments in the room at this time? 10 (no response) 11 CHAIRMAN ROGERS: Are there any public 12 comments online at this time? 13 MS. MORRIS: No. 14 CHAIRMAN ROGERS: Hearing and seeing none, 15 please note we did hear your comments. 16 It is, of course, not the board's responsibility 17 at this time to respond to anything, but it is our 18 job and our duty to listen to it and deliberate 19 about what you have brought to our attention. 20 So thank you-all so much for attending the 21 meeting at this time. 22 At this time, I will turn it over to our 23 Board Chair, who is online, for any comments that 24 she may have at this time. 25 Commissioner Horovitz.
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1 MR. JOHNSON: I'm the owner of 4 -- 2 the number 4 -- Closure Group. 3 COURT REPORTER: Thank you. 4 MS. FRAZIER: My name is Stephanie Frazier, 5 and I'm a maintenance mechanic for Centennial 6 Towers. 7 CHAIRMAN ROGERS: Our next speaker. 8 MS. TURNER: How y'all doing today? 9 PEOPLE: Good afternoon. 10 MS. TURNER: I am (inaudible) and I work for 11 -- 12 COURT REPORTER: I didn't get your name. 13 I'm sorry. 14 MS. TURNER: -- Betty Turner. 15 COURT REPORTER: Thank you. 16 MS. TURNER: I work for Hogan. I want to 17 know why we getting evaluated and not getting 18 paid? 19 We getting evaluations. We done had like two 20 evaluations, and we never got any raises. 21 That's my question. 22 CHAIRMAN ROGERS: Any other speakers in the 23 room? 24 MR. WILSON: Commissioner Rogers, I was just 25 going to explain -- this is Reece Wilson.	1 COMMISSIONER HOROVITZ: Yes. Thank you. 2 Through the Chair, thank you for filling in for me 3 today. I'm sorry that I can't be in the room with 4 you-all. I have a family emergency that took me 5 out of the city, but I appreciate all the work 6 that everyone's doing on the different committees 7 that you're leading and the passion that you are 8 all pouring in to the work that we're doing here. 9 So thank you-all. Thank you to the staff. 10 Thank you to Ms. Philips, who is just tirelessly 11 working to move the agency forward. I just 12 appreciate you-all. And, of course, to our team 13 at the Office of General Counsel, who have just 14 been really great advisors through the various 15 things that we've worked through. So thank you. 16 I'm sorry I can't be there with you, but I'm here 17 to support. 18 CHAIRMAN ROGERS: Thank you so much, 19 Madam Chair. 20 At this time, we will go into our 21 Agency Financial Overview. 22 Ms. Davis. 23 COMMISSIONER REYES: I was going to ask -- 24 CHAIRMAN ROGERS: Ms. Davis, before you 25 begin, Commissioner Reyes ...

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1 COMMISSIONER REYES: -- this is through the 2 Chair to Ms. Roslyn. I'm not sure. 3 Do we need to vote on the minutes before we 4 start the actual agenda as a point of order? 5 CHAIRMAN ROGERS: Thank you so much for the 6 point of order. 7 COMMISSIONER REYES: Did I do it right? 8 CHAIRMAN ROGERS: You did. Thank you so 9 much. 10 COMMISSIONER WEATHERBY: They have it farther 11 down on the agenda. 12 CHAIRMAN ROGERS: Thank you. 13 It's not (sic) on the agenda. So I'm 14 following the agenda. 15 COMMISSIONER WEATHERBY: It's farther down. 16 COURT REPORTER: It's No. V on the agenda. 17 COMMISSIONER BROCK: Yeah. 18 COMMISSIONER REYES: On the one that's online 19 -- the one that was in the calendar invite -- 20 it is there, but it's not listed yet. 21 CHAIRMAN ROGERS: Yes. So it's after. 22 So we can take it now, or we can take it 23 -- 24 COMMISSIONER REYES: No, no. I just wasn't 25 sure if it needed to be first.	1 this fiscal year. 2 As you see, the operating income is in the 3 black for central office, and that's mainly 4 because we have received about all of the income 5 that we were expecting. 6 If you look at public housing, that's not 7 necessarily the case, but we have received funds 8 from our Capital Fund 2023 account of 9 1.6 million dollars. 10 So, once those are posted, that amount would 11 be in the black, also. So we are looking well, 12 very good with our income -- our budgeted versus 13 actual amounts -- for both central office, 14 public housing and really the Section 8 Program. 15 In the packet, we provided additional 16 information. Hopefully, you've had a chance to 17 look at that, and, if you have any questions, 18 we can answer those questions. 19 Again, we're still refining this packet, 20 because we really were dealing with apples 21 and oranges, but we pretty much got it about 22 laid out at this point. 23 In the packet, we also provided some 24 financial ratios for you. The financial package 25 consists mainly of income information and not a
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1 CHAIRMAN ROGERS: So we'll take it in this 2 order. 3 COMMISSIONER REYES: Okay. 4 CHAIRMAN ROGERS: Sorry about that. 5 COMMISSIONER REYES: Okay. 6 CHAIRMAN ROGERS: Ms. Davis. 7 MS. DAVIS: Thank you very much. 8 Hopefully, you still have the packet that I gave 9 you from the Finance Committee Meeting on Friday 10 that was in-depth financials explained at that 11 time, that we do have our budgets in the system 12 now, and we are slowly getting the financial 13 reports to where we needed them. 14 Before, I told you there were some 15 differences in the way that they were prepared -- 16 the budget was prepared -- and the way our system 17 is set up with even a different chart of 18 accounts. 19 So it just took some time to kind of roll 20 things out, and we got them essentially rolled out 21 at this point. But we should provide you better 22 statements as we go forward. 23 But the information that we provide shows a 24 comparison of budgets to actuals for February and 25 year to date with five months having elapsed in	1 balance sheet, but we did provide some financial 2 ratios. 3 And that's when you look at your current 4 assets and current liability, the ability of a 5 company to maintain operations without having 6 to liquidate, and, for all of our AMPs, 7 it is positive. It's over 1. So we're doing 8 well, and, in the future, we will provide the 9 MENAR ratios for you, also. 10 Concerning the accounts payables, we said at 11 at the Finance Committee Meeting that we were 12 current with payables, and, essentially, 13 we are current with payables. 14 What we find that we have owed is payables 15 we did not know about for some reason, 16 and, once we are finding those things out, 17 we are paying those right away. 18 We have not one person in payables, 19 but we have three people. We hired two additional 20 folks, and those people are working really hard. 21 And the name Karen was mentioned. She's been 22 with us for a while, and she is out sick now. 23 But we have two other people, Kaley (phonetic) 24 and Vaughn (phonetic) that are there. 25 And I understand Mr. Johnson was here

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1 Wednesday, and they met with you. And, hopefully, 2 your matter got resolved. If not, we will -- 3 they thought it was resolved -- we will get with 4 you and get it resolved. But they did meet with 5 you on Wednesday. It was Kaley I know and perhaps 6 Vaughn, also. 7 We announced that we would be starting a 8 vendors forum, and we have not quite had that 9 yet. We had one tentatively scheduled for 10 Wednesday of this week that we've had to 11 reschedule, and we will advise you of the 12 rescheduled date for that. 13 But, as shown in our financials, too, 14 the expenses are very high, and that reflects that 15 we've paid a lot of the overdue expenses that were 16 overdue for a period of time. 17 In addition to the financials, we also 18 provided you copies of the audit reports for all 19 of our RADs. Those audits were finalized. 20 The RADs are on the fiscal year, not the calendar 21 year, and the auditors have finalized the audits 22 for each of the RADs. 23 In addition, they've prepared and we filed 24 the tax return as well as a Management Review that 25 was done on Centennial Towers.	1 pleased to have her in that position. 2 Thank you. 3 CHAIRMAN ROGERS: Thank you so much, 4 Ms. Davis, for that report. 5 Are there any questions at this time? 6 I do see Ms. Phillips. 7 Ms. Phillips, do you want to make any 8 comments at this time before we go into questions? 9 MS. MIXON-PHILLIPS: And Ms. Davis referenced 10 the audits and other documents, and we've asked 11 Evann to put those on the portal that she gave you 12 access to -- the board repository. 13 So that's where you'll find them. She gave 14 you I think a little diagram of how to access 15 that, and, if you have any issues with accessing 16 that information ... 17 As you can see, it's pretty voluminous, 18 and so it would be like a phone book for us to 19 print all of that out and give it to you. 20 I don't know if you'd like all of that paper or 21 not, but I've heard comments over time that 22 it's a lot of trees being killed with the 23 documents being printed out. 24 So we are making sure that everything gets 25 uploaded to the board repository so you can access
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1 All of that information is in the portal, 2 and, hopefully, you've had a chance to see that. 3 And we are advised that it's there. 4 Concerning our operations, in addition to 5 payables -- and, like I said, in our opinion, 6 we're current with caveats. Things are being -- 7 as they are brought up, we're paying those. 8 In addition, we are converting to a new 9 payables system, P to P, and that system is a 10 paperless system. It will also allow vendors 11 to access their information from a portal. 12 They will be able to upload their invoices from 13 that portal. 14 So we will be able to have information on 15 invoices as soon as they're filed, and I think 16 I have told this board before, one of the problems 17 I had with invoices was Yardi did not have a way 18 for us to put them on the system immediately. 19 But, with this, we'll be able to put them on 20 the system immediately and monitor them on an 21 ongoing basis. 22 And I'd like to also announce that we've 23 hired our comptroller, and she's here today, 24 Sudelta Henson. She is a Georgia CPA, 25 and she started last Monday. And we are very	1 documents at any time, minutes and other 2 documents. So they are there. 3 As Ms. Davis said, the team has worked 4 really, really hard in getting the payables 5 up-to-date. As you-all know, we reported in the 6 past, when we came on board six or seven months 7 ago, we found invoices dating back to 2022 that 8 were outstanding. 9 I can't give you any reason why other than 10 to say, when we got here, we put that as a 11 priority of updating our invoices. 12 I also said, in finance, when Ms. Davis 13 referenced that we were totally caught up, 14 which she's restated today, I'd say at about 15 95 to 98 percent, because there are always some 16 outliers. 17 And finance may be up-to-date with what they 18 can pay, but there are some, as was referenced by 19 the vendor, Mr. Johnson, that, if they don't have 20 all of the documents in finance, they cannot make 21 the payment until all of those documents are 22 provided -- not necessarily from the vendor. 23 They may be from another department, 24 from procurement or from operations -- 25 that they have not closed that gap.

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1 But I can tell you, based on what we are 2 seeing, everything that can be paid has been paid. 3 As soon as they give the information, the process 4 now allows for immediate turnover of those 5 invoices and getting them paid. So that's where 6 we are. 7 Mr. Johnson, when this is over, 8 I'll get with Ms. Mamie, yourself and others, 9 and we'll make sure that we understand why you got 10 paid for the newer ones before you got paid for 11 the older ones. And, if there are some 12 outstanding documents, we'll make sure that we get 13 that. 14 But we've done a great job -- the Finance 15 Team -- working with operations, because it takes 16 the entire agency. It's not just the Finance 17 Department. 18 Operations and procurement, as well, 19 have a role to play in making sure we get those 20 invoices paid in a timely manner. And that is our 21 intent, and that is our goal. 22 Additionally, Ms. Davis has been able to put 23 some things in place with some of our larger 24 vendors that we've experienced some problems with 25 -- increasing the lines of credit so that we are	1 with finance and did not see the documents that 2 you presented, and I do indeed apologize for 3 that. 4 But I guess my first question would be, 5 as it relates to the audits -- and thank you for 6 putting it on the portal -- however, when was it 7 placed on the portal? 8 Because I think we should get a notice, 9 because I have not reviewed that but would love to 10 make sure that ... 11 When was it placed in the portal? 12 MS. MORRIS: Today. 13 CHAIRMAN ROGERS: Today? 14 MS. MIXON-PHILLIPS: It was noticed on Friday 15 at the meeting that we would put it in the portal, 16 and so it's in the portal. 17 CHAIRMAN ROGERS: Okay. I look forward to 18 reviewing the audit. 19 MS. MIXON-PHILLIPS: Now it's not the agency 20 audit. It's just the audits for the RADs -- 21 CHAIRMAN ROGERS: Correct -- 22 MS. MIXON-PHILLIPS: -- and they were 23 unqualified, which is a good thing. 24 CHAIRMAN ROGERS: -- okay. Thank you for 25 that.
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1 not over the limit. And those accounts were being 2 shut down when we got here. Hopefully, that's 3 better. We've been told that it is better based 4 on our ability to increase those limits in those 5 accounts. 6 So there are some outstanding, "outliers," 7 if you will, but the majority of everything 8 that we have seen going back to 2022 has been 9 caught up. And that is reflected, as Ms. Davis 10 said, in the high expenses and the lower net 11 income or net profit that you might see on our 12 financial statements, because a lot of those 13 expenses related to '22 and '23. But we're having 14 to absorb them as a part of this year, 15 because they were not paid in the year in which 16 the services were rendered. 17 CHAIRMAN ROGERS: Thank you so much for that 18 clarification. 19 Commissioner Brock ... 20 Before I go to Commissioner Brock, 21 I'm going to go out of order, because I'm going to 22 forget, if you don't mind, Commissioner Brock. 23 COMMISSIONER BROCK: No. I don't. 24 CHAIRMAN ROGERS: I have to ask a couple 25 questions. I was not in finance. I was online	1 My other question deals with -- again, 2 I did not get a chance to be in person. 3 It is my understanding that -- we now call it, 4 "the housing choice voucher and public housing," 5 which I have before me, did receive their -- 6 the departments received their budgets. 7 Have all of the departments received their 8 budgets at this time? 9 MS. DAVIS: I believe they have. 10 They've been put on the system, and they can 11 access them from the system itself -- Yardi. 12 So that's how they receive them, from Yardi. 13 CHAIRMAN ROGERS: Okay. So all of the other 14 department's budgets would be in Yardi. 15 I just want to make a -- 16 MS. DAVIS: For the most part, yes. 17 The budgets are put on Yardi. Yes. 18 CHAIRMAN ROGERS: Okay. And I brought this 19 up before. I just want to bring closure to this. 20 As it relates to our Home Depot and Lowe's 21 account, those are current and up-to-date? 22 MS. DAVIS: I believe they are. I was told 23 of a difficulty, and I can't recall what that 24 difficulty was. But, yes. But they are 25 essentially up-to-date, yes.

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1 We have one person that has been working on 2 Lowe's, Home Depot HD, and that's what that 3 person has been doing. And, yes. Those accounts 4 are up-to-date. 5 CHAIRMAN ROGERS: I will say this, and, 6 again, I was not at the finance meeting, 7 but this has come up several times. And, from my 8 understanding, I would love to really understand 9 what's happened with these two accounts. 10 Individuals have continued to say that 11 -- I don't want to get into the operations, 12 because I do understand the difference between 13 operations and governance. So I want to stay in 14 my governance role. 15 But, when they go, these two accounts are 16 rejected. So I'm not understanding why they 17 are rejected, but we do need to make sure that 18 that is taken care of for the agency. 19 And so I'll close with the comment with these 20 two accounts being that those have come up 21 multiple times. 22 MS. MIXON-PHILLIPS: And, Mamie -- 23 if we could, Mr. Chair -- 24 CHAIRMAN ROGERS: Yes. 25 MS. MIXON-PHILLIPS: -- those were the	1 MS. DAVIS: To 80,000. 2 MS. MIXON-PHILLIPS: And I think it's now 3 80,000. So we've more than doubled those limits 4 to help with and assist with avoiding being 5 over the limit when people go to -- yeah. 6 It takes that with the number of properties 7 that we have to make sure that we have the 8 availability of the line of credit in order to do 9 what needs to be done. 10 We thought it was simply -- at first, 11 we thought it was simply a matter of old invoices 12 not getting paid, and we found that that was not 13 necessarily the case. It was that we were going 14 over the limit from day-to-day. 15 You know, we make a payment for \$20,000. 16 Tomorrow we got \$30,000 in new invoices, 17 and it was just a perpetual cycle. And so we 18 worked very hard through our Finance Team to get 19 those limits raised to avoid having those same 20 kinds of issues. 21 MS. DAVIS: And there's a whole process to 22 this. We pay the invoices, but there is a 23 purchase order that has to be generated and 24 approved that happens outside of accounting. 25 So, if this isn't done, no one can just walk
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1 accounts that I have been speaking of that we have 2 increased those credit limits recently to avoid 3 that happening. 4 What happens is we've got, you know, 5 nearly -- I don't know how many scattered sites 6 and all of our properties that are all using the 7 same account. 8 That account I think had a limit of -- 9 MS. DAVIS: 35,000. 10 MS. MIXON-PHILLIPS: -- \$35,000. 11 If you've got all of these properties and all of 12 these employees accessing that same account with 13 the number of properties that we have, we can pay 14 it today and it be a zero balance, and tomorrow 15 it would be over the limit. 16 And so, in order to avoid what you're 17 describing, with it being over the limit -- 18 it wasn't that they weren't being paid. 19 They were over the limit in many cases was why 20 they were not able to access them. 21 Once we got into them and found -- 22 Ms. Davis got into them and her staff and found 23 out that it was such a low limit given the demand 24 on those accounts was when she worked with those 25 businesses to increase those limits.	1 into Lowe's or Home Depot and purchase something 2 on the account. So all of that has to be done 3 before they can go there and get stuff. 4 So I don't know what's happening on the front 5 end, whether they've done all of those things, 6 but, once the invoices are filed, those invoices 7 are being paid. 8 CHAIRMAN ROGERS: Commissioner Brock and then 9 Commissioner Reyes. 10 COMMISSIONER BROCK: My mike gone out. 11 But, nevertheless, thank you, Mr. Chair. 12 Thank you for acknowledging me, but you can pocket 13 me. So I don't have no comments. 14 (People laughed.) 15 CHAIRMAN ROGERS: Commissioner Reyes. 16 COMMISSIONER REYES: Thank you. 17 Through the Chair to Ms. Davis, 18 do our vendors receive any type of information 19 about our billing or invoice process? 20 I don't want to get into the operations. 21 Maybe this is a better conversation for finance, 22 but I think we have been -- you have been cleaning 23 up, right, for six months. And the board is fully 24 aware of that. 25 I don't know that all of our vendors are

