

4-28-25 JHA BOC Meeting

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1 2 3 4 JACKSONVILLE HOUSING AUTHORITY 5 BOARD OF COMMISSIONERS MEETING 6 7 TAKEN: Monday, April 28, 2025 8 TIME: 2:30 p.m. to 4:00 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 Carol DeBee Martin 18 Jacksonville Court Reporting, Inc. 19 1620 Bartram Road, Apt. 6111 20 Jacksonville, Florida 32207 21 (904) 465-0787 (cell) 22 debeemartin@aol.com 23 24 25	1 PROCEEDINGS 2 April 28, 2025 2:30 p.m. 3 CHAIRWOMAN HOROVITZ: Are we ready? 4 Cheron, is there anything we're waiting on? 5 MS. CORBETT: Is anyone online? 6 You got the last documents we sent. 7 CHAIRWOMAN HOROVITZ: Okay. Great. 8 I don't have a book. 9 COMMISSIONER WEATHERBY: That happened to me 10 on Friday, and I was like everybody had a book but 11 me. 12 CHAIRWOMAN HOROVITZ: You were sitting 13 here, right? 14 COMMISSIONER WEATHERBY: Yes. 15 CHAIRWOMAN HOROVITZ: It's the curse of the 16 seat. 17 All right. We're already a little bit behind 18 schedule. 19 Am I on? 20 COMMISSIONER WEATHERBY: A little bit. 21 You're lighted. Yes. I think so. 22 CHAIRWOMAN HOROVITZ: Is anyone online? 23 MS. MORRIS: Yes, there are people online. 24 CHAIRWOMAN HOROVITZ: Okay. Great. 25 Thank you-all for your patience. We had a
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1 APPEARANCES: 2 CHAIRWOMAN HEATHER HOROVITZ 3 COMMISSIONER HANK ROGERS 4 COMMISSIONER HARRIET BROCK 5 COMMISSIONER LISA STRANGE WEATHERBY 6 COMMISSIONER CALEENA SHIRLEY 7 EVANN MORRIS 8 ANTHONY PEREZ 9 HARRY M. "Reece" WILSON, IV, ESQUIRE (OGC) 10 ADINA TEODORESCU, ESQUIRE, (OGC) 11 CHERON CORBETT, CEO 12 ROSLYN MIXON-PHILLIPS 13 MAMIE DAVIS, CFO 14 SUDELTA HENSON, Comptroller 15 VICTOR FIGUEROA, COO 16 ELAINE SPENCER 17 JULIE ST. CLAIR 18 LINDA FITZGERALD 19 DANIEL MITCHELL 20 DIARRA WEATHERS 21 LAILA DARBY 22 LAURA PRAY (Berman Hopkins) 23 24 VIA VIDEOCONFERENCE 25 INEEDA JACOBS CRYSTAL BLACKMER CORDELIA PARKER JAKE SHEINTARA WILLIAMS DORIAN WILKES SANDRA BAKER MARY DeVRIES, ESQUIRE, (JALA) JESSICA PHYLLIS BROWN TONI ASH ROBERT LIVINGSTON STEPHEN BLAKE (King Risk Partners) BRAD SWAFFER EVEADA FINKLEA CHRISTINE PEREAU JENNIFER MAHONEY DANIESHA SMITH SATONIA HART ALYCE DECKLER	1 conflict in this room. So we're only getting 2 started now. It is April 28th at 2:30, 3 and this is the April board meeting -- thank you 4 -- of JHA. 5 I'll call the meeting to order. 6 Is there any public comment in the room or 7 online? 8 (no response) 9 CHAIRWOMAN HOROVITZ: All right. Hearing and 10 seeing none, we'll move on. 11 I'm sorry. I should do an official welcome. 12 Even though we've had the pleasure of being in 13 committee meetings with our new CEO, 14 Ms. Cheron Waller, this is the first official 15 regular board meeting with our new CEO. 16 So, welcome. We're so happy. We're so happy 17 you're here. 18 MS. MORRIS: We're not connected. 19 Nobody online can hear us right now. I'm having 20 some problems. 21 CHAIRWOMAN HOROVITZ: All right. I didn't 22 like how that all -- I'm going to rephrase that 23 and do it, again. 24 (People laughed.) 25 (discussion off record)

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1 CHAIRWOMAN HOROVITZ: So, do we technically 2 need the video? 3 I'm sorry. We're a half an hour behind 4 schedule. No fault of anyone in the room. 5 But, can we just get started? 6 MR. WILSON: I think we want to know if 7 there is any public comment. 8 COMMISSIONER ROGERS: Yes. Correct. 9 CHAIRWOMAN HOROVITZ: Got it. Okay. 10 You can stop (addressed court reporter). 11 (discussion off record) 12 CHAIRWOMAN HOROVITZ: All right. Let's get 13 back. Okay. We'll start over. 14 Thank you--all online for your patience. 15 We had a meeting that took this space, 16 and so we're only now just getting started. 17 It is 2:32 on April 28th. This is the April 18 regular board meeting. 19 Is there any public comment in the room or 20 online? 21 (no response) 22 CHAIRWOMAN HOROVITZ: All right. 23 So, before we move into Chairwoman's Comments -- 24 oh, my gosh. I'm sorry. It's been a long day. 25 That's me.	1 -- 2 COMMISSIONER WEATHERBY: Or, is it Harry 3 Reece? 4 CHAIRWOMAN HOROVITZ: -- making him the 5 official barbecuer of the JHA. So we could talk 6 about that -- 7 (People laughed.) 8 CHAIRWOMAN HOROVITZ: -- if that is a rule 9 that ... 10 It was amazing, and I just can't say how 11 wonderful it felt. Like, when we talk about 12 culture in an organization -- and I know we have 13 a lot of work to do, and I know that one barbecue 14 does not solve anything really. 15 But it's a start, and I think that it was a 16 fantastic start. And I really felt that you were 17 being welcomed. I hope that you feel welcome 18 here. 19 MS. CORBETT: Absolutely. 20 CHAIRWOMAN HOROVITZ: We are grateful for 21 your being here, and we know we have a lot of work 22 to do. And this board is very much behind you in 23 that effort. So, please -- all of us are 24 engaged and ready to support you. So just reach 25 out, and let us know what you need.