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1 fully aware of that. I'm sure they've seen a 2 transition in leadership and understand that we 3 have been cleaning up. 4 But maybe, as a recommendation, something 5 that you guys can explore is providing some sort 6 of update, in terms of our billing invoice process 7 for them, that would give them some understanding 8 as to what the expectation is. 9 I think not knowing is also very frustrating. 10 So I think that would be very helpful, 11 but I'll leave that as something for you to 12 consider. 13 MS. DAVIS: And certainly that's the intent 14 of the meeting that we announced that we're going 15 to have for the vendors. 16 COMMISSIONER REYES: Correct. 17 MS. DAVIS: A vendor's forum on AP, 18 and we will have those. Last week, we were to 19 have the first one, and the person that was 20 planning that got ill. And we didn't follow 21 through with that, but we'll assign it to someone 22 else. And we will have those meetings as soon as 23 possible. 24 What we have planned and will plan is to put 25 on our website that we will have these meetings	1 The cost of living conversation did happen, 2 and then I can't recall if it happened in HR or 3 if it happened in finance. 4 COMMISSIONER BROCK: In HR, in HR. 5 COMMISSIONER REYES: In HR. 6 CHAIRMAN ROGERS: But I remember, 7 when I joined the board, we received a comparison 8 of the 3.5 percent. We're well in now. 9 I do understand the unions have been certified and 10 got all of that. I understand that. 11 When can this board receive that information 12 that I received when I first joined the board so 13 that this board can make a decision? 14 MS. MIXON-PHILLIPS: And I'm not sure that 15 I understand the question exactly, and maybe 16 I'll have to ask our attorney to help me with this 17 answer. 18 You oftentimes hear the word, "COLA," 19 come up in conversations about increases, 20 and I'm going to defer to the attorney and let her 21 explain it. Because there are raises, and then 22 there is always injected into that conversation 23 COLA. 24 MS. TEODORESCU: Yes. I'm not sure where 25 that comes from. Pay raises are just pay raises.
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1 with vendors, and, when vendors call, tell them 2 that we will have these meetings. 3 The meetings will be in this conference room, 4 and we have 2 hours designated for it. And there 5 is some general information we'd like to give them 6 and then to answer any questions and work on their 7 claims. 8 That's the purpose of that meeting. 9 Again, it was scheduled for this week. 10 But it didn't happen, because the main person 11 planning it has been out sick for over a week. 12 COMMISSIONER REYES: Okay. Thank you for 13 that. It brought me to my second question, 14 but you've answered it -- the status of that 15 meeting. 16 Thank you, Chair. 17 CHAIRMAN ROGERS: Are there any further 18 questions? 19 (no response) 20 CHAIRMAN ROGERS: Let me ask this last and 21 final question, again. When I'm not in person, 22 questions always come up, and I can't remember. 23 And, Commissioner Reyes, you may have to 24 help me or someone who was here, because I can't 25 recall when I was online.	1 In government, they are the result of Collective 2 Bargaining Agreements, and that's where raises 3 come from. 4 And then, based on whatever budget is 5 available, the employees who are not part of 6 collective bargaining may receive some pay raises, 7 as well. 8 As we discussed previously, there has been no 9 union for a while, but the process to create a 10 union started around August. And, from that point 11 on, we have to wait for that union to be created. 12 You cannot offer pay raises to jobs that are 13 within a union that's -- had been created very 14 soon. You could very easily be accused -- 15 before the union is elected, you could be accused 16 of attempting to sabotage the creation of the 17 union. 18 And, after the union is created, you have to 19 wait for the union to collectively bargain for pay 20 increases. Otherwise, you may be accused of 21 unilateral action. 22 MR. WILSON: Yes. 23 MS. MIXON-PHILLIPS: And we do have two sets 24 of employees. 25 Excuse me, Commissioner. We have those that

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Page 29 1 are covered by the CBA, and then we have exempt 2 employees. And though, in years past, many years 3 past, there have been occasions when exempt 4 employees were given raises before the contract 5 was finalized or the pay raises with union 6 employees were finalized. 7 So it's been handled both ways, 8 but, most recently, to my recollection, 9 the raises were done simultaneously for exempt 10 and nonexempt. 11 Now, again, that is not a requirement, 12 but that's how it has been done, in the more 13 recent past, is my understanding. 14 And the word, "COLA," again -- at some point 15 during some administration with this agency, 16 there were references made to COLAs, but that is 17 not, to my understanding, what the raises actually 18 are. 19 MS. TEODORESCU: Correct. There may have 20 been a reference to COLA as a criterion for 21 the level of a pay increase or for justifying a 22 pay increase, but the pay increases are not 23 dictated by COLA. They're not all from that. 24 And a union has been elected, and pay will 25 have to be negotiated. You cannot offer pay	Page 31 1 that requirement that nonunion employees have to 2 wait until the union straightens out all of theirs 3 for their stuff is the issue. 4 MS. TEODORESCU: There is no such 5 requirement. 6 COMMISSIONER WEATHERBY: Good. Because I 7 wasn't sure when I -- some of your comments led me 8 to wonder if, you know, it was considered trying 9 to interfere with the union or collective 10 bargaining. 11 MS. TEODORESCU: No. 12 COMMISSIONER WEATHERBY: Good. That's right. 13 MS. TEODORESCU: Offering pay raises to 14 nonunion employees -- it's within the -- 15 it's an option for the agency, but perhaps 16 collective bargaining would dictate how much of 17 a pay raise you can offer to nonunion employees. 18 COMMISSIONER WEATHERBY: Okay. 19 Shade meeting. 20 CHAIRMAN ROGERS: Commissioner Brock. 21 COMMISSIONER BROCK: Thank you, Mr. Chair. 22 I would like to start off with -- 23 first of all, this Board of Commissioners -- 24 I don't have my minutes in front of me, but we did 25 vote. This board here voted -- maybe not when
Page 30 1 raises directly to bargaining unit employees. 2 COMMISSIONER WEATHERBY: I was next. 3 CHAIRMAN ROGERS: And then I'll go to you, 4 Commissioner Brock. 5 COMMISSIONER WEATHERBY: As probably most 6 commissioners can remember, on Friday, we had a 7 lengthy discussion about this, and, yes, 8 it was part of HR when going over the CEO 9 requirements list. 10 And it was said that the nonunion employees 11 do not have to wait for the union for them to get 12 their raises, and, because of the holdups with the 13 union that I think everybody is pretty well-versed 14 about, the nonunion employees have not gotten 15 raises. 16 And it's caused a lot of heartburn, 17 and I think we kind of agreed that there was no 18 reason, unless Adina tells us otherwise, 19 that we have to wait for the union to give the 20 nonunion employees raises. 21 MS. TEODORESCU: That is a matter of 22 collective bargaining that perhaps should be 23 addressed in a shade meeting, but it's very much 24 a question of budget. 25 COMMISSIONER WEATHERBY: But, again,	Page 32 1 y'all were here -- for our employees -- all of our 2 employees, exempt as well as union employees, 3 to get COLA. We voted on that on this board. 4 We also voted for raises. It was set up on 5 merits. It was set up on three, four and five 6 was the raises evaluations that they were -- 7 the staff was supposed to receive. 8 The union -- if they were in bargain mode, 9 the union used to be retroactive back to 10 October 1 of the fiscal year, but our nonunion 11 workers had received theirs. 12 Anytime that we are delayed on anything, 13 when it comes to the staff receiving raises 14 and getting whatever, it always is retroactive 15 back to October 1. 16 There were a time that we had a discussion 17 that was dealing with our CEO. Our CEO had worked 18 for six months and had not received his 19 evaluation. 20 When he received his evaluation, 21 he was already into six months of work. 22 The board had voted that they were not going to 23 retroact his pay back to the six months, 24 but we found out, through our attorneys -- 25 Adina wasn't there at the time -- through our

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1 attorneys, that wasn't correct. 2 So we were able to retroact back our CEO pay 3 for the six months that he had worked that he had 4 not gotten his raise, because his evaluation was 5 not set up on him. It was set up on the board. 6 We were the ones that was late giving him his 7 evaluation. 8 And so that's where the COLA pay come in. 9 We have gave COLA pay to the Jacksonville Housing 10 I know for at least two years since I've been here 11 -- the COLA pay. 12 Thank you. 13 CHAIRMAN ROGERS: Thank you so much. 14 COMMISSIONER HOROVITZ: If I may through the 15 Chair, I'm sorry. 16 CHAIRMAN ROGERS: Commissioner Horovitz, 17 please. 18 COMMISSIONER HOROVITZ: Thank you. I will 19 agree. We have -- I have voted on approving a 20 cost of living adjustment once. It's possible 21 twice, but I believe it was only the one time. 22 And we talked about this a lot in board 23 meetings, that a cost of living adjustment should 24 not be viewed as a raise or merit increase. 25 At the time, we were somewhat behind.	1 I just want to confirm. So I did take notes 2 when we were at the HR Committee Meeting. 3 The conversation came up when we were talking 4 about one of goals for the CEO, to have a 5 mechanism to create fairness in pay raises, 6 and I believe that was one of Commissioner 7 Weatherby's additions that she made to 8 recommendations. 9 So we did have the conversation, but the goal 10 there was to make sure that our incoming CEO is 11 aware that this is a problem that needs to be 12 resolved. 13 So, for the time being, I don't believe we 14 have an immediate resolution for this right now, 15 but we did want to bring it to her, right, 16 so that she makes it something, you know, 17 important and in the forefront of the work that 18 she does. 19 Thank you. 20 CHAIRMAN ROGERS: And, again, I raised that. 21 I know I was online. I raised that. 22 Many individuals in the room were not probably a 23 part of the conversation, an in-depth conversation 24 that this board took on, on Friday. 25 So it's always good to be transparent with
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1 Cost of living had increased a lot, and it was -- 2 the board decided it was the right thing to do. 3 But I feel very strongly that it's not something 4 that we should do regularly. 5 We can't possibly, as an organization, 6 keep up with inflation and the cost of living, 7 and I don't know any organization that is 8 attempting to do that. 9 And so I really do want to be careful how we 10 talk about COLAs, because there should not be the 11 expectation that that's something that we will do 12 every year, in my opinion. 13 CHAIRMAN ROGERS: Thank you so much. 14 Are there any further discussions as it 15 relates to Dr. Davis's -- Ms. Davis's report at 16 this time? 17 MS. MIXON-PHILLIPS: She's a Juris Doctor. 18 (People laughed.) 19 CHAIRMAN ROGERS: Seeing and hearing none, 20 thank you so much. 21 At this time, can I get a motion to approve 22 the February 24th minutes at this time? 23 I'm sorry. Commissioner Reyes. 24 COMMISSIONER REYES: Sorry. I was checking. 25 So I apologize.	1 the public as it relates to the conversation that 2 we're having so that individuals don't feel as if 3 we're overlooking their concerns and we don't hear 4 them. 5 "We hear them loud and clear," as I always 6 say, and so, again, I know this conversation was 7 very in-depth on Friday. And, again, 8 many individuals in the room were not a part of 9 that conversation or were not able to hear some of 10 the discussion that took place around this very 11 issue. 12 And so I wanted to bring it to light just so 13 that they can have an opportunity to know that 14 this board is paying attention. We do hear it, 15 and we are working to try to get it resolved. 16 COMMISSIONER WEATHERBY: Just one final 17 comment. I think, because of the holdup with the 18 union, that the agency is taking an unnecessary -- 19 that may be questionable in this -- but it seems 20 an unnecessary hit to morale. 21 And so I am very much in favor of our new CEO 22 just, you know, making that one of her critical 23 few objectives. 24 CHAIRMAN ROGERS: Correct. Thank you so 25 much.

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1 All right. Again, can I get a motion to 2 approve our February 24th, 2025 minutes at this 3 time? 4 COMMISSIONER BROCK: I make a motion. 5 COMMISSIONER REYES: I second. 6 CHAIRMAN ROGERS: It has been properly moved. 7 I'll take Commissioner Brock and then 8 seconded by Commissioner Reyes. 9 Are there any discussions as it relates to 10 the minutes at this time or any corrections? 11 (no response) 12 CHAIRMAN ROGERS: Seeing or hearing none, 13 all in favor signify by saying, "Aye." 14 COMMISSIONER SHIRLEY: Aye. 15 COMMISSIONER HOROVITZ: Aye. 16 COMMISSIONER REYES: Aye. 17 COMMISSIONER BROCK: Aye. 18 COMMISSIONER WEATHERBY: Aye. 19 CHAIRMAN ROGERS: Any opposed likewise? 20 (no response) 21 CHAIRMAN ROGERS: By your action, you have 22 approved the February 24th minutes at this time. 23 We will now move into our, "New Business, 24 at this time. 25 And, Ms. Phillips, would you like to present	1 process, she would like to see the format 2 changed a little bit to make the data available 3 to the board summarizing more readily digestible. 4 So I just want to, you know, reiterate that 5 we are working on that. Mr. Figueroa has so 6 generously provided a template, which we think 7 will work moving forward. 8 So, hopefully, going forward, we need to do 9 what has to be done today, which would be mitigate 10 it somewhat. 11 So, having said that, the issue specifically 12 with Republic Waste's Contract C21-021 was that it 13 was fairly confusing on what exactly the contract 14 amount was versus what we've actually paid over 15 the course of those contract life cycle terms. 16 As was discussed, what I did was I tried to 17 summarize, on kind of a one-pager that we handed 18 out at the Finance Committee -- hopefully, 19 you have that in your packet now -- but what I 20 have summarized is the actual contract here, 21 the contract amount and what we were actually 22 invoiced for by the vendor. 23 And, if you recall, there was one year, 24 in this five-year kind of contract cycle where we 25 did not actually bring the contract for renewal
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1 on Resolution 2025-JHA-07, which is Republic 2 Waste? 3 This is something that came up in our 4 meeting prior to. So it is coming back before 5 us. 6 MS. MIXON-PHILLIPS: That's correct. 7 And Mr. Weathers is here to speak to some of 8 the questions and concerns. If you look under 9 Tab 4, which has some of the attachments there, 10 he's prepared a little chart that gives some of 11 the history of the invoicing. 12 (Many people left the room.) 13 MS. MIXON-PHILLIPS: It's in a separate 14 document, but it's in your folders under Tab 4. 15 If you turn to Tab 4, you will have it there. 16 That's it. Yes. 17 Okay. Mr. Weathers. 18 MR. WEATHERS: Good afternoon, everyone. 19 COMMISSIONER BROCK: Good afternoon. 20 COMMISSIONER REYES: Hello. 21 MR. WEATHERS: So, first off, if you recall 22 at one of the previous meetings, I just want to 23 restate Commissioner Horovitz had indicated that, 24 moving forward, for many of these contract 25 renewals or issuances as part of the resolution	1 to the board, it was omitted. So that is what 2 this particular summary slide tried to encapsulate 3 altogether. 4 In addition to that, what basically has 5 happened, over the course of the life of the 6 contract for the five years that we intend to go 7 through with this, is that there were additional 8 properties and tonnage added in 2023. So you can 9 see how the contract amount was adjusted in 2023. 10 Currently, we're in the fourth contract year. 11 So that's the current 2024 year date. That is how 12 much we have been invoiced year to date on the 13 2024 line. 14 And then, during the course of trying to be 15 proactive and preparing information for the board 16 for the upcoming renewal that was due this year 17 for 2025, that was when Ms. Phillips and, 18 Commissioner Rogers, you helped discover that 19 we had actually -- not, "we," but the 20 Procurement Department had last year, prior to my 21 arrival, omitted to bring the 2024 renewal before 22 the board. 23 So all this kind of encapsulates that. 24 I did some basic math and kind of averaged the 25 cost of what we're spending year to date,

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1 and, as you see at the bottom, it's about 2 \$487,357, which consistently has been on average 3 what we are contractually estimating the value of 4 the contract to be, as far as the NTE (phonetic). 5 So, hopefully, that clarifies some of the 6 questions that you may have had regarding what the 7 contract amounts have been versus what we've paid, 8 and then, of course, we would like to move forward 9 with the final year of this resolution with 10 Republic Waste with regard to that. 11 And, at that point, we will then review our 12 options for solicitation or quoting, 13 as per standard procurement procedure. 14 CHAIRMAN ROGERS: Thank you so much. 15 You have heard the summary and explanation 16 for Resolution No. 2025-JHA-07, the contract 17 renewal of Republic Waste, C21-021, at this time. 18 Can I entertain a motion to entertain this 19 contract at this time? 20 COMMISSIONER BROCK: I make a motion. 21 CHAIRMAN ROGERS: It has been properly moved. 22 Can I get a second? 23 COMMISSIONER REYES: Second. 24 CHAIRMAN ROGERS: It has been properly moved 25 and seconded.	1 I noticed that, "2023," has an asterisk, 2 and it refers to 2023 CPI Cost Adjustment based 3 on Department of Labor 7.28 percent. 4 Do all of our contracts have that? 5 MR. WEATHERS: No, they do not. 6 COMMISSIONER WEATHERBY: Why does this one? 7 MR. WEATHERS: I can't speak to why 8 necessarily that was included, but it was part of 9 the negotiation upfront, back in 2021, when this 10 contract was initially put in. 11 Obviously, when we engage our vendors, 12 some of our vendors have CPI escalators. 13 Some of them have a reference point using the 14 Department of Labor. Some have their own 15 internal metrics. 16 It's up to the procurement staff at the time 17 to kind of take a look, evaluate to see if those 18 are things that we are willing to work with where 19 we then do the contract. 20 In this particular case, it was deemed by 21 whoever was doing the negotiations that it was 22 okay. The vendor, in fact, had opted into -- 23 this is actually baked in. They have the option 24 of doing that every year. They only opted into 25 doing it in 2023.
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1 Are there any discussions? 2 COMMISSIONER HOROVITZ: If I may through the 3 Chair, no discussion. I just would like to say, 4 "Thank you," to Mr. Weathers. This is just an 5 excellent example of taking the board's feedback 6 and just really rising to the occasion. 7 So thank you for giving us everything that 8 we've been asking for and just making it easier 9 for us to have productive conversations when 10 we're in this room together. 11 MR. WEATHERS: You're welcome. My pleasure. 12 CHAIRMAN ROGERS: Thank you so much. 13 I did have one, and that was the actual 14 contract. But, in speaking with our attorney, 15 it's not something that is major, but I do want 16 to make sure, when the contract is signed, 17 it is up-to-date with the corrected numbers 18 that is before us. And so -- because the 2021 19 date just doesn't sit well with me in the old 20 contract, and so they'll be working on that. 21 Is that correct? 22 MR. WILSON: That's correct. I will work 23 with Mr. Weathers on that. 24 CHAIRMAN ROGERS: Okay. With that being -- 25 COMMISSIONER WEATHERBY: Quick question.	1 COMMISSIONER WEATHERBY: So one quick 2 follow-up. If we have a recession or a depression 3 and we go into disinflation, do we get to lower 4 it, again? 5 MR. WEATHERS: Well, first of all -- 6 COMMISSIONER WEATHERBY: Reece? 7 Adina? 8 MR. WEATHERS: -- I will say, since I've been 9 here, going forward as part of vendor 10 negotiations, we typically are very, very cautious 11 about automatic CPI escalations. 12 I think a lot of our larger vendors can 13 probably attest they probably shy away from it 14 now, because that is not something that we 15 oftentimes are willing to even entertain 16 particularly if there are other options of going 17 forward. 18 In limited circumstances, we can entertain 19 that, but, to answer your question, no. 20 It is an uncommon clause to have in our 21 contracts. We only have about 100 to 150 working 22 contracts amongst our 800 registered vendors 23 at any given time, and I can assure you haven't 24 looked at all of those contracts. I think there 25 is probably only maybe a handful that actually

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1 have a CPI clause in it, and this just happens to 2 be the one. 3 But, again, I can assure you that I have a 4 pretty hard-nosed staff. So, if year-over-year -- 5 which is why we prefer to enter these agreements 6 and these renewals a year at a time instead of 7 signing five block increments, because it gives us 8 the opportunity to revisit year-over-year, 9 sit down with vendor and have an honest 10 conversation. 11 And say, "Hey, you know, I understand you 12 would like to have a CPI, but this year is not 13 a good year to make any kind of price increase 14 happen," and proceed that way. That's kind of the 15 working operating template that we have in talking 16 to our vendors. 17 COMMISSIONER WEATHERBY: It sounds like a 18 good plan. I can see why they chose to take up 19 that option in 2023, though. That was a pretty 20 hefty year for inflation. 21 MR. WEATHERS: It was. 22 COMMISSIONER WEATHERBY: Thank you. 23 MR. WEATHERS: Yes, ma'am. 24 CHAIRMAN ROGERS: Okay. Commissioner Reyes. 25 COMMISSIONER REYES: I'm just curious,	1 approve Resolution No. 2025-JHA-07 Republic Waste 2 contract renewal at this time? 3 COMMISSIONER BROCK: I make a motion. 4 CHAIRMAN ROGERS: It has been properly moved. 5 Can I get a second? 6 COMMISSIONER WEATHERBY: Second. 7 CHAIRMAN ROGERS: It has been properly moved 8 and seconded. 9 Are there any further discussions? 10 (no response) 11 CHAIRMAN ROGERS: Hearing and seeing none, 12 all in favor signify by saying, "Aye." 13 COMMISSIONER BROCK: Aye. 14 COMMISSIONER REYES: Aye. 15 COMMISSIONER WEATHERBY: Aye. 16 COMMISSIONER SHIRLEY: Aye. 17 CHAIRMAN ROGERS: Any opposed likewise? 18 (no response) 19 CHAIRMAN ROGERS: By your actions, 20 you have approved Resolution No. 2025-JHA-07. 21 Thank you so much. 22 At this time, we will move into 23 Resolution 2025-JHA-10. 24 At this time, can I get a motion to entertain 25 this resolution at this time?
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1 because I do see on there ... 2 Through the Chair -- I'm sorry -- 3 to Mr. Weathers. The chart that you provided for 4 Republic Waste -- it does say on there that the 5 2024 year the board did not vote on that. 6 Is this in the renewal? 7 MR. WEATHERS: There was no renewal. 8 Correct. It was not brought before the board. 9 We are currently in that cycle right now. 10 COMMISSIONER REYES: Okay. Is that normal? 11 MR. WEATHERS: No, it is not. 12 COMMISSIONER WEATHERBY: No. 13 MS. MIXON-PHILLIPS: It should not have 14 been. 15 COMMISSIONER REYES: All right. 16 And I apologize. I missed the finance meeting. 17 So, if this was discussed already, I apologize. 18 Thank you. 19 CHAIRMAN ROGERS: And, again, this was 20 something that was caught earlier on, 21 because I didn't recall this ever coming before 22 the board. So that's how that came about. 23 Are there any further questions? 24 (no response) 25 CHAIRMAN ROGERS: Can I get a motion to	1 COMMISSIONER BROCK: I make a motion. 2 CHAIRMAN ROGERS: It has been properly moved. 3 Can I get a second? 4 COMMISSIONER WEATHERBY: Second. 5 CHAIRMAN ROGERS: It has been properly moved 6 and seconded to entertain this resolution at this 7 time. 8 Are there any discussions? 9 (no response) 10 CHAIRMAN ROGERS: Ms. Phillips, will you be 11 taking this one? 12 MS. MIXON-PHILLIPS: Sure. Thank you, 13 Mr. Chair. 14 As you-all know, we are in preparation mode 15 in expectation of the arrival of our new CEO. 16 One of the first things that we will need to do is 17 to make sure she is a proper signatory for our 18 various bank accounts, and, therefore, we are 19 bringing forth this resolution as we won't have 20 another scheduled board meeting until after her 21 arrival. 22 At the time that she arrives, she will be in 23 this position of the CEO, and I will no longer be 24 authorized to sign those various documents and 25 things.

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1 So we want to make sure there's not a lag 2 time in that, and so we are coming to this board 3 to ask that you approve it. She will sign it upon 4 her arrival. She will be here on the 14th in the 5 office, and that is the request of this 6 resolution. 7 CHAIRMAN ROGERS: Commissioners, you have 8 heard the summary of Resolution No. 2025-JHA-10. 9 Are there any -- Ms. Phillips. 10 MS. MIXON-PHILLIPS: What you see on screen 11 I believe is correct. We made corrections. 12 There on the screen is CEO Cheron Corbett Waller. 13 COMMISSIONER REYES: Oh, it was backwards. 14 MS. MIXON-PHILLIPS: It was backwards in what 15 you may have seen earlier. So we wanted to make 16 sure that it's the right name. 17 CHAIRMAN ROGERS: So we are approving what's 18 in front of us on the screen, not on -- 19 MS. MIXON-PHILLIPS: Yes. 20 On the page, it says, "Waller Corbett." 21 CHAIRMAN ROGERS: -- okay. So, fellow 22 commissioners, we are approving what is before us 23 on the screen with the corrections at this time. 24 Are there any questions? 25 (no response)	1 COMMISSIONER REYES: Which one? 2 CHAIRMAN ROGERS: Okay. The, "Now, 3 therefore, be it resolved ..." that just seemed 4 like a long run-on sentence for some reason. 5 It seems like it should be cut somewhere, but ... 6 COMMISSIONER REYES: It needs a comma, 7 TD Bank accounts. 8 MS. MIXON-PHILLIPS: Yes. I was going to 9 say, you can put a period there or a semicolon. 10 CHAIRMAN ROGERS: Okay. Something. 11 Okay. Maybe it's just me. Thank you. We can do 12 that small correction. 13 MR. WILSON: We can put that comma on 14 there. 15 MS. MIXON-PHILLIPS: Yes. 16 COMMISSIONER HOROVITZ: I just have one 17 comment, through the Chair. 18 Can I -- 19 CHAIRMAN ROGERS: You want her to go? 20 COMMISSIONER BROCK: She can. 21 CHAIRMAN ROGERS: Okay. Commissioner 22 Horovitz and then Commissioner Brock. 23 COMMISSIONER HOROVITZ: -- thank you. 24 Just a question. I think this is for 25 Ms. Phillips. I recall that there were a couple
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1 CHAIRMAN ROGERS: I do have one question, 2 and, if you-all can help me understand this real 3 quickly. 4 Is the CFO position -- because I know during 5 all of these changes -- is that a permanent, 6 or is that an interim? 7 Or, how is this referred to? 8 MS. MIXON-PHILLIPS: It is permanent. 9 A number of months ago, because of being able to 10 access federal systems, you have to be permanent. 11 You cannot be interim, and those were systems 12 that were important to us getting the work done. 13 I did have a discussion with the chairperson 14 about it, and she directed me to move in that 15 direction, which we did several months ago. 16 CHAIRMAN ROGERS: All right. Thank you so 17 much. 18 Are there any further questions? 19 (no response) 20 CHAIRMAN ROGERS: Seeing and hearing none -- 21 maybe it's just me, but this, "WHEREAS," just 22 seems like a long run-on sentence. But maybe 23 that's just me and my ... yeah. That -- 24 something's -- okay. Maybe I'm reading that 25 wrong.	1 of different accounts that we needed to make sure 2 that Mamie had access to, and I remember talking 3 about the TD Bank. That's definitely critical. 4 So I'm glad we're doing this ahead of Ms. Waller 5 starting. 6 Do we have a sense of the other accounts that 7 we need to be proactive in also making sure that 8 she has authority on, or is this the only one? 9 MS. DAVIS: No. There are other accounts, 10 and we felt like we could bring that before you 11 a little later, but this one was pretty urgent. 12 COMMISSIONER HOROVITZ: Yes, yes. 13 MS. DAVIS: Because we do, you know, 14 make disbursements all the time. So there are 15 other accounts that we have that we'll bring up in 16 the next meeting. 17 COMMISSIONER HOROVITZ: That's good to bring 18 it up. Thank you. 19 MS. DAVIS: Okay. You're welcome. 20 CHAIRMAN ROGERS: Thank you, Commissioner 21 Horovitz. 22 Commissioner Brock. 23 COMMISSIONER BROCK: Thank you, Mr. Chair. 24 I wanted to ask, because you brought it up. 25 I think -- and I heard Ms. Phillips -- but our CFO

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1 -- I remember we had voted that the CFO wouldn't 2 be permanent before the arrival of the new CEO, 3 but I mean, correct me if I'm wrong. 4 Did we come back and vote to make it 5 permanent, or was it -- 6 COMMISSIONER HOROVITZ: If I may -- 7 COMMISSIONER BROCK: -- just a conversation 8 that -- 9 COMMISSIONER HOROVITZ: -- I'm sorry. 10 Excuse me. 11 COMMISSIONER BROCK: -- or was it just a 12 conversation that our Chair and Ms. Phillips had? 13 CHAIRMAN ROGERS: I'll yield to Board Chair 14 Horovitz for clarification on that. 15 COMMISSIONER HOROVITZ: Yes. Thank you. 16 We've actually had this conversation a number of 17 times, as well. 18 What we discussed was that we were bringing 19 in Ms. Phillips to lead the agency through a very 20 tumultuous time, and we decided that we were not 21 going to handcuff her in any way in order to 22 accomplish the goals that she needed to for this 23 agency, including bringing in any leader that she 24 would need in order to help us move forward. 25 Obviously, this is an at will statement.	1 But we had this conversation, again, 2 and I don't recall. It might have been you, 3 Commissioner Brock, who asked this same question. 4 I would have to go through the minutes to find 5 that. 6 But, just to be clear, this was not a 7 decision that I made like separately from the 8 board's input. This was a conversation that we 9 all had together and decided that we weren't going 10 to say, "Only interims could be brought in." 11 CHAIRMAN ROGERS: Commissioner Reyes. 12 COMMISSIONER REYES: Through the Chair to 13 Ms. Roslyn, so I just heard you say that, 14 because that position required access to federal 15 accounts, that internally -- or did I 16 misunderstand -- that internally we had to require 17 the position to be permanent, as well? 18 MS. MIXON-PHILLIPS: If we wanted to be able 19 to access and drawdown funds and do the things 20 that needed to be done, the position had to be a 21 permanent position. 22 COMMISSIONER REYES: Okay. Right. 23 So I understood that, because it was required to 24 be permanent, it didn't need to come back to the 25 board.
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1 So, if we have a CEO come in who wants to have 2 changes in leadership, not to make anyone in the 3 room nervous or anything, they have the right to 4 do that. 5 But it was important that we allow 6 Ms. Phillips to do the job that we had brought her 7 on to do, including bringing in strong leadership, 8 such as Ms. Davis and Mr. Figueroa. 9 CHAIRMAN ROGERS: Commissioner Brock, 10 does that answer your question, or do you have a 11 follow-up? 12 COMMISSIONER BROCK: Okay. So that means 13 that we did not come back -- it did not come back 14 before the board for a vote? 15 COMMISSIONER HOROVITZ: It did (sic). 16 And I'm sorry. Through the Chair, we didn't 17 vote. The discussion was we were not going to say 18 she could not hire. There was one -- you are 19 remembering correctly. We had one conversation 20 where we were kind of, "Oh, do we want to make 21 sure all roles are interim?" 22 And I don't remember who started the kind of 23 theme of thinking that we were not going to 24 prevent her from bringing in permanent leaders, 25 and that's how we ended.	1 MS. MIXON-PHILLIPS: And, initially, 2 I did not have that understanding. So her initial 3 offer letter did say, "Interim," and we went back 4 and made that change to allow for her having those 5 accesses. 6 COMMISSIONER REYES: That makes sense. 7 Thank you. 8 COMMISSIONER HOROVITZ: And, if I can, 9 as a follow-up through the Chair, I believe -- 10 and not to speak for Ms. Phillips -- I believe, 11 out of respect for the board in her interim kind 12 of status, she was eager to bring in strong 13 leaders, but didn't want to say, "These are the 14 leaders that will be in place." 15 So Ms. Davis was brought on in an interim 16 role; although, she had the rights and authority 17 to bring her in as permanent from the beginning. 18 But, as she just stated, her agreement did 19 say, "Interim," but we quickly discovered that 20 it was impossible to do the role effectively with 21 that, "Interim," in the title. And so she was 22 within her rights to adjust the title, 23 because Ms. Davis is her employee. 24 CHAIRMAN ROGERS: Okay. Are there any 25 further questions?