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1 (People laughed.) 2 CHAIRWOMAN HOROVITZ: Very long. 3 COMMISSIONER WEATHERBY: It must have been 4 the champagne lunch. 5 CHAIRWOMAN HOROVITZ: Yes. Okay. I'm going 6 to actually start with -- this is why it's on my 7 mind, because I really want to welcome our new 8 CEO, Cheron Corbett Waller. 9 And it's just such a great way to start 10 today, because, just prior to this, this afternoon 11 there was just this fantastic barbecue that her 12 and her team organized. And Commissioner Brock 13 and I had the opportunity to go out there and 14 participate. 15 And I just have to tell you--all the feel of 16 it was so great. The mood was amazing. 17 The weather was perfect. The food -- and I should 18 have gotten the name of the barbecue person. 19 What is his name? 20 I told him I would name him on the record. 21 COMMISSIONER BROCK: Willie Reese -- 22 CHAIRWOMAN HOROVITZ: Willie Reese -- 23 COMMISSIONER BROCK: -- the third. 24 CHAIRWOMAN HOROVITZ: -- the third. 25 Okay. And I told him that we would discuss	1 I know we had an opportunity to talk a lot. 2 I know that you've been connecting with everyone, 3 as well. 4 So it was just wonderful. So thank you 5 for organizing. 6 And thank you to all of the staff and 7 Leadership Team who supported, as well. 8 All right. We will move on to the approval 9 of the March meeting's minutes. 10 Can I have a motion to discuss the 11 minutes, please -- or approve? 12 COMMISSIONER BROCK: I make a motion. 13 CHAIRWOMAN HOROVITZ: Commissioner Brock. 14 And a second? 15 COMMISSIONER WEATHERBY: Second. 16 CHAIRWOMAN HOROVITZ: Were there any 17 questions? Discussion? 18 (no response) 19 CHAIRWOMAN HOROVITZ: Okay. Hearing none, 20 all in favor? 21 COMMISSIONER WEATHERBY: Aye. 22 COMMISSIONER BROCK: Aye. 23 CHAIRWOMAN HOROVITZ: I'm sorry. 24 Could you hear that? 25 COURT REPORTER: I heard Commissioner

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1 Weatherby and Commissioner Brock. 2 COMMISSIONER SHIRLEY: Aye. 3 COURT REPORTER: And, who is the fourth one? 4 CHAIRWOMAN HOROVITZ: And then we've also got 5 Commissioner Rogers. 6 COMMISSIONER ROGERS: Aye. 7 COURT REPORTER: Okay. 8 CHAIRWOMAN HOROVITZ: All right. We'll move 9 on to the Agency Financial Overview. 10 Ms. Davis. 11 MS. DAVIS: Good afternoon. I have given you 12 in your packet what you asked for, Chair. 13 At the last meeting, you said you wanted us to 14 show you a depiction and pictures of what we had 15 given you in a very thick packet, and so we've 16 done that. 17 It's the budget comparisons, and the first 18 is the Central Office showing the March, 2025 19 budget versus actuals. And we have provided 20 you information for March, 2025 and also the prior 21 year, which is March, 2024. 22 We have also given you year-to-date numbers 23 for budget, actuals and the prior year, and, 24 as with the thick packet that we gave you Friday, 25 the period and the year-to-date expenses exceed	1 You know what we've been working through with the 2 budgets, and we're getting it closer and closer 3 to what we need it to be. 4 And I think we're on schedule for -- 5 to start the budget review for the next fiscal 6 year coming up, and we're still working on 7 payables. 8 I announced to you at the last meeting that 9 we were current on our payables. We were. 10 We worked really hard and got current, 11 but we've had some problems since the last 12 meeting. 13 One of our three payables (sic) has not been 14 here in over a month -- three team members, 15 and so we have two that have been working really 16 hard to catch up on what fell behind with this 17 third person. 18 So, hopefully, that will be caught up 19 soon, and we're also working on going to the 20 P2P system. This is the paperless payable system, 21 and we think that that will answer a lot of our 22 questions when we fully implement that system. 23 I announced to you earlier that our auditors 24 will be on-site this week, Berman Hopkins, 25 and Laura Pray, who is the head auditor,
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1 budget. 2 And it's due mainly to the timing of accounts 3 payable -- the invoices, and we told you at the 4 last meeting that we were paying a lot of invoices 5 this year. Because we were behind last year, 6 and these numbers reflect that. 7 It reflects it for the Central Office as well 8 as Public Housing. The Public Housing 9 year-to-date actuals are slightly lower than the 10 prior activity. Again, it's just a depiction 11 of what we went over with you on Friday. 12 And, also, we have given you information on 13 the Housing Choice Vouchers. The trending is 14 high in March, but it levels off to the 15 year-to-date budget for the year. 16 And we've given you the same type information 17 for the RADs, and the three RADs that we have -- 18 we have shown you what the expenses, the budget, 19 the budgeted revenues and expenses are and the 20 actuals for the month and the year-to-date. 21 And we've given you the same depiction for 22 Affordable Housing. These are the same numbers as 23 indicated earlier that we gave you in the thick 24 packet from last Friday. 25 We are still working on this budget.	1 is actually with us today. And they are auditing 2 doing substantive testing of four big areas this 3 week, and that concludes my report. 4 Are there any questions? 5 CHAIRWOMAN HOROVITZ: Are there any questions 6 from the commissioners? 7 Commissioner Rogers. 8 COMMISSIONER ROGERS: Thank you, Madam 9 Chair. 10 Real quick -- and I should have brought this 11 up at the committee meeting. So I do indeed 12 apologize for that. 13 But, as it relates to the vendors, 14 have all of our vendors been now paid? 15 And, are we up to date on all of our vendors? 16 And then, if you could provide us an update, 17 if you can, if the meeting has happened with the 18 vendors at this time. 19 MS. DAVIS: Okay. I announced at the last 20 meeting that we were current, and we were as of 21 that meeting. We have three accounts payable 22 persons. One of those persons has been out for 23 over a month, and, based on that, the accounts 24 she was working on have fallen behind. 25 The other two have stepped in and are working

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Page 13 1 on cleaning up what was created this last month. 2 So, to answer your question, we were we 3 thought at the last meeting, but, based on 4 a third of the employees who do payables being out 5 for that entire period of time, we have fallen 6 behind. 7 This person that is the third person is 8 also the most senior, and she's the one that was 9 scheduling a meeting with our vendors. 10 And so we will resume scheduling that meeting 11 with vendors as soon as we can kind of catch up 12 and catch our breath. 13 COMMISSIONER ROGERS: Thank you. 14 MS. DAVIS: You're welcome. 15 CHAIRWOMAN HOROVITZ: I have a few questions, 16 if no other commissioners have questions. 17 Thank you for this view. It highlights for 18 me a couple of things, and I apologize. 19 Because we're just getting it today, I didn't have 20 a chance to review before the meeting. 21 But, just touching on a couple of things, 22 the HCV -- we've talked about in this room a 23 number of times how it's -- "underfunded," 24 is not the right word, but we are always at a 25 deficit. And I believe we were working through	Page 15 1 MS. CORBETT: Yes. In most cases, 2 you're going to find that there will be a 3 shortfall for the program. 4 You know, when we think about the 5 Housing Choice Voucher Program in general and the 6 way we're trending -- and I just had a meeting 7 with someone on this -- you know, we're finding, 8 given Jacksonville -- the geographical location 9 is just so expensive in regards to renting. 10 And so, on average, we're looking at 11 about approximately \$978 that we're paying out 12 on average throughout, you know, as it relates to 13 our subsidy, when the reality of it is we're 14 getting on the average end about \$678 15 approximately. 16 Right? 17 So that's a \$300 gap, right? 18 And the reality of it is that we need 19 to have -- well, the rents in Jacksonville need 20 to be far less, but, because its market is 21 streaming higher, many of our landlords and 22 owners are requesting rental increases. 23 So although we're like a max utilization rate 24 of about over 92 percent, we can never actually 25 achieve 100 percent as a result of the increase