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1 (no response) 2 CHAIRMAN ROGERS: Commissioner Brock? 3 Do you have a follow-up, or are you good? 4 COMMISSIONER BROCK: No. 5 CHAIRMAN ROGERS: Can I get a motion to 6 approve Resolution 2025-JHA-10 at this time? 7 I thought I did that. 8 I think we're all in favor, right? 9 I'm not sure. 10 COMMISSIONER REYES: I think we have to vote. 11 MR. WILSON: Mr. Chair, I think you did a 12 motion to entertain and discussion, and now we 13 need a motion to approve. 14 CHAIRMAN ROGERS: Thank you. 15 So all in favor signify by saying, "Aye." 16 COMMISSIONER BROCK: Aye. 17 COMMISSIONER WEATHERBY: Aye. 18 COMMISSIONER SHIRLEY: Aye. 19 COMMISSIONER REYES: Aye. 20 COMMISSIONER HOROVITZ: Aye. 21 CHAIRMAN ROGERS: Any opposed likewise? 22 (no response) 23 CHAIRMAN ROGERS: By your action, you have 24 approved Resolution No. 2025-JHA-10. Thank you so 25 much.	1 nodding her head saying, "Yes, we do." 2 So this might take a while to get through. 3 All right. Do you want to take your 4 questions now, or do you want to -- 5 COMMISSIONER SHIRLEY: No. I yield to 6 Ms. Phillips. 7 CHAIRMAN ROGERS: -- okay. So, Ms. Phillips, 8 if you will, address this one. 9 MS. MIXON-PHILLIPS: Okay. So some of you 10 may ... 11 Thank you, Mr. Chair. Thank you, 12 commissioners, for allowing us to bring this 13 forward today because of the timing of it. 14 Many of you who were on the board at the 15 time, if not all of you, may recall that the 16 City of Jacksonville awarded through ordinance 17 funding from the ERAP Program for the construction 18 of five houses. 19 It's a partnership between us and the 20 City of Jacksonville to build these five homes 21 on lots that we own in the Durkeeville Community. 22 And so, since that time, the housing 23 authority had worked with architects and engineers 24 to design the houses. We have met with the 25 Durkeeville Community, as well as with the
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1 At this time, we are going to -- let me get a 2 motion to entertain -- and this is from my 3 understanding. I had to go back and listen to 4 the conversation that you-all had on Friday 5 regarding this particular one. This is coming 6 before us, Resolution 2025-JHA-11, New Home 7 Construction, C25-024, Contract Awards. 8 This is coming before this board as an 9 emergency item is what I understand based on the 10 conversations that I heard when I reviewed the 11 tape on Friday. So this is an item that is new to 12 us. 13 And so, can I get a motion to entertain this 14 resolution? 15 The Resolution, again, is 2025-JHA-11. 16 COMMISSIONER BROCK: I make a motion. 17 CHAIRMAN ROGERS: It has been properly moved. 18 Can I get a second? 19 COMMISSIONER WEATHERBY: Second. 20 CHAIRMAN ROGERS: It has been properly moved 21 and seconded. 22 Ms. Phillips, will you be ... 23 Are there any discussions? 24 Because I have a lot of questions on this 25 particular one, and I see Commissioner Shirley	1 City Department to take a look at how we would 2 construct these and how we would go forward with 3 them. 4 There were some delays in the process of 5 getting this off the ground, but it does have a 6 sunset date. We are to have these houses 7 constructed by the end of September of this year, 8 which is the nature of the emergency today, 9 to ask you, now that we have bids in to allow us 10 to go forward with the low bid, which is 11 Corporate Vision, Inc., to begin the process of 12 construction. 13 We are already in the permitting process with 14 the City of Jacksonville, and I'd be happy to try 15 and answer any questions you have. Obviously, 16 procurement went through our Procurement 17 Department, and there is a tally sheet -- 18 the second sheet or the first sheet behind the 19 resolution -- which gives you what has been 20 proposed by the seven companies that bid on this 21 project that were responsive to what the 22 requirements were and had the necessary background 23 and experience. 24 Mr. Weathers, I don't know if you'd like to 25 add something before the questions.

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1 MR. WEATHERS: Good afternoon, again. 2 So I can add what has been done, as far as 3 the actual bidding process. So I can add detail 4 to the actual bid process. 5 So we did conduct an invitation for bid, 6 which is a specialized bid. Obviously, during the 7 IFB, it is intended to streamline the bidding 8 process, and it is very objective in its goal in 9 selecting a vendor. 10 There is no Evaluation Committee. 11 There is no looking at the process. 12 An invitation for bid on projects like this is 13 just very straightforward. 14 As far as construction, it's generally 15 meeting the response of that responsibility check. 16 The lowest bid can win. 17 So we did have an IFB conducted on Wednesday. 18 The bids came in, and they were tallied, 19 as you can see on the tally sheet. 20 The winning response and the responsible bid 21 was the vendor that we are discussing today, 22 in terms of Corporate Vision, Incorporated, 23 to build five homes on the Hart and Grothe Street 24 lots together. 25 They were given in the RFP, as Ms. Phillips	1 issue was, was it just straight low bid, 2 or was there any criteria that would allow us to 3 go beyond the lowest bid? 4 And so that was -- 5 MR. WEATHERS: No, ma'am. If this vendor 6 would not be selected, then, by default, the next 7 vendor would be I believe First Coast Construction 8 based on the numbers -- 9 COMMISSIONER SHIRLEY: Gotcha. 10 MR. WEATHERS: -- and then consecutively on 11 down the list. That basically is the way the IFB 12 process is constructed for projects like this, 13 and, in this case, it was deemed the best approach 14 in order to meet the consolidated timeline. 15 It's a very straightforward thing. 16 Building a home is building a home. There aren't 17 a lot of variations to it. You know, put the 18 foundation down, put the frame up, put the roof 19 on, put the cabinets in, and let's go. 20 So that was why it was conducted as an 21 IFB. So, in the event that this vendor would not 22 be selected, we would automatically know who our 23 next selection would be. It would be First Coast 24 based on the price. 25 It's important to note that, based on the
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1 has stated, the timing and are very aware of 2 the urgency of this matter. As I'm sure everyone 3 on the board is even passingly familiar with 4 home building construction knows, it is a very 5 tight timeline where they actually were actually 6 requesting them to have the homes built within the 7 next 151 days. 8 So, having said that, it was important to 9 bring this to the board in this particular meeting 10 in order to allow for the process to proceed 11 correctly, in terms of getting the approval, 12 issuing the contracts while concurrently trying 13 to expedite the permit pulling process for the 14 construction of these homes. 15 CHAIRMAN ROGERS: Let me go to Commissioner 16 Shirley first, and then ... 17 Commissioner Shirley. 18 COMMISSIONER SHIRLEY: Thank you so much. 19 Through the Chair, thank you for that 20 overview, because the way this packet is 21 constructed, it did leave a lot of questions as to 22 the comparison between the companies. And even 23 your sheet here is not all of the way filled out 24 so that we don't know the considerations. 25 Initially, my -- my original response to the	1 prices submitted by Corporate Vision, that they 2 are one of the few vendors who would be able to 3 accomplish this project that was previously agreed 4 to with the city for completing five homes. 5 And, outside of the top two finishers, 6 all of a sudden, now you're in a scenario where 7 you'd be looking at being unable to build five 8 homes given the budgetary requirement that the 9 City of Jacksonville originally negotiated with 10 the Jacksonville Housing Authority. 11 COMMISSIONER SHIRLEY: Thank you for that 12 response. 13 And then my last concern was that this 14 respondent is located out of Georgia, 15 and primary licensing is out of Georgia. 16 The entire staff is out of Georgia. 17 And so it was a red flag for me, 18 because Georgia Building Code is significantly 19 different from the Florida Building Code. 20 Whereas, construction of a home is pretty 21 standard, the actual code is drastically different 22 in Florida than it is in Georgia, and none of the 23 project represented here as support for this was 24 any projects in Florida. 25 MR. WEATHERS: So, to address that,

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1 we did have a meeting with the vendor this morning 2 actually as part of the post-award selection out 3 of the process that we have with all of our 4 vendors. 5 So what you have in your packet actually is a 6 condensed version. The actual proposed bid 7 for Corporate Vision is I think on the order of 8 58 or 59 pages long. 9 So, rather than -- as Ms. Phillips indicated 10 before, we didn't kill a bunch of trees in giving 11 you the whole proposal. I tried to select 12 pertinent points. 13 The contractor did confirm this morning that 14 they are licensed in the State of Florida, 15 and they have a General Contractor's License to 16 operate in Florida. 17 They will be providing their list of 18 subcontractors that they will be using this week 19 for the project, and they are, at this time 20 they indicated this morning, ready and prepared to 21 reach out to the Building and Permitting Division 22 within the City of Jacksonville to begin the 23 process. And they have already been in contact 24 with our construction foreman about how to go 25 about that process.	1 COMMISSIONER REYES: True. 2 COMMISSIONER WEATHERBY: -- a thing here. 3 What happens if, you know, they're partially 4 complete with the construction but not fully 5 by the end of September? 6 MR. WEATHERS: So, Commissioner Weatherby, 7 I've asked that very same question. I've been in 8 procurement for almost 30 years. I always prepare 9 for the worst. 10 COMMISSIONER WEATHERBY: Thank you. 11 MR. WEATHERS: And the feedback that I have 12 received internally is that this is a pretty much 13 very black and white all or nothing proposal from 14 the City of Jacksonville regarding meeting the 15 deadlines as the stipulations require as part of 16 this development plan. 17 So, under that scenario, yes. Let's say the 18 contract was working. A hurricane comes through, 19 because, as we all know, hurricane season will be 20 upon us very shortly, and there is a delay. 21 It is my understanding that there really 22 isn't a lot of room, unless Ms. Phillips or anyone 23 else on the board is aware of any additional 24 information, where there is an option to have, 25 "an extension," if you will, on this particular
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1 COMMISSIONER SHIRLEY: Thank you so much for 2 that information. I have great consternation 3 that I don't hear anything that says that they 4 have performed any construction for residential 5 housing under the Florida Building Code here in 6 in Florida. 7 And so licencing in Florida and actually 8 having gone through the process and being able to 9 bring the house to completion is two different 10 things. That brings about my consternation and 11 concern. 12 But I thank you for your ability to at least 13 answer those questions, but I'm still left with a 14 little consternation to hear from the other 15 commissioners. 16 CHAIRMAN ROGERS: Commissioner Weatherby. 17 COMMISSIONER WEATHERBY: I'd like to hope for 18 the best, but prepare for the worst, and, 19 since these have to be completed by September ... 20 I think it's the end of September, right? 21 MR. WEATHERS: September 31st. 22 COMMISSIONER WEATHERBY: Yes. 23 What happens if they start them? 24 I mean we are about to roll into hurricane 25 season. I'm catastrophizing here, but it's --	1 project. It's pretty straightforward. 2 So that was one of the questions and 3 contingencies that we have been discussing 4 operationally is, you know, if it gets down to it 5 and we've done a certain amount of draws for this 6 particular project, let's say \$700,000 in, 7 what happens if we're late or unable to complete 8 the home construction operation? 9 And so far through the information I've 10 gotten it has been that the City of Jacksonville 11 really at this time hasn't allowed for any type 12 of extension possibility. 13 COMMISSIONER WEATHERBY: To follow-up with 14 that, so the houses will just sit there not 15 completed? 16 CHAIRMAN ROGERS: Ms. Phillips. 17 MS. MIXON-PHILLIPS: Yes. Thank you. 18 Thank you, Mr. Chair. 19 A couple of things. In Commissioner 20 Shirley's comments, she asked about the homes not 21 being completed. 22 It's my understanding that this company is a 23 small and disadvantaged business, and, as a small 24 and disadvantaged business, we certainly encourage 25 them to have Section 3.

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1 But they would meet the Section 3 criteria, 2 because they are the business owner. But, also, 3 as it relates to the bid bond -- and I'm going to 4 ask this question, because I don't know. 5 We will have a bid bond on this? 6 MR. WEATHERS: Yes, with all of our -- 7 MS. MIXON-PHILLIPS: Even though it's not 8 checked. 9 COMMISSIONER SHIRLEY: Okay. 10 MS. MIXON-PHILLIPS: So, if they don't 11 complete it, we would call on the bond to complete 12 the project -- 13 MR. WEATHERS: Correct. 14 MS. MIXON-PHILLIPS: -- would be the answer 15 to your question, Commissioner Weatherby. 16 COMMISSIONER WEATHERBY: Okay. 17 MS. MIXON-PHILLIPS: And that takes a long 18 time. So there may be some contingency. 19 It may take 90 days to get through the process 20 with the insurance company. We might have to come 21 back to this board and ask that you allow us to 22 step in and use our money to finish it up and be 23 reimbursed by the bond in order to meet that 24 deadline. 25 The other option might be, because the money	1 over in the area now, and they are moving like 2 fire. 3 Because I thought to myself yesterday 4 when I passed by, "I wonder who is building 5 these houses, because they got them up in about 6 30 days." 7 So it can be done. I guess, if everything 8 works as it should, you can get them up pretty 9 quickly once you get out of the permitting side of 10 it. But, yes. We are looking at every 11 eventuality to try and make sure that we've got 12 our options lined up. 13 COMMISSIONER SHIRLEY: Last question, 14 as I'm trying to get there with you guys. 15 MS. MIXON-PHILLIPS: I appreciate it. 16 COMMISSIONER SHIRLEY: The five 17 subcontractors -- they were identified -- 18 did they give any listing of those subcontractors 19 to be local contractors, or it was just noted that 20 there was five contractors? 21 MR. WEATHERS: So, as far as the 22 subcontractors for this particular vendor, again, 23 that was a point of discussion that we had this 24 morning. 25 Actually, what we're doing in order to --
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1 was awarded by city council, if we were to have a 2 hurricane or some other catastrophe were to 3 happen, if we have enough lead time, which we all 4 know that it takes six to eight weeks to get 5 something through our city council, we could go 6 back to city council to ask for an extension that 7 they may or may not approve. 8 CHAIRMAN ROGERS: Commissioner Shirley. 9 COMMISSIONER SHIRLEY: Through the Chair, 10 thank you, Ms. Phillips, for that, because that 11 was my next question. 12 Was this deadline relating to a spin-down 13 deadline due to the funding source? 14 If we don't know that, that may be a good 15 question to ask so that we know if there is that 16 ability to go through the process, or is this a 17 true hard deadline because the funding source 18 requires it to be spent by a certain timeline? 19 MS. MIXON-PHILLIPS: We are moving forward 20 expeditiously is why we came to you today, 21 because we want -- we anticipate -- we are working 22 towards making sure we meet the deadline and that 23 we don't have those kinds of issues. 24 But it is a very tight deadline. I've been 25 watching some homes that are being constructed	1 because this is a little unusual in terms of the 2 amount of time that we were given and the scope of 3 the project. We're trying to assist the vendor as 4 much as we can. 5 So, actually, what we're doing -- 6 our ModDev Team is actually assisting the vendor 7 by providing a list of contractors that JHA has 8 worked with in the past, particularly in the areas 9 of mechanical, HVAC, electric, plumbing, piping 10 and landscaping, to provide the vendor with the 11 vendor understanding, "Okay. I'm going to trust 12 your judgment." 13 And we can select from these pools, 14 because this is actually just the GC. 15 So, in reality, what effectively we'll be 16 doing for not all of them, but for most of this 17 GC's subcontractors is actually giving them a list 18 of vendors that we've already approved and dealt 19 with here at JHA already, if that makes sense 20 to you. 21 COMMISSIONER SHIRLEY: Yes. Thank you. 22 MR. WEATHERS: Yes, ma'am. 23 CHAIRMAN ROGERS: Commissioner Brock. 24 COMMISSIONER BROCK: Thank you, Mr. Chair. 25 The picture that you provided us of

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1 these houses -- is this how the homes are going to 2 look? 3 MR. WEATHERS: No, ma'am. Those are not. 4 Those are simply pictures provided as part of 5 the package probably. The actual plans of the 6 homes themselves are very fixed. They were part 7 of the RFQ. So they are not representative of 8 just the kind of, you know, advertising commercial 9 pitch that the vendor puts in their bids. 10 COMMISSIONER BROCK: Okay. 11 CHAIRMAN ROGERS: Are there any further 12 discussions before I go into all of my questions? 13 COMMISSIONER REYES: I'm not giving out the 14 list. 15 (People laughed.) 16 (no response) 17 CHAIRMAN ROGERS: Seeing or hearing none, 18 let me go into my questions. 19 So I guess let me -- and staff I need to help 20 me with this, but I'm very -- and I don't have my 21 notes. 22 But, prior to Mr. Peterson leaving, 23 there were some renderings. The groundwork was 24 already laid for these five homes, and so, 25 because the groundwork was already laid for these	1 build fitting the existing surrounding area, 2 and that had caused a delay in having the final 3 tasks and approval given. And that approval was 4 not received until very recently. 5 So I was not privy to those conversations, 6 and it was kind of the focus of the actual 7 procurement once the approval was given. 8 Because it's my understanding I think that 9 approval was given quite recently. It's a very 10 quick solicitation. 11 So, if there is someone else who may have 12 some additional information, they can speak to 13 that. 14 CHAIRMAN ROGERS: Ms. Phillips and 15 then Mr. Figueroa, if y'all want to speak to that. 16 MS. MIXON-PHILLIPS: Mr. Johnny Cunningham 17 in ModDev is the person who has currently picked 18 up the mantle for this project. 19 We did go back and make some modifications to 20 the original design that was done. I just sent 21 Evann a picture, if you could try to pull it up, 22 of what those properties look -- it's called, 23 "The Daisy." I don't know why the name, "Daisy," 24 but that's the name that it's called. 25 And we did add some elements to the,
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1 five homes, the conversation to this board -- 2 and I recall very clearly -- was that some of that 3 was coming back to this board prior to all of 4 this. 5 So I recall -- and, because Mr. Peterson is 6 not here, I'm not sure who was to take the mantle 7 and present the design and some of the other 8 things that the community had concerns about as it 9 relates to these homes -- that never came back to 10 this board. 11 And so, who, from staff, is to present to 12 this board where we are as it relates to the 13 design and making sure that that community is 14 pleased with the conversation that happened behind 15 these four walls in this community? 16 So, where are we with that? 17 MR. WEATHERS: So I will defer to both our 18 COO, Mr. Figueroa, and our Director of Public 19 housing, Mr. Mitchell. 20 It's my understanding that, prior to 21 Mr. Peterson's departure, he had indicated that 22 everything had been green-lighted in terms of the 23 design approval. 24 As I understand it, there were some issues 25 with the aesthetics of the home as the type of	1 "facade," if you will, of that. I have attended 2 several of the meetings with the Durkeeville 3 Redevelopment Area, and Mr. Figueroa and Elaine 4 attended the last meeting with them. 5 And they provided some examples of the types 6 of, "aesthetic," if you will, that they wanted for 7 the houses. 8 And so it takes a minute, because I'm sending 9 it from my telephone to get to Evann. But I'll 10 try and keep talking long enough for her to pull 11 it up as soon as she receives it. 12 (People laughed.) 13 CHAIRMAN ROGERS: I can finish my line of 14 questioning -- 15 MS. MIXON-PHILLIPS: Go right ahead. 16 CHAIRMAN ROGERS: -- if you want. 17 And so thank you for that, because I think 18 for this board to understand ... 19 Let me first thank Commissioner Shirley, 20 because I'm right online with what Commissioner 21 Shirley indicated. 22 When I reviewed this, I did see red flags as 23 it relates to this vendor and the work that 24 this vendor has or has not done in the State of 25 Florida.

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1 And I recognize that we don't want to kill 2 trees, but it would be relevant if this vendor did 3 do any type of construction here in the State of 4 Florida -- that that would be pertinent to the 5 packet that you present to this board. 6 Because Kentucky doesn't really -- 7 or Georgia doesn't really say anything to this 8 board, but, if you have any work that was done 9 from this vendor in the State of Florida ... 10 Do we have any work at this current time 11 that this vendor has done in the State of Florida 12 that this board can review outside of Kentucky and 13 Georgia? 14 MR. WEATHERS: Currently, we do not. No. 15 CHAIRMAN ROGERS: Was that included in the 16 packet that this particular vendor presented 17 to you-all of any kind of construction or any kind 18 of work that they did here in the State of 19 Florida? 20 MR. WEATHERS: No. This vendor has not 21 completed any work within the State of Florida. 22 "Their primary locale of business," if you will, 23 have been Georgia, Tennessee, North Carolina and 24 Texas. 25 So they do not have any examples or	1 we're here, and I am nervous about us meeting this 2 goal. 3 I almost feel like we need just to be 4 prepared to go back to city council and ask for 5 an extension, because I would hate for us to be 6 in a position where we have to return funds to 7 city council and then be responsible for 8 completing these five homes. 9 I don't really know what the recourse would 10 be. I would need review the agreement, again. 11 I don't really have any firm thoughts. I'm very 12 uncomfortable, but I think that the whole room is 13 feeling the same way. 14 CHAIRMAN ROGERS: Thank you, Madam Chair. 15 Are there any further comments or questions? 16 (no response) 17 CHAIRMAN ROGERS: I'm not sure this is ... 18 Commissioner Brock, before I go ahead. 19 COMMISSIONER BROCK: Yes, sir. Ms. Phillips 20 made it plain to us on Friday that we couldn't go 21 back to city council, am I correct, Ms. Phillips? 22 MS. MIXON-PHILLIPS: No, ma'am. I don't 23 think so. 24 What I said was it would require city 25 council, but that would only be if we got it
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1 references located within the State of Florida 2 proper, even though they are a licensed general 3 contractor within the State of Florida. 4 CHAIRMAN ROGERS: Are there any further 5 questions? 6 Commissioner Horovitz, did you have any 7 questions there online? 8 COMMISSIONER HOROVITZ: Thank you. 9 Through the Chair, I really do appreciate 10 this conversation. I think you're raising really 11 great points, and I'm trying to remind myself that 12 it is only five houses. But, also, five houses 13 could be a challenge. 14 I'm very nervous about the timeline. 15 I feel like we've had a lot of time to make 16 these decisions, and, as you remember, 17 we talked about this for a long time. 18 And then we had changes to the design. 19 This was definitely some breakdown in 20 communication, because I had then heard that 21 designs were approved. And I had never seen 22 revised designs, but I also acknowledge that we've 23 been dealing with a lot of different things. 24 So it's impossible to be in all of the 25 details. So I have a lot of thoughts about how	1 through the process and they would be able to give 2 us an extension. 3 COMMISSIONER BROCK: Oh, okay. 4 MS. PHILLIPS: But, as Commissioner Shirley 5 pointed out, there may be limitations from the 6 funding source. This is not City of Jacksonville 7 dollars. 8 These are federal dollars, as I understand 9 it, and so they may not have the ability to 10 extend it beyond that, if that's the question that 11 you're asking -- 12 COMMISSIONER BROCK: Yes, ma'am. Okay. 13 MS. MIXON-PHILLIPS: -- yes -- based on what 14 the funding source is. 15 COMMISSIONER HOROVITZ: I have a follow-up 16 through the Chair to Mr. Weathers. 17 In the agreement that we have with this 18 vendor, if they don't meet the deadline, 19 like what is the penalty? 20 Like what will happen? 21 MR. WEATHERS: So, again, as Ms. Phillips 22 alluded to, we specifically put in the RFQ the 23 stipulation and the terms of the timeline of 24 151 days to build the homes. 25 So, if they cannot meet that obligation,

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1 then that is a breach of contract, and then we 2 would pursue the pay and performance bond, 3 which is required of them before they start the 4 work. 5 COMMISSIONER HOROVITZ: Okay, okay. 6 Thank you. 7 CHAIRMAN ROGERS: Thank you. 8 Commissioner Reyes, did you have a follow-up? 9 COMMISSIONER REYES: I want to phrase this 10 ... 11 To Mr. Weathers, as part of the invitation 12 for bid -- like once we get the results, do we do 13 any reviews on their reputation -- Google reviews? 14 MR. WEATHERS: Yes. That's part of the 15 responsible and responsive check. 16 These are two elements required by the 17 procurement of HUD, right? 18 The responsive check -- basically, 19 did the vendor submit all of the requested 20 documentation that was requested under the 21 particular solicitation, right, i.e., 22 are their bonds in place to pay and perform as the 23 bid bond? 24 Are they licensed? 25 Are they clear and free, in terms of not	1 Because, when I took a look at this, 2 the first thing I did was do a Google review of 3 this company, and so, if you have not done a 4 Google review of the company, that was 5 interesting. I will leave it there. 6 Commissioner Weatherby. 7 COMMISSIONER WEATHERBY: I think these are 8 all great questions, and my concern is, 9 are we delving too far in the operations versus 10 governance? 11 I mean the detail is wonderful, and thanks 12 for being prepared. 13 MS. MIXON-PHILLIPS: Go ahead. 14 COMMISSIONER WEATHERBY: I mean I thought 15 I heard somebody say something. 16 But, anyway, it seems like we're getting 17 really far into the operations, and, again, 18 all helpful conversation. But I feel like, 19 to some degree, we need to trust that y'all are 20 following policy and required procedures. 21 And so the only thing I'm really 22 uncomfortable with is that it's a challenge to 23 start with, because it's such a tight time frame. 24 And that is a fact of life. 25 And we can I guess choose not to build
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1 owing any taxes, even in the State of Florida, 2 through Sunbiz or anywhere else in any other 3 municipality? 4 Have they not been disbarred -- all of those 5 kind of technical things. 6 And then, under the responsibility check, 7 what we then go through is review each proposal 8 from every vendor. We actually went through and 9 spent a considerable amount of time, given the 10 short amount of time we need to get this around 11 calling the references that they list as part of 12 their solicitation. 13 So we literally were calling previous clients 14 they've had and getting their input, calling some 15 of their employees to validate that fact that they 16 were still there. They list them as employees and 17 those types of things. 18 So, yes. There is a considerable amount 19 of due diligence that goes into validating what 20 those vendors are putting in their proposal. 21 Hopefully, that answers your question. 22 COMMISSIONER REYES: It does. 23 CHAIRMAN ROGERS: Thank you for that, 24 and, Commissioner Reyes, thank you so much for 25 -- thank you so much for raising that.	1 any, because we might not finish. But that's the 2 only thing I'm ... 3 And, again, it's not that I'm uncomfortable 4 about it. It's just a fact of life from the 5 funding source. So I just wanted to bring that 6 up. 7 CHAIRMAN ROGERS: Thank you. 8 Are there any further comments? 9 (no response) 10 CHAIRMAN ROGERS: I think there is a lot of 11 unanswered questions as it relates to this 12 particular resolution for me, and I do have -- 13 I don't know if staff can get back to the board on 14 many of the unanswered questions as it relates to 15 this vendor. 16 My motion would be if we can check our 17 calendars to -- and I understand we just received 18 this on last week. You're bringing it to us today 19 for a vote, but there is some unease. 20 And so I'm not sure if we can schedule a 21 special meeting or emergency meeting for this item 22 on Friday to address and make sure that all the 23 i's are dotted and all the t's are crossed. 24 I just think this is a rush, and I just feel 25 uncomfortable with how this has been presented to

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1 this board and not knowing all of the details 2 about this vendor and what they can produce. 3 Ms. Phillips. 4 MS. MIXON-PHILLIPS: Mr. Chair, if you could 5 tell us specifically the questions that you 6 believe are going to be material, as far as the 7 information that's available to us, we will 8 certainly bring that back to you, if you would 9 like. 10 But some of it won't change. They're going 11 to be in Georgia. That's where they're from. 12 They have not done any business here in the 13 State of Florida. 14 They're licensed since last year I guess it 15 is. It's my understanding, based on the process 16 that was used for the procurement, that, 17 if they are the lowest responsible bidder, 18 we have an obligation to go to that bidder 19 irrespective of where they are located as long as 20 they are licensed here in the State of Florida. 21 So those are just some facts that won't 22 change, as far as whether or not they've 23 constructed houses here in the State of Florida. 24 Again, they have not. So that's not going to 25 change.	1 for a long time is my understanding, and there is 2 a lot of due diligence that's gone into it. 3 And, again, while I think conversations are 4 really helpful, I just don't feel like it's my 5 job, as a commissioner, as governance, 6 to dive into every single detail of what our 7 professionals have already done. So that's just 8 my opinion. 9 CHAIRMAN ROGERS: Okay. Commissioner 10 Shirley. 11 COMMISSIONER SHIRLEY: Sure. Thank you, 12 through the Chair. And I went ahead and seconded 13 it for the sake of -- I think it's our 14 responsibility to vote it up or down, and that our 15 votes speak for ourselves. 16 I stand on that I am extremely concerned 17 with -- that we have the response of bidders 18 but may not necessarily be qualified bidders. 19 And I say that, because there is a significant 20 difference in the Georgia Building Code and the 21 Florida Building Code. 22 In this past rendition of the upgrades of 23 codes that just took place this past year, 24 there is a significant overhaul specifically 25 related to single-family housing, wind loads,
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1 So I just wanted to make sure that the staff 2 brings you what you want on Friday so we know 3 specifically those things that you would like 4 us to be able to answer outside of what we 5 currently know. 6 CHAIRMAN ROGERS: I'll defer to fellow 7 commissioners if there is anything outside of 8 that more specifically. 9 Let me do this way. I'll back up. 10 I'll back up. We have heard the summary. 11 We have heard what is before us. 12 Can I get a motion to approve 13 Resolution 2025-JHA-11 at this time? 14 COMMISSIONER WEATHERBY: So moved. 15 CHAIRMAN ROGERS: It has been properly moved. 16 Can I get a second? 17 COMMISSIONER SHIRLEY: Second. 18 CHAIRMAN ROGERS: It has been properly moved 19 and seconded. Commissioner Shirley did second. 20 So it has been properly moved. It has been 21 seconded. 22 Any further discussion? 23 COMMISSIONER WEATHERBY: I guess I'll just go 24 back to the comment I made a few minutes ago, 25 which is that this has been being worked on	1 roofing, all things that are fundamental for us 2 being able to complete this project on time, 3 if you're not familiar with the Florida Building 4 Code. 5 And so where my -- my greatest amount of 6 trust is in staff. I just don't know that we have 7 the parameters to ensure that the staff has all 8 they need to have to come up with the proper list 9 beyond lowest bid. 10 And so it concerns me that we're selecting 11 from an applicant that we are seeing some glaring 12 questions about, but, because we're in the 13 position that we're in, we're now making a forced 14 or knee-jerk decision for the sake of completing 15 our process to get this going. 16 And I just think that the questions that 17 we've presented are directly in line with us 18 potentially having an issue with being able to 19 finish this project timely, and so that's where 20 my angst comes from. 21 I stand on those things, but I do have the 22 utmost faith in staff, that they will push forward 23 in whatever manner we go forward with to get this 24 project done. 25 COMMISSIONER WEATHERBY: Comments well taken.

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1 To Mr. Weathers, when all the due diligence 2 is done and through the negotiations and 3 everything -- excuse me. I'm getting over a cold 4 -- isn't it part of the equation that they have 5 to follow the building codes for the State of 6 Florida? 7 MR. WEATHERS: Oh, yes. Absolutely. 8 COMMISSIONER WEATHERBY: Yes. So, if they 9 don't, then I guess that could happen with anyone 10 who wants to disregard, you know, laws and rules 11 and regulations. But I feel like that's part of 12 the due diligence that you and your staff did, 13 and that's pretty much it. 14 CHAIRMAN ROGERS: Commissioner Shirley, 15 follow-up? 16 COMMISSIONER SHIRLEY: Let me just be 17 very, very, very clear. I'm not questioning 18 whether or not they'll follow code. 19 I was just questioning their ability to take the 20 existing code and apply it within the time frame 21 that we have to complete the construction of 22 the project, having never constructed a home 23 through the permitting process in Florida. 24 That's my specific concern. 25 CHAIRMAN ROGERS: Commissioner Reyes.	1 Could you repeat? 2 CHAIRMAN ROGERS: Sure. 3 COMMISSIONER WEATHERBY: I was spaced out. 4 CHAIRMAN ROGERS: All in favor of approving 5 Resolution No. 2025-JHA-11 New Home Construction 6 to be awarded to Corporate Vision's C25-025 7 contract award signify by saying, "Aye." 8 COMMISSIONER WEATHERBY: Aye. 9 CHAIRMAN ROGERS: Any opposed? 10 CHAIRMAN ROGERS: Aye. 11 COMMISSIONER REYES: Opposed? 12 Aye. 13 COMMISSIONER SHIRLEY: Aye. 14 CHAIRMAN ROGERS: By your action, 15 this resolution has failed. 16 MS. MIXON-PHILLIPS: Mr. Chair, if I ask 17 through the Chair to legal, what posture are we in 18 now, given that the lowest responsive bidder 19 has been rejected by the board? 20 MR. WILSON: I think we can look at that and 21 get back to you when I take a detailed look at 22 that. But I think, by rejecting them, we can take 23 a look and see what our options are with respect 24 to the second. 25 There is a possibility that it's a possible
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1 COMMISSIONER REYES: And, to Commissioner 2 Shirley's point, I would add that, given that this 3 is a new project, given that the funding is coming 4 from the city (sic), given that it's a community 5 project, I would imagine that we would want them 6 to be as successful as possible from the get-go. 7 And I agree. I don't think this is an issue 8 of due diligence from Mr. Weathers and his 9 department. If they are licensed in the 10 State of Florida but they don't have experience 11 building in the State of Florida as of yet and 12 given the new changes that Commissioner Shirley 13 has just shared, I also feel uncomfortable with 14 bringing that company here to complete this very 15 special project that the city has entrusted us to 16 complete. 17 CHAIRMAN ROGERS: Are there any further 18 questions? 19 Commissioner Horovitz, do you have any 20 questions online? 21 (no response) 22 CHAIRMAN ROGERS: All in favor of approving 23 Resolution No. 2025-JHA-11 signify by saying, 24 "Aye." 25 COMMISSIONER WEATHERBY: I'm sorry.	1 procurement challenge or something like that that 2 we'll look at -- 3 COMMISSIONER WEATHERBY: Liability. 4 MR. WILSON: -- liability -- before, 5 you know, rejecting the lowest responsible and 6 responsive bidder. 7 So I can -- you know, I'll take a look at 8 that and get with Ms. Phillips and Mr. Weathers, 9 and we can certainly -- something amongst the 10 board -- see what our next options are in terms of 11 having rejected the lowest responsible bidder. 12 CHAIRMAN ROGERS: Commissioner Shirley. 13 COMMISSIONER SHIRLEY: Thank you, through the 14 Chair. 15 My question was, "Is there an ability to do 16 a second call vote getting more information or 17 giving us the opportunity to have a call meeting 18 to have more dialogue to get to a point?" 19 Is that at all a possibility? 20 MR. WILSON: To reconvene the board to 21 discuss -- to revisit this matter? 22 COMMISSIONER SHIRLEY: Yes. 23 MR. WILSON: I think that is a possibility, 24 if there is that will and if that is the will of 25 the board, to have a special meeting to reconsider