Page 14 1 that deficit. 2 I think, Roslyn, if you have any -- 3 and, Cheron, you might be familiar with this, 4 too, in your other agencies. 5 So, is the difference between the revenue 6 and expenses -- will that ever match, 7 or will we always be in a deficit? 8 MS. DAVIS: This was a question we had 9 earlier from you, why was it budgeted a certain 10 way, and I don't know if I can answer that 11 question now. 12 The budget was prepared by someone who 13 didn't prepare the budget in the past. 14 So it could be just a matter of the different 15 persons preparing these. 16 The budget shows less than last year, 17 but this year there was a -- last fiscal year 18 there was a shortfall, and Ms. Phillips can 19 speak more specifically to that. 20 CHAIRWOMAN HOROVITZ: Sure. I just want 21 to make sure I understand this, because, 22 as I understand it and as I've explained it, 23 there is always a shortfall. 24 Isn't that the nature of the program? 25 Is that right?	Page 16 1 in the rents here, too, as well. 2 CHAIRWOMAN HOROVITZ: Right. 3 MS. CORBETT: So, in most cases, 4 there is going to be a shortfall, but the reality 5 of this is that we can also request the funds from 6 HUD, too, as well, actively right now. 7 We do recognize that recent data just came 8 out this week that they may be cutting the budget 9 for the HCV Program -- well, excuse me -- 10 the Section 8 Program, and so we're really 11 monitoring that right now. 12 But we can discuss shortfall offline in 13 regards to that request as soon as possible, 14 and I'm glad the auditor is here, too. 15 CHAIRWOMAN HOROVITZ: Sure. So, if I 16 understand it right, the only thing that we 17 actually can control is the utilization. 18 MS. CORBETT: Yes. 19 CHAIRWOMAN HOROVITZ: So we really do want 20 to be underutilized in order to manage that 21 shortfall. 22 MS. CORBETT: Well, a max utilization is 23 always a good thing. That means that we're using 24 all of our vouchers. The reality of it is that we 25 just need rents to be a little bit less so we can

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Page 17 1 increase utilization past 92 percent and maybe get 2 up to a higher amount. 3 But, if we have a \$300 delta on average of 4 everyone, those are funds that we're using up 5 just to pay higher rents right about now. 6 But we can request shortfall funds. 7 CHAIRWOMAN HOROVITZ: Okay. 8 MS. CORBETT: We can put that request in 9 ASAP to HUD, and we did it at the last agencies. 10 And it's not uncommon, too, as well. 11 CHAIRWOMAN HOROVITZ: Sure. So, just going 12 back to what we can control, because we can't 13 control rents. 14 MS. CORBETT: Right. 15 CHAIRWOMAN HOROVITZ: Ideally, we will, 16 but that's outside of our control. 17 MS. CORBETT: Right. 18 CHAIRWOMAN HOROVITZ: We want to be 19 utilized, because, one, we're going to get 20 pressure from our political friends, 21 "Why aren't you maxing utilization?" 22 So we will always have a timing issue, 23 because we need to be overspending in order to 24 request more funds. So it's kind of an accounting 25 exercise.	Page 19 1 only 50-percent occupied, and so we aren't 2 looking at getting 100 percent of the rents, 3 but 50 percent of the rents. 4 And it's my understanding that's being 5 renovated. So it's -- right. So that's it. 6 We're only getting half the rents that we could 7 get for Franklin Arms. 8 CHAIRWOMAN HOROVITZ: Sure, sure. 9 But we would have budgeted, or we planned for 10 that. 11 MS. DAVIS: Not necessarily. Like I say, 12 that was a disconnect between preparing the budget 13 and all of the different preparers, you know, 14 over the years. 15 The person that prepared this budget 16 really didn't prepare any other budget for the 17 housing authority. So it may not have been 18 taken into consideration fully at that time. 19 CHAIRWOMAN HOROVITZ: I see Commissioner 20 Rogers shaking his head, because I think he 21 probably agrees with me, that we would have 22 discussed not -- we would never have budgeted 23 max -- 24 MS. CORBETT: Occupancy. 25 CHAIRWOMAN HOROVITZ: -- occupancy. Right.