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1 it. Certainly that could be effectuated. 2 CHAIRMAN ROGERS: Commissioner Reyes. 3 COMMISSIONER REYES: Through the Chair to 4 counsel, I mean I would also think it would be 5 considered that the board voting on this is also 6 due to potential future liability issues 7 especially with the city. 8 So I mean I understand that not voting 9 on the lowest bidder could be a liability issue, 10 but long-term effect of this vote is so that there 11 isn't future liability for the city or for the 12 agency. 13 MR. WILSON: That is true. I think the issue 14 really would be if the homes are not timely 15 constructed, if there is the ability to receive 16 reimbursement from the city and still have the 17 five homes I think, if I'm understanding the issue 18 correctly. 19 CHAIRMAN ROGERS: Commissioner. 20 COMMISSIONER WEATHERBY: Through the Chair, 21 couldn't the vendor take legal action in this 22 case, because they were the lowest bidder 23 according to procurement and also regulations? 24 MR. WEATHERS: The way that works is the 25 winning bidder, if refused or rejected,	1 this room that this board had a lot of unanswered 2 questions that we convene a meeting to see if we 3 can get this vendor to the table and get some 4 questions answered to see if there is a pathway 5 forward was my thinking. 6 But, if we have to -- if we're charged with 7 voting on this item today with all of the 8 unanswered questions and the unease in this room, 9 it is not in our best interest to approve this 10 resolution. 11 But, again -- and, of course, our general 12 counsel can correct me if I'm wrong or if I'm out 13 out of step with parliamentary procedure -- 14 I don't think I am. 15 But we can -- the opposing side can -- 16 someone from the opposing side can -- 17 MS. MIXON-PHILLIPS: Move to reconsider. 18 CHAIRMAN ROGERS: -- move to reconsider this, 19 if they so choose, to have this up for discussion 20 if that's the posture that we want to place 21 ourself in, as well. That's the other 22 alternative. 23 Now, Reece, correct me if I'm wrong on that, 24 but I believe I'm correct on that matter. 25 MR. WILSON: That's correct, Mr. Chair.
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1 does have the right to appeal within a specified 2 time frame -- I believe it's ten days. Don't hold 3 me to it 100 percent -- to request a reason for 4 the appeal. 5 It is the purview of the agency that they can 6 listen and hear the appeal and then proceed and 7 move forward. At that point, the vendor would 8 actually have the option to go into the HUD 9 Regional Office insisting that their appeal be 10 heard there, as well. 11 But I can say, in my experience, 12 that that seems to be a fairly rare occurrence. 13 It hasn't happened yet in my year here, but, 14 again, just so everyone is kind of aware 15 procedurally, it sounds like that's the 16 discussion we're in is that the vendor would 17 have the right to appeal the decision having been 18 made aware and notified that they were the lowest 19 cost vendor under an IFB to appeal within the 20 period -- I think it's ten days. 21 COMMISSIONER WEATHERBY: We are tight on time 22 now. If that happens, kind of forget about it 23 really. 24 CHAIRMAN ROGERS: And, again, that wasn't 25 why my motion was -- because I felt the unease in	1 CHAIRMAN ROGERS: So that is our other option 2 that's on the table if someone wants to have that 3 before us, as well. 4 Commissioner Brock. 5 COMMISSIONER BROCK: Mr. Chair, I wanted to 6 ask the question. 7 Is it possible we could get the vendor to 8 call in to us? 9 MR. WEATHERS: Sure. We could reach out to 10 the vendor and see if he's available. I don't see 11 why he wouldn't be. As a matter of fact, 12 I believe, based on discussions we had with that 13 vendor this morning, he will actually be in town 14 this Thursday to actually do some of the 15 preliminary surveying at the sites. 16 He was scheduled to meet with Director 17 Mitchell to review the permitting process and that 18 type of thing. So it's my understanding he 19 actually will be here physically this week at some 20 point doing his anticipated due diligence. 21 MS. MIXON-PHILLIPS: We could request that he 22 stay over potentially. I don't know how long he 23 had planned on being here, but, even in person or 24 virtually, we ought to be able to have him in the 25 room, if the board would be available for a

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1 meeting on Friday. 2 CHAIRMAN ROGERS: Commissioner Weatherby. 3 COMMISSIONER WEATHERBY: Does it make sense 4 for him to incur expenses moving forward if we 5 have essentially turned down -- 6 MS. MIXON-PHILLIPS: Not really. 7 COMMISSIONER WEATHERBY: -- the bid? 8 I don't think so. 9 MS. MIXON-PHILLIPS: So it may be Thursday. 10 Rather than coming here, he might want to avail 11 himself to a virtual meeting on Friday before 12 making that move. 13 MR. FIGUEROA: Do you want to get him on the 14 phone now? 15 COMMISSIONER BROCK: Yeah. That's what -- 16 I think you -- Mr. Chair, not to be out of order. 17 I'm sorry. Excuse me. That's what I was -- 18 that's my question I was asking, if it was 19 possible that we could maybe take a break for 20 a few minutes or 5 minutes or 10 minutes and see 21 if Mr. Weathers could get him on the phone. 22 And we could maybe possibly ask him so that 23 we could go ahead and reset our posture in this 24 here vote? 25 CHAIRMAN ROGERS: So, again, I'm trying to	1 situation here, and so -- so I will, for the sake 2 of trying to bring this forward in some kind of 3 resolve, I make a motion that we consider the 4 funding of this resolution to allow for the 5 responding company, Corporate Vision, Inc., 6 to be awarded under Resolution 2025-JHA-11, 7 but that the contract not be executed until 8 the contractor has been contacted and provided 9 any questions from this board, submitted a 10 construction timeline and it also show any of the 11 subcontractors, local subcontractors, that they're 12 looking to engage for the construction of these 13 houses. 14 And so I would be willing to take up contract 15 consideration with those additional questions 16 being answered in writing, and we would need to 17 provide those timely so they can get that response 18 to us before the execution of the contract -- 19 a construction schedule for the total project and 20 then a listing of all subcontractors that he is 21 looking to engage for this project. 22 CHAIRMAN ROGERS: There is a motion on the 23 table. 24 Commissioner Shirley, if I can just put us in 25 the right posture, just for one moment, if I may.
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1 follow policy and procedures, but a vote was 2 taken. 3 MS. MIXON-PHILLIPS: And so we'd have to have 4 -- 5 CHAIRMAN ROGERS: And so we would have to 6 have, again, another vote to entertain that. 7 I'm not getting this vendor on the phone today. 8 I'm not sure unless you-all feel that it would 9 move the needle. I'll yield to my fellow 10 commissioners on how you want to move. 11 Commissioner Reyes and -- 12 MS. MIXON-PHILLIPS: She has to leave. 13 COMMISSIONER REYES: I do apologize. 14 I have a hard stop at 3:55. I have a call at 15 four o'clock that I have to get on. So I will not 16 be able to be part of that vote. 17 CHAIRMAN ROGERS: Okay. 18 COMMISSIONER REYES: And I actually leave 19 tomorrow. So I will not be here in person, 20 but I can always login on Friday morning. 21 CHAIRMAN ROGERS: Perfect. Okay. 22 Commissioner Shirley, did you have -- 23 COMMISSIONER SHIRLEY: Through the Chair, 24 thank you. 25 I realize we're in a precarious type of	1 I heard your motion, but there still is a 2 vote on the table. 3 So, Commissioner Reyes, if I can have you, 4 if you can, because you were on the opposing -- 5 if I can have you make a motion to reopen 6 Resolution 2025-JHA-11 for reconsideration, 7 then that will put us in the correct posture. 8 Reece, is that correct? 9 MR. WILSON: That's correct. The motion to 10 reconsider would need to be made by one who was 11 on the prevailing side. 12 CHAIRMAN ROGERS: Correct. 13 MS. MIXON-PHILLIPS: Prevailing side. 14 COMMISSIONER REYES: So I make a motion -- 15 MS. MIXON-PHILLIPS: She voted against it, 16 as well. 17 CHAIRMAN ROGERS: But her motion was totally 18 different. 19 COMMISSIONER REYES: -- yes. 20 CHAIRMAN ROGERS: Yes. She had a totally 21 different motion. Yes. 22 So I need a motion to reconsider, 23 and I'll open it to take your motion. 24 COMMISSIONER REYES: Okay. I make a motion 25 to reconsider Resolution 2025-JHA-11 in order to

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1 allow for the company -- 2 CHAIRMAN ROGERS: Reconsideration. 3 COMMISSIONER REYES: -- in order to allow for 4 reconsideration. 5 CHAIRMAN ROGERS: Okay. So you have heard 6 the motion. The motion is right now to 7 Resolution JHA-2025-11, for reconsideration of 8 ERAP New Home Construction Durkeeville. 9 Can I get a second? 10 COMMISSIONER WEATHERBY: Second. 11 CHAIRMAN ROGERS: It has been properly moved, 12 and it has been seconded. 13 Is there any discussion? 14 (no response) 15 CHAIRMAN ROGERS: Seeing or hearing none, 16 all in favor, signify by saying, "Aye." 17 COMMISSIONER WEATHERBY: Aye. 18 COMMISSIONER BROCK: Aye. 19 COMMISSIONER REYES: Aye. 20 COMMISSIONER SHIRLEY: Aye. 21 CHAIRMAN ROGERS: Any opposed likewise? 22 (no response) 23 CHAIRMAN ROGERS: All right. Thank you. 24 By your action, you have approved that motion. 25 Now, if you can restate your motion,	1 So, you know, we have this motion to approve 2 subject to review by staff or what criteria we're 3 looking at. 4 Who is going to make that decision, 5 that the answers provided are satisfactory? 6 COMMISSIONER SHIRLEY: Within my motion, 7 I'm willing to leave that to Ms. Phillips's 8 judgment based -- 9 MR. WILSON: Okay. 10 COMMISSIONER SHIRLEY: -- or does it need to 11 come back to us? 12 Because I don't know. Once we've approved 13 it, we're just asking for this information to 14 allow us to have a comfort level with what we're 15 moving forward with. So I'm not sure that it 16 comes back to us for an additional vote. 17 CHAIRMAN ROGERS: So I think the motion on 18 the table, Reece, if I'm understanding your motion 19 correctly, just to make sure we're all clear -- 20 we're going to approve it, but this board is 21 asking that documentation -- and there be some 22 follow-up to what we're approving from this vendor 23 to make sure that, if anything comes back, 24 we have documentation that we did ask for these 25 requirements.
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1 Commissioner Shirley, and then we'll ask for a 2 second. 3 COMMISSIONER SHIRLEY: Thank you. 4 Through the Chair, my motion is that we 5 move forward with the awarding of the contract 6 per the resolution for -- I keep moving the pages 7 here -- 2025-JHA-11 so that the party, 8 Corporate Vision, would be able to engage in this 9 contract. 10 But, but prior to execution, that we would 11 get all of our questions to Ms. Phillips to ask of 12 the respondent and those questions be returned 13 as well as a thorough construction schedule 14 and a listing of all local subs that they're 15 looking to engage and that we receive that before 16 execution of the contract. 17 CHAIRMAN ROGERS: You have heard the motion, 18 and the motion on the table currently is to allow 19 for the approval of Resolution 2025-JHA-11, 20 ERAP New Home Construction Durkeeville, 21 with amended changes. 22 MR. WILSON: Yes, sir. I just wanted to 23 make sure how -- I'm just trying to think how this 24 would play out, in case the answers that are 25 gathered are not somehow satisfactory.	1 So I think the motion on the table is 2 approved, but with documentation and our questions 3 so that we'll be in good standing. 4 MS. MIXON-PHILLIPS: So questions will be 5 provided from members of the board, which we will 6 get a response to relative to what I heard was 7 construction schedule, local subs that are being 8 used and any other questions that may come. 9 So, is it anticipated that we would come back 10 and have a meeting to review those answers and 11 ratify it, or, once we get the answers, we share 12 them with you and go forward with the execution? 13 CHAIRMAN ROGERS: I think we -- 14 and, Commissioner Shirley, this is your 15 motion. But I think it's just to share it with 16 the board, because we have already approved it. 17 I think it would be good for our documentation 18 that we have reviewed this. 19 We have a level of comfort, but, if something 20 happens, where this contractor cannot fulfill the 21 obligation, that we did raise these issues. 22 COMMISSIONER SHIRLEY: Correct. 23 CHAIRMAN ROGERS: Okay. 24 MR. WILSON: Correct. 25 CHAIRMAN ROGERS: All right. I know

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1 Commissioner Reyes has to go. 2 So, are there -- 3 COMMISSIONER WEATHERBY: Second. 4 CHAIRMAN ROGERS: -- can I get a second? 5 Thank you. 6 COMMISSIONER WEATHERBY: I second. 7 CHAIRMAN ROGERS: It has been properly moved 8 and seconded. 9 Are there any further discussions? 10 (no response) 11 CHAIRMAN ROGERS: Hearing none, all in favor 12 signify by saying, "Aye." 13 Aye. 14 COMMISSIONER BROCK: Aye. 15 COMMISSIONER SHIRLEY: Aye. 16 COMMISSIONER WEATHERBY: Aye. 17 COMMISSIONER REYES: Aye. 18 CHAIRMAN ROGERS: Any opposed likewise? 19 (no response) 20 CHAIRMAN ROGERS: Thank you so much. 21 COMMISSIONER REYES: Thank you. 22 (Commissioner Reyes left the room.) 23 MS. MIXON-PHILLIPS: And, Mr. Chair, 24 I thank you and all of the members of the board 25 for your consideration. We know this was on a	1 nomenclature could be put on it. 2 But we have looked at work that they've done 3 for the locality, work that they've done for the 4 agency and those kinds of things and awarding 5 bonus points for those types of things. 6 In other agencies, I don't know, 7 but that's been a part of what's been done here at 8 JHA. In other agencies with the city, we do use 9 some preference for that. 10 CHAIRMAN ROGERS: Okay. Thank you so much 11 for that. 12 All right. We are going to move into 13 our committee reports at this time. 14 Commissioners, I am going to ask that you -- 15 I know the time has been well spent so far, 16 but we do also have a presensation that we have to 17 get through, as well. And I do want to make sure 18 that our presenter has enough time to get through 19 that presensation. 20 And so, if we can move swiftly, if we will, 21 through our committee reports at this time. 22 So I will yield the floor now to our Finance 23 Committee, Commissioner Weatherby. 24 COMMISSIONER WEATHERBY: We're going to have 25 to change Mr. Weathers's name to, "Mr. Weather,"
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1 hurried time schedule. We just got the 2 information in last week. 3 But you better be sure -- you can be sure 4 that, based on the conversation that we heard 5 here today, that our team, our entire team, 6 will have eyes on this project and this builder or 7 selected company to make sure that our time 8 frame is met to the extent that it's within our 9 power and I don't have a climb a ladder with a 10 hammer and put some nails in the roof. 11 (People laughed.) 12 MS. MIXON-PHILLIPS: But we will be working 13 hard, and we understand the concerns as it relates 14 to that, and we will look, just listening to the 15 comments and working with our attorneys, 16 to see if there are other things that we can do 17 potentially with our procurement process to give 18 maybe some bonus points for having done work here 19 in the State of Florida on these types of 20 contracts or other things that we might be able to 21 do going forward that can address that. 22 Because there are various things that, 23 in my experience, we have added to our rubric 24 when we are reviewing contracts that would give 25 hometown preference, if no other kind of	1 and that way we can get it all straight. 2 (People laughed.) 3 COMMISSIONER WEATHERBY: Actually, I thought 4 Ms. Davis did a really comprehensive overview 5 of what we talked about on Friday. I am very 6 excited about the P to P system for the vendors. 7 I think that's just really very much needed. 8 We all know how important our vendors are, 9 and so I was really pleased to hear that. 10 But, otherwise, I think you covered everything. 11 CHAIRMAN ROGERS: Thank you so much. 12 Great job. 13 COMMISSIONER WEATHERBY: Thank you. 14 CHAIRMAN ROGERS: Human Resources. 15 Commissioner Brock, do you want to take that, 16 as well? 17 I know you're Vice-Chair there. 18 Do you have anything that you wanted to add 19 on behalf of Commissioner Reyes? 20 COMMISSIONER BROCK: No. I know that our 21 Chair was pleased with the report that she got 22 from the other fellow commissioners on the survey 23 for our new upcoming CEO. 24 And so I think I would be in a good posture 25 to say that she was really pleased with that,

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1 and she felt as that was a success. 2 CHAIRMAN ROGERS: Thank you. Thank you so 3 much, and thank you to all commissioners for 4 providing input. I was able to hear all of the 5 comments on that. 6 We now are moving to Resident Relations. 7 COMMISSIONER BROCK: Yes. Mr. Chair, 8 on Resident Relations, I would not like to give a 9 comment today or an update to the board for our 10 March meeting, because we had some concerns that 11 came up. 12 Some of the concerns were completed, 13 but not all are completed yet. So I would like to 14 wait on my report and give it next Monday, 15 if I can, please. 16 CHAIRMAN ROGERS: Thank you so much for 17 that, and thank you for the amazing job that you 18 did over there at Oaks of Durkeeville. 19 Am I right? 20 COMMISSIONER BROCK: Yes, sir. 21 CHAIRMAN ROGERS: I know I was in the right 22 spot. 23 And thank you, Commissioner Shirley, 24 for joining us, as well, over there. 25 Let me pause and thank staff.	1 giving them those guidelines so that we're not 2 putting them in any situations of having to move 3 forward with decisions without having the basis or 4 any of those things. So I'll add that to my list. 5 But we had a great meeting this month, and we'll 6 continue to work on these items. 7 CHAIRMAN ROGERS: And I will add -- 8 and I have said this since I've been on the board 9 -- and I continue to say it to the staff, 10 and I'll say it to the CEO and President -- 11 I'm just one who will never be in favor unless 12 it's very clear and concise. My vote will always 13 be a, "No," unless I get all of the information 14 before me as it relates to any agenda items that 15 come to date. 16 Because it has to be something that I vet 17 thoroughly, because, at the end of the day, 18 I want to be transparent to those in the public. 19 So I want to keep that in mind as we move 20 forward. 21 At this time we do have, "Old Business." 22 Ms. Phillips, are you taking this with 23 the Bangor Contract Update and presentation? 24 MS. MIXON-PHILLIPS: I'm going to let 25 Mr. Weathers, as he and Mr. Figueroa have been in
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1 Commissioner Brock. 2 COMMISSIONER BROCK: I didn't mean to cut you 3 off, Commissioner Rogers, but, as well, I would 4 like to thank you for the amazing job that you 5 done. Because a lot of the residents are very 6 moved by your concern that you have for -- 7 and your compassion for our residents. 8 Thank you. 9 CHAIRMAN ROGERS: Thank you. 10 Governance, Commissioner Shirley. 11 COMMISSIONER SHIRLEY: Yes. Through the 12 Chair, thank you. 13 We had a great meeting this month, 14 and we have set out our working agenda of items 15 that we'll be working on. And I will gladly add 16 to our agenda, "Review of Procurement Policies." 17 I think our ability to governance is very 18 much so based on the standards that we set 19 for ourselves, but those standards have to be 20 concise, clear and measurable so that we can pass 21 it down to staff and lean on them to follow 22 through with the standards that we all agree 23 upon. 24 And so I will take that up under governance 25 in the procurement space and make sure that we're	1 communication, and so I'll let them handle it. 2 MR. WEATHERS: So regarding, "Old Business," 3 if you recall, there have been several discussions 4 in previous meetings regarding Bangor Security and 5 the service that they are providing relative to 6 their contract from some of our residents. 7 If you recall, the board provisionally 8 approved for six months a renewal of their 9 contract. I believe the contract is scheduled to 10 be up for renewal I believe May. 11 As part of that process, one of the things 12 that was discussed was having the vendor 13 themselves come in, give an update on where 14 they're at, talk about some of the initiatives of 15 things that they have done since the provisional 16 renewal and offer the opportunity for the board 17 at large to ask any questions based off of their 18 old observations that they have seen to that end 19 today. 20 We have Mr. Raheem Pontiflet, 21 the owner/principal of Bangor Security -- 22 and his general manager I think stepped step out 23 very briefly -- to address any issues that you 24 have. 25 So, having said that, I will turn the floor

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Page 113 1 over to Mr. Pontiflet to allow him the 2 opportunity to answer any questions or concerns 3 that you may have as a group. 4 Mr. Pontiflet. 5 MR. PONTIFLET: Hey, everybody. I appreciate 6 y'all giving me the opportunity to give y'all an 7 update on the security aspect. 8 CHAIRMAN ROGERS: Sorry. Good afternoon, 9 again. 10 COMMISSIONER BROCK: Good afternoon. 11 CHAIRMAN ROGERS: And, if you would, 12 say your name, again, for the record so she'll 13 have it down correctly. 14 MR. PONTIFLET: Raheem Pontiflet. 15 I'm the Owner/Director of Bangor Security 16 Services. 17 I just want to give an update of what we've 18 initiated while being on probation these last six 19 months. The data that we collected comes from the 20 six months prior to the probation, just to give 21 y'all some background. 22 I'm not sure if everybody is aware. 23 We've been a vendor of JHA since 2021. These -- 24 this last -- this was the first time of I guess of 25 any -- I guess any major issues that came before	Page 115 1 now just the time frame that we pulled this data 2 from is April, 2024 to October 31st -- 3 that's prior to the probation -- and then from 4 this date we're referring to is from November 1st 5 of 2024 up to March 28th. 6 So, with these increased inspections, 7 we actually had a drop of 42 percent with the 8 officers caught sleeping prior to these 9 inspections being on probation. We had documented 10 seven cases between April of '24 -- 2024 -- 11 and October. Between this last time frame from 12 November, 2024 to March, 2025, we've had four 13 cases. Obviously, we want that number to go down 14 to zero, but it is showing some improvement. 15 One of the other things we did -- 16 we increased the inspections altogether. 17 Again, from the time frame from April to October, 18 we had a total of 228 site inspections conducted 19 on JHA properties. 20 With this time frame while under probation, 21 we've had over 352 site inspections, which also 22 has increased 54 percent, when I think I also ... 23 and, also, when this -- when this first 24 transpired, I sat down with the proposed staff and 25 went over, again, what the expectation is.
Page 114 1 us, and I appreciate y'all giving an opportunity 2 to -- to address those issues and hopefully 3 continue this partnership. 4 I guess we'll start with some of the major, 5 major issues, which basically comes down to 6 quality assurance and also compliance. 7 We identified that, earlier in the contract, 8 we had -- we had officers that was sleeping on the 9 post. Some were not wearing proper forms. 10 And so what we did -- we put together a 11 Corrective Action Plan. Some of the things that 12 we did -- we've been doing this, but we just -- 13 we increased unannounced rover patrols. 14 We have a rover that goes to each post 15 unannounced. 16 Most of our efforts were concentrated 17 over the overnight shift. That seemed to be most 18 of our issues, the overnight shift. So, in the 19 past, a rover pretty much had a lot of leeway to 20 check all three shifts, if there's three shifts on 21 that particular property. 22 But these last six months they've been 23 -- we concentrated more on the overnight shift. 24 That seemed like where a lot of the issues was. 25 So some of the results that we came --	Page 116 1 So I believe with that -- with that, 2 the expectation, holding people accountable, 3 that's why we see the improvement as far as with 4 just the sleeping. 5 And some -- some of the other things that we 6 check when we do assign an inspection is we check 7 the -- the reports, because they're -- we -- 8 also, one of the other things we also initiated 9 was patrolling. 10 Prior to the probation, that was something 11 we was not doing. After talking to some of the 12 property managers, they thought it was more 13 important that we do more access control, 14 but, after the meeting, it was -- it was stated 15 that they want to do more patrol to have more 16 presence on property, which we did implement 17 that. 18 But, with those site inspections, again, 19 we -- they check the patrolling. They also check 20 uniforms. They also check and make sure they're 21 on task. They also give the officers a chance to 22 go on break, because a lot of times, dealing with 23 sleep, they're fatigued. And we also have a lot 24 of officers that work. A lot of the officers work 25 other jobs, and that's with the rover doing these

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Page 117 1 checks along with my account managers and myself. 2 I actually have been on property, as well, 3 at the break, and I work posts myself when 4 I would need to, to fill in. So I have a 5 better understanding exactly of what a lot of 6 these issues that's -- that we had to address this 7 last six months. 8 With the patrol, between the time frame of 9 the probation, we made -- we did over 1,325 10 patrols. Prior to that time frame, because it 11 wasn't a requirement at that particular time, 12 there was no patrolling done. 13 So, just the -- just the fact that we're 14 doing more patrol, have more presence, 15 it's helped. It's helped relations with the 16 residents. You know, we're actually getting 17 a lot more feedback, and we also have remixed 18 (phonetic) up a lot quicker than we have in the 19 past with this feedback. 20 Some of the -- some of the trainings that 21 we've noticed by doing these extra patrols -- 22 which is instant reports, and that can range from 23 something minor as far as reporting a 24 slip and fall or hazard possibly on the ground 25 that could potentially cause a liability to	Page 119 1 One of the other things we did to give the 2 residents a little more -- feel comfortable coming 3 to security -- we implemented a 1-800 number 4 that's manned at all times, and, to this point, 5 we've had 100- -- we've had 128 -- bear with me 6 1 second. We've had 138 calls on that 1-800 7 number. 8 The majority of them could range for 9 residents asking for jobs. 11 calls came over 10 anonymously on tips on property, and a number of 11 them -- 102 of them were just random -- 12 random calls like from residents. 13 Sometimes we actually have residents that 14 want to talk, just believe it or not, and I think 15 that just comes from just the relationships that 16 we've built over the years. 17 And we -- we listen to them. You know, 18 we answer all calls, and the way we have it set up 19 -- it goes to my dispatch. 20 At any point, if they don't answer the phone, 21 it goes to my phone. If I'm not -- if I'm getting 22 too many phone calls, I address it with dispatch 23 and so on. And I answer my phone at all times, 24 and I'm very proactive on that. 25 We also have an email that they utilize,
Page 118 1 ourself or our client. We notate that in our 2 reports. 3 And, with these -- with these patrols, 4 we actually found that the Incident Reports 5 actually went down, and I think that's because, 6 like I said, there is more presence now. 7 And we're actually addressing stuff before it 8 happens. 9 Just the fact to have somebody on-site 10 walk -- especially across the street, with being 11 up on the floors on a regular basis -- it keeps -- 12 it keeps a lot of stuff down that doesn't get to 13 the point where it actually comes in as a report. 14 So, prior -- prior to us being on probation, 15 we had over 125 incidents reported between April 16 and October. While being on probation, that's -- 17 that's been just 65 incidents from November of 18 2024 to March 25th. 19 Some of the common incidents that we came 20 across -- EMS is on property a lot with some of 21 our elderly residents. That's documented. 22 We have -- there has been 11 EMS calls during 23 that time frame. We have very minor 24 slip and fall incidents, well checks and that 25 stuff.	Page 120 1 especially in Durkeeville, to report anything 2 from officer -- officer negative conduct or just 3 reporting on stuff that they want us to look at or 4 address. 5 Also, with that being said, with the site 6 inspections, we also -- we hold our -- 7 we hold our guys accountable. So, with those site 8 inspections, we also had some disciplinary 9 that we've actually implemented. 10 When they were implemented, we actually 11 executed -- we believe in progressive discipline. 12 So, in that time frame, we had -- we've had -- 13 we took -- we took action against four officers. 14 Two of them received verbal warnings, 15 and, basically, that's because with the visitor 16 procedures -- not addressing visitors coming 17 in. 18 That's something that we -- that I observed 19 myself, and I -- I do, at times, actually send a 20 visitor in there to see if my officer will address 21 it. And, if they don't, then we'll take immediate 22 action as far as with the progressive discipline 23 to try it in real time. 24 And then also, just going back to the 25 officers that we found sleeping, we felt --

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1 two of them was actually terminated from 2 progressive discipline, and also with -- yeah. 3 Two of them was terminated through progressive 4 discipline, and the other two that right now on 5 our end are on probation -- any other incidents 6 could lead up to termination. 7 So that's pretty much the update on our 8 end, as far as what we've done, what we've 9 implemented. Just to summarize everything, 10 basically, we added more patrols. We added more 11 communication. You know, we meet. We meet with 12 -- we talk to our officers. We also get a feel 13 for some issues they're having so we can -- 14 so we can address it. Because, at the end of the 15 day, they are the people on the ground that 16 represent the company. 17 So that's -- on my end, that's pretty much 18 what I have to say on that. 19 CHAIRMAN ROGERS: Thank you so much for that. 20 Commissioner Brock. 21 COMMISSIONER BROCK: Thank you, Mr. Chair. 22 I want to thank you for your report that you 23 just gave us, and I want to also thank you 24 for pointing out the fact about the guests that 25 enters our properties, especially our senior	1 questions, because this is one that I have 2 raised. 3 Thank you so much for being here. 4 Thank you so much for your report. 5 I will tell you that -- let me back up and 6 ask these questions first before I get into 7 commentary. I'm trying to learn not to get into 8 too much commentary. 9 Locally -- because I recognize and do 10 understand that you are from out of town. 11 You're from Tampa, right? 12 MR. PONTIFLET: I'm from Jacksonville, 13 Florida. I went to Sandalwood High School. 14 CHAIRMAN ROGERS: Okay. I'm talking about 15 the company. 16 MR. PONTIFLET: I'm back and forth. 17 I'm rooted here. My family is here. 18 The company is based off -- based in Orlando, 19 but, like I said, I'm -- I'm back and forth as 20 needed. 21 Like I said, if push come to shove if we 22 don't have a post covered, I get on the road and 23 cover the post. 24 CHAIRMAN ROGERS: So, locally, if you're not 25 here, who is here locally from your company?
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1 sites. 2 Because I have had several residents from 3 Twin Towers that was concerned about the fact that 4 that security was not checking properly the people 5 that were going up on our floors. And so thank 6 you so much for defining that. 7 And I was over at Durkeeville. So, to know 8 that you are telling the troop about the security 9 doing the rounds, I was over at Durkeeville 10 -- couldn't get in the building, because they 11 had the sign up saying that they were doing 12 rounds. 13 And they had the sign up saying when they 14 would return, but that's what they are doing. 15 They were checking and going up on the floors. 16 So thank you. Thank you for your report. 17 MR. PONTIFLET: You're welcome. Thank you. 18 CHAIRMAN ROGERS: Are there any other 19 questions? 20 (no response) 21 CHAIRMAN ROGERS: As you know, I got 22 questions. 23 COMMISSIONER BROCK: Yes, sir. 24 COMMISSIONER WEATHERBY: Some. 25 CHAIRMAN ROGERS: So let me get to my	1 MR. PONTIFLET: I have an account manager. 2 She was here earlier. So she's the point of 3 contact as far as locally, and we also have 4 site supervisors on each -- on each post. 5 They usually work the morning shift, if there is a 6 morning shift. 7 CHAIRMAN ROGERS: Okay. And so I guess my 8 -- and, with this contract coming back and forth, 9 I'll take a look at it, again, personally for me. 10 I'm still not sure. 11 Is the role desk duty or is it patrolling or 12 is it both? 13 What is in the contract? 14 MR. PONTIFLET: In the contract, when we -- 15 when we first initiated this, like I said, 16 it's 2021. On the contract on -- on this level, 17 there was patrol -- 1-hour patrols. 18 Typically, once we get in -- us talking to 19 the partners who we normally deal with on an 20 everyday basis, they -- they -- we pretty much go 21 along with what they say. 22 A lot of what the issue was, just like she 23 was saying earlier, when we do the patrols 24 that the desk is unmanned for a long period of 25 time, because some of these buildings are just

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1 like across the street. 2 It could take 25 or 30 minutes depending if 3 the elevator is working or anything going on for 4 people to get back on post, and, within that 5 time frame, especially -- I've seen it myself over 6 at Hogan Creek -- people come and go as needed. 7 So that -- so, initially, it was more 8 or less they was more concerned about access 9 control and not being able to get in at all 10 and utilizing the cameras to be able to view the 11 different levels of different floors and then 12 address it as needed. 13 CHAIRMAN ROGERS: So I guess my question then 14 is to staff. 15 What are we ... 16 I will say this. Let me say this. 17 I've been to all of our facilities where you-all 18 are housed. I know, in all the time except for 19 one -- and you only have one individual who always 20 stopped me regardless of what time I come. 21 Everybody else -- I can walk around the building 22 all day long. 23 And I go different times. I may go before 24 I go to work in the morning. I may go during 25 lunch. I may go late at night just to see,	1 that's why I'm asking the question as it relates 2 to how we patrol. 3 Because I personally have been into our 4 facilities where there is a homeless gentleman, 5 who, because we have a couch on each floor, 6 has taken up residency here. The resident has 7 complained about that. 8 But, again, when I spoke with the officer, 9 the officer says, "My job is to be here. 10 We cannot ..." 11 So that's why I'm asking the questions 12 as to, is it mainly patrolling? 13 Is it mainly desk duty? 14 And I do understand that sometimes, 15 if you're patrolling, you're going to be away 16 from the desk, but then that opens up other 17 things. 18 So I guess, once this comes back before us, 19 I just want to make sure how we're doing that. 20 MR. PONTIFLET: As of right now, it's a 21 little bit of both. With let's say Hogan Creek, 22 depending on what shift it is, we are doing hourly 23 patrols during -- during the busy hours, 24 which is the morning shift, like from 8:00 to 4:00 25 and part of the second shift, which is from 4:00
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1 and no one, except for one individual, 2 has ever stopped me to say, "Hey, can you tell me 3 why you're here?" 4 Whether you sign in -- I have only been 5 required to sign in once, and I purposefully don't 6 sign in to see if they are going to say anything. 7 And I know each time I go, and I always note the 8 time that I go, as well. And there's never -- 9 but one person -- and I gave her kudos. 10 And I said, "I need to write a letter to your 11 supervisor, because you're the only one who ever 12 stopped me when I walked into the facility." 13 MR. PONTIFLET: Which facility is that? 14 CHAIRMAN ROGERS: And this is Twin Towers. 15 Let me make sure I do it correctly, because I know 16 her. She gives me a hard time. Twin Towers A. 17 MR. PONTIFLET: Okay. 18 CHAIRMAN ROGERS: Ms. Dubose (phonetic). 19 MR. PONTIFLET: Yes. She's been with us for 20 a long time. 21 CHAIRMAN ROGERS: She don't play the radio, 22 and so -- but I appreciate that. And I think the 23 residents appreciate that, because I have been 24 into our facilities where individuals, 25 unfortunately -- and, when you say, "patrolling,"	1 to 12:00 approximately. 2 About 10:00 p.m., we only require them to do 3 -- they do all floors patrol when they first come 4 on post. Every -- every shift does that, 5 where they go all floors, walk the halls, 6 check for lighting issues, check for anything that 7 needs to be reported -- security or maintenance 8 type situations. 9 After that, those first two shifts -- 10 they just do mainly the first -- the first floor 11 just to more have a presence, and they're away 12 from the desk maybe 5 or about 7 minutes on 13 average. 14 Night shift -- because it's not -- not that 15 active, we have them patrol every hour. 16 That's one of the other things we did, as well, 17 just to keep them active. 18 I believe in technology. So I'm able, 19 in the Orlando or Tampa area -- I can turn on the 20 computer and see in real time if our guys are 21 doing what they're supposed to. I make phone 22 calls and send a rover over there just to check. 23 One of the things that -- that sort of hurts 24 us -- because with the key fobs and everything, 25 our rovers don't have key fobs. So the only way