Page 18 1 MS. CORBETT: Well, that, and I think right 2 now what I would add to that -- it would be ideal 3 if we can have more federal funds released to 4 the Section 8 Program from D.C. 5 Right? 6 CHAIRWOMAN HOROVITZ: Okay. 7 MS. CORBETT: If we want to increase 8 utilization, right, and have additional funds, 9 we just need more funds. But right now I don't 10 foresee it happening right now, but we'll know 11 probably later on this week as a result what's 12 going to happen to these huge budget cuts that 13 they're proposing for Section 8. 14 Right? 15 So, yes. 16 CHAIRWOMAN HOROVITZ: Okay. And I can be 17 comfortable with that delta. I'm just having a 18 discussion. 19 And then the other thing, on the affordable 20 housing side, what catches my eye is, 21 why is revenue so low or so much off of what we 22 budgeted for Franklin Arms and Brentwood Lake? 23 And, what is driving the huge increase in 24 expenses for Franklin Arms? 25 MS. DAVIS: I think it's off because it's	Page 20 1 Thank you. 2 And it's not a huge difference, just for 3 everyone who is listening. The difference we're 4 talking about is 235-ish thousand to 166-, 5 but then I see that the expenses are higher. 6 Is that \$30,000 difference -- is that 7 security? 8 Like, what's driving that? 9 MS. DAVIS: I'm sorry. 10 CHAIRWOMAN HOROVITZ: Why are expenses higher 11 than we budgeted for Franklin Arms? 12 What are we paying for there? 13 MS. DAVIS: Overall, I think the expenses 14 are higher for most properties because of the 15 timing. We had a lot of expenses that were not 16 paid in the Fiscal Year '24, and we were behind in 17 those. 18 And so catching up on expenses have shown -- 19 we tried to put as many -- as much in the proper 20 year -- the matching of revenues and expenses -- 21 but, for some of them that we really didn't know, 22 they appear in this fiscal year that perhaps they 23 should have been paid in the last fiscal year. 24 CHAIRWOMAN HOROVITZ: What is driving then 25 the Westwood almost \$100,000 difference than from

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1 the actuals budget? 2 MS. DAVIS: I think probably the budget more 3 than anything else. 4 Westwood was purchased when, February of 5 2024? 6 And so we're beginning to see a whole year, 7 you know, the cycle of things. Sometimes these 8 expenses are higher certain months than the entire 9 year, and, with Westwood being a very new 10 property, it's probably sort of difficult to have 11 budgeted, you know, as strictly as we will after 12 we own this property for a number of years. 13 There were some issues, also, with -- 14 we know that, for example, with taxes, 15 with property taxes. We are housing authority 16 exempt from paying property taxes, but, 17 since this was purchased just last year, 18 that whole transition had not taken place before 19 the end of the fiscal year. 20 And we thought we were looking at a tax bill 21 of \$450,000, because who owns the property as of 22 January 1 of a year is the entity that pays the 23 taxes. 24 And we didn't own the property as of the end 25 of that year, but we were able to get with the	1 CHAIRWOMAN HOROVITZ: Anything else on the 2 financial