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1 to get in -- it's not really a surprise thing, 2 because it won't -- unless we follow somebody in, 3 especially at nighttime, we really can't unless 4 the officer lets us in. So that ... 5 But that has still been effective knowing 6 they don't know when we're coming, and we're still 7 able to -- individuals that need to be addressed 8 we've identified. 9 It's -- I have at least three people that 10 I know that don't fit with what we're trying to do 11 with this company, but, to answer your question, 12 it's -- it's both. 13 You know, at the end of the day, we do meet 14 with property managers, and each building is 15 different. They -- like Twin Towers -- they more 16 or less want us to do -- they want us to enforce 17 the parking and towing. 18 That's something we've never done under this 19 contract before is initiating towing. That's one 20 thing on your end, but we're being flexible, 21 since 2021, as far as trying to accommodate 22 whatever needs the client need. 23 But, yes. It's a combination of both. 24 CHAIRMAN ROGERS: I will yield my questions. 25 I thank you for your presentation.	1 breakdown is. 2 Because I will tell you, as a commissioner 3 who has been on this board for going on two years, 4 I'm going to be frank. I'm just tired of hearing 5 about our security company. 6 And so we have to figure out a way of working 7 together, if we're going to continue this 8 relationship, in making sure that residents feel 9 safe. 10 And so I'll work with our fellow 11 commissioners. Probably I would like a survey 12 done prior to that and see what the residents are 13 saying, and I'll act accordingly there. 14 MR. PONTIFLET: I -- I -- when this happened 15 -- like I said, we've had a long relationship 16 since 2021, and so I looked at the top and bottom 17 of the company. 18 I have a lot of time on my hands, 19 and I'm retired corrections. So I took this very 20 seriously, and, just to be transparent with 21 everything, what the -- our main issue is the 22 staffing and retention. I'll just be honest. 23 You may be aware. My bill rate is \$16.65, 24 which means, for us to even break even -- 25 and because of the -- you know, the minimum wage
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1 Are there any other comments as it relates to 2 this vendor? 3 I'm going to yield my comments. 4 I will say, again, "Thank you for being 5 here." 6 I do -- I still raise concerns, but I think 7 that ... 8 When is the next time Resident Relations 9 meet? 10 COMMISSIONER BROCK: May. 11 CHAIRMAN ROGERS: Yes. I got some ideas as 12 to how I think, before this contract comes before 13 us -- how we need to address. Because the 14 concerns are not just coming from that. 15 I'm not raising concerns because I live in these 16 facilities. I'm raising them, because the 17 residents are raising concerns every time we have 18 a meeting. 19 COMMISSIONER BROCK: Uh-huh. 20 CHAIRMAN ROGERS: And so, if they're raising 21 these concerns, we have to make sure that they're 22 being addressed, and, if the company is -- 23 if the company is not fulfilling the obligation 24 on their end or if the agency is not fulfilling 25 their obligation, we just need to know where the	1 goes up every September -- right now it's at \$13 2 -- my operating cost is \$3.65, just for us to 3 break even. 4 Because I have to pay payroll taxes, 5 insurance. These are requirements in the 6 State of Florida. There is no flexibility on 7 that. 8 As a company, we're a small company. 9 I'm a one-man show. I don't answer to nobody. 10 So I'm pretty flexible, as far as like I keep our 11 costs down. 12 If everything don't go correctly on any given 13 pay period, we're in the red. So what happens is 14 -- and I make decisions from Orlando. 15 I call up, and say, "Get rid of this 16 person." 17 And then, when this happened, with us going 18 on probation, we never had an issue -- no major 19 issue -- until this last -- this last year, 20 but we always handled it that way. 21 We are listening, and our standard is 22 get rid of -- get rid of the person, but, 23 because -- when -- the way we conduct business, 24 if we can't cover the post in the county, 25 I cover the post. It seems like I stay on the

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1 post. That's just the way it is. 2 They're tapped out. They're just roudies 3 (phonetic). I can't -- I can't fire everybody. 4 I have people I want to get rid of, but, 5 when I let them go, I can't replace them. 6 My bill rate is \$13. If I go any higher -- 7 my supervisors make 14. The guys on the floor 8 make 13. 9 I can't fire somebody and get somebody back 10 in in a timely manner, and then -- so we do 11 utilize Section 3 officers. Now the problem with 12 -- and I -- they're a blessing, because they want 13 to learn. 14 A lot of them are elderly and not familiar 15 with technology, which is a learning curve. 16 A lot of times it's their first time in 17 security, but they don't mind taking the \$13. 18 A lot of them are on income restriction. 19 The issue come with that, if they work over 20 -- and they got to flex out their hours, 21 because, if they make too much money, 22 they can't -- it affects their living arrangment. 23 Those are my officers. They're either the 24 people I got that's been with me since Day One -- 25 the core -- do a pretty good job.	1 year. We just went up to 16.65 last September, 2 and that's around the same time as far as when a 3 lot of these issues comes out. Because I can't 4 compete. So I've done stuff anywhere. 5 I sponsor people. I say, "Come work for me. 6 We'll send you to training." 7 What always happens, once they get the 8 training and get the license, they go to another 9 company, and I'm the person that like -- 10 I keep my agreement. This is what we agreed to. 11 But, if certain things happen in the world 12 that there's no way to even anticipate that going 13 into 2025 -- and it's affecting my ability to be 14 able to get quality officers, keep supervisors. 15 Because they're -- they're not really supervisors. 16 They're working posts. 17 And that's -- if this -- if you want -- 18 I mean, if you're asking my opinion from what 19 I've seen just -- just being -- being a part of 20 this team, that's the real issue. 21 And then it comes back to training, 22 because, like I said, the learning curve when 23 I'm hiring these officers that's -- 24 I'm appreciative of them. Because we're still 25 able to put -- post them.
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1 But, when I have to hire outside that 2 core, because people retire or people get sick, 3 I'm not getting the same type of quality back. 4 Like I can't -- the average -- the average pay in 5 Jacksonville for security is \$17. That feels 6 inflated a little bit, but I can't compete at a 7 \$13 rate with a \$16 rate. 8 I spoke to the security officer that works -- 9 he's not in my company, but he makes almost the 10 same as the company's bill rate. That's just the 11 reality of the situation. 12 When we started this contract, it was during 13 COVID, and I know y'all are aware that accelerated 14 everything, as far as -- we did -- we did our 15 numbers. If everything would have stayed the same 16 with prior history, as far as the gradual cost of 17 living, we've been right in that number now that 18 I'm comfortable with. 19 Because of COVID and what y'all were speaking 20 earlier, in 2023, Jacksonville led the country in 21 -- as far as cost of living went up. It went up 22 like 90 percent I believe. 23 Our contract -- the first time we had a raise 24 was this past September. We were 16.25 for the 25 first three years. It's going into our fourth	1 My guys at \$13 are doing -- I feel we're 2 doing -- of what we're -- the hand we've been 3 dealt, we're keeping the posts filled. 4 We have -- we have -- we don't have posts 5 unfilled, but the quality has gone down. 6 Because I just can't get the type of officer that 7 we need. 8 You got to understand that what we're 9 doing -- because I run a lot of the company like 10 what I learned in corrections. So I know how to 11 keep people out and how to keep people in. 12 But I moved towards technology, and we run 13 into a lot of hiccups with that. And it's a 14 learning curve. The only way you get experience 15 is to continue working. 16 And, because I have officers that work 17 doubles and stuff, they -- they get tired. 18 It's not an excuse. It's just the reality of the 19 situation, and those officers that work with us 20 that maybe had a bad day, we do progressive -- 21 we don't necessarily fire them right away. 22 But, typically, what happens, if it's caught 23 on the client's side, my hands are tied with it, 24 and I've had to get rid of officers in that 25 capacity.

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1 So that's -- it's like a recycling of these 2 certain officers, and that tend to be what 3 the major issue is what we're dealing with right 4 now. 5 CHAIRMAN ROGERS: Thank you so much, 6 and thank you for your transparency and raising 7 that and being transparent and saying that you 8 recognize there clearly that the quality has 9 declined. But you're working on trying to improve 10 it. 11 I respect the fact that you would come before 12 us to let us know that you recognize that your 13 agency is not where it should be, but you're 14 trying to get it where it needs to be. 15 So thank you so much for that. 16 If there is nothing else, we thank you so 17 much for being here, and I look forward to you 18 coming back before us, should we need you. 19 Thank you so much. 20 MR. PONTIFLET: Again, thanks for the 21 opportunity to, like I said, continue this 22 partnership. I appreciate it. 23 CHAIRMAN ROGERS: Moving to our, 24 "President and CEO's Updates," at this time, 25 Ms. Phillips.	1 our -- what was formerly known as our 2 "Section 8 Program," because of the high increases 3 in rents here locally in our market. 4 So we are already looking at that. We'll be 5 addressing what they call the, "two-year tool," 6 to determine, you know, what adjustments we need 7 to make in order to be able to avoid having a 8 shortfall at the end of the year. 9 But the rental rates -- you know, it's a 10 delicate balance, because, as the rents go up, 11 we have to pay more to our landlords, which means 12 that we have less money to utilize all of our 13 vouchers. 14 If we don't use the vouchers, it's kind of 15 an ongoing the dog chasing its tail or cat chasing 16 its tail -- whatever they say -- trying to catch 17 up -- always trying to catch up and make sure that 18 we're doing those things. 19 So we're starting to look at that now that 20 we're midway in the fiscal year to see how we 21 might address it. 22 They also had discussions with us about 23 updating information in your EPIC system 24 for prior year participant data. Again, 25 there are a lot of things that we were not aware
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1 (Mr. Pontiflet left the room.) 2 MS. MIXON-PHILLIPS: I know the day has been 3 well spent, Mr. Chairman, and a lot of things that 4 are in my report you've already heard. I'm going 5 to summarize them very quickly. 6 As of today, which is March 31st, 7 we are six months into the current fiscal year. 8 Though much progress has been made, there is still 9 a lot of work to be done. 10 There are new opportunities that arise 11 every day to address from an operational and 12 financial perspective, but the team is working 13 hard to address them and making progress. 14 We are making progress. 15 We continue to maintain a good working 16 relationship with our local Federal HUD Field 17 Office here in Jacksonville. They, too, 18 are experiencing some turnover and downsizing and 19 other things in their office. 20 So we've recently been assigned a new 21 portfolio management specialist for Jacksonville. 22 Her name Erlene Clark. The senior staff has met 23 with her to look at our portfolio of funded 24 programs and discussions surrounded around a 25 potential shortfall in our HCV Program,	1 of, and now, you know, in these conversations, 2 we've been made aware that there is some 3 participant data that needs to be corrected and 4 updated. 5 And so we're working with Federal HUD on 6 that, as well, and continuing to look at our 7 capital improvement. Many of the things that we 8 see at our properties have been, "long-term 9 deferred maintenance," I think is what I'll say is 10 what it's been for many of our capital projects. 11 Though some funding was available, 12 for whatever reason, the projects did not get 13 implemented maybe as quickly as they should have, 14 but Mr. Figueroa was tapped to work with our 15 public housing to make sure that we get the 16 capital projects moving. 17 And we've done that. You've seen a number 18 of projects in the last couple of months that 19 have come through. Awards have been made, 20 and construction projects are being done in our 21 facilities. 22 We've got a number more that will be coming 23 to this board for approval, because there are 24 tremendous needs in many of our properties. 25 So we're happy to see that moving forward.

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1 Ms. Davis has made a thorough report of what 2 the Finance Team has been working on, but there is 3 not -- again, it's not just the Finance Team. 4 They're working with our IT Department, 5 with Yardi, to make some very significant progress 6 towards producing the kind of reports that our 7 team needs to be able to manage the various areas 8 and what's going on and our board, to keep you 9 informed and aware of where we are from a 10 financial perspective. 11 The P to P pilot program that's being 12 implemented currently continues to make progress 13 on one of our number one focus areas in finance, 14 and that is the accounts payable. 15 Having that in place we think is going to 16 make a world of difference in the functioning 17 of how we get our vendors paid. 18 And so we will be, as Ms. Davis said, 19 implementing those vendor workshops and having an 20 opportunity for vendors to come in periodically 21 and sit down with our team to learn the process 22 and understand the process better and to work 23 on any issues that they may be having. 24 We continue to provide information for the 25 JHA Audit, which is due in June, and,	1 them, but they have been working on the Emerald 2 Trail Project for a number of years and actually 3 date back before I left city government that that 4 project has been being worked on. 5 But they have approached us to consider an 6 option to bring a section of the Emerald Trail 7 through the Durkeeville Project. There is a large 8 median area between Steele Street and 9 Payne Street. 10 So we will be talking to our stuff, as well 11 as others, doing our due diligence to review what 12 they are asking or their recommendation so that we 13 may bring that back to the board for your 14 consideration, if it meets with -- you know, 15 checks all the boxes of things that we have 16 concerns about, and there are a few. 17 The only other thing is we will email out to 18 you -- there are a number of upcoming national 19 conferences where board training typically is 20 provided in the event that some of you might want 21 to attend some of that board training. 22 I believe Commissioner Brock has, 23 in the past, attended some board training, 24 and it may be helpful to you. They have all kinds 25 of workshops, whether it's on governance or
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1 to my knowledge, that is going well. They've been 2 on-site, and our staff has worked to provide them 3 with all the information they need in order to get 4 that done. 5 That is, again, one of those high priority 6 issues. We have to have our audits to HUD by the 7 deadline, and so we're working towards that. 8 Let's see. I'm trying to not repeat anything 9 that has been said before. 10 We will continue working with the 11 City of Jacksonville and the ERAP new housing, 12 and, again, thanks to the commission for giving us 13 the latitude to move forward and to get more 14 information to you so that we do have a working 15 opportunity to get these houses completed and 16 built by September of 2025, which is where we are 17 now. 18 Our staff will be working alongside the 19 builders. We are already working on the 20 permitting, because, again, we want to have all 21 that in place so there's no barriers to moving 22 forward. 23 One now piece of information -- we received 24 a request from Groundwork Jacksonville. 25 I don't know if many of you are familiar with	1 finance or overall just public housing programming 2 and activity. 3 They generally have a few different tracks at 4 the conferences, but we want to share that 5 information with you in the event that you want to 6 attend and avail yourself to some of that board 7 training that's available. 8 And, with that, I'm going to end my report. 9 I could go on for the rest of the afternoon, 10 but I won't. 11 CHAIRMAN ROGERS: Are there any questions for 12 Ms. Phillips's report at this time or any 13 comments? 14 Commissioner Brock. 15 COMMISSIONER BROCK: Mr. Chair, I just want 16 to ask Ms. Phillips. 17 Do you have a copy of that, Ms. Phillips? 18 MS. MIXON-PHILLIPS: Okay. I was going to 19 send it to you, but, yes, I have a copy. 20 COMMISSIONER BROCK: Oh, okay, okay. 21 CHAIRMAN ROGERS: Are there any other 22 comments or questions? 23 Commissioner Horovitz, if you are online, 24 do you have any comments or questions at this 25 time?

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Page 145 1 COMMISSIONER HOROVITZ: No. Thank you so 2 much. 3 CHAIRMAN ROGERS: Is there anything else to 4 come before this board at this particular time? 5 (no response) 6 CHAIRMAN ROGERS: Let me thank Commissioner 7 Horovitz for this opportunity as always, 8 but let me thank you, commissioners, for -- 9 I know time has been well spent. We're well 10 over time, but I think it was very much 11 appropriate for us to do our due diligence on the 12 work as it relates to what comes before this 13 board. 14 And asking as always to tell people the tough 15 questions and making sure that we're all on the 16 same page and we're all clear in our roles and 17 responsibilities. 18 And, again, I like to say, "being 19 transparent," so that the public knows what we're 20 doing. 21 So thank you for allowing us to go over just 22 a tad bit longer in this meeting. You probably 23 don't want me to chair the next one -- 24 COMMISSIONER WEATHERBY: Sure we do. 25 COMMISSIONER ROGERS: -- but I do appreciate	Page 147 1 C E R T I F I C A T E 2 STATE OF FLORIDA) 3 COUNTY OF DUVAL) 4 I, Carol DeBee Martin, Certified Court 5 Reporter and Notary Public, certify that I was 6 authorized to and did stenographically report 7 to the best of my ability the foregoing proceedings 8 and that the transcript is a true and complete record 9 of my stenographic notes. 10 Dated this 14th day of April, 2025. 11 12  13 14 Carol DeBee Martin 15 Notary Public State of Florida 16 My Commission: HH 588635 17 Expires: 12-29-2028 18 19 20 21 22 23 24 25
Page 146 1 you-all for allowing us to ask the tough questions 2 making sure that we're all clear on what's before 3 us. 4 And, with that being said, if I can get a 5 motion for adjournment at 4:44 ... 6 COMMISSIONER SHIRLEY: Motion to adjourn. 7 COMMISSIONER BROCK: I second. 8 COMMISSIONER ROGERS: It has been properly 9 moved and seconded. 10 Thank you-all. Have a great day. 11 COMMISSIONER BROCK: Thank you. 12 COMMISSIONER HOROVITZ: Thank you. 13 Bye, everybody. 14 COMMISSIONER BROCK: Bye-bye. 15 (Whereupon, the proceedings in the 16 above-titled cause concluded at 4:44 p.m.) 17 --- 18 19 20 21 22 23 24 25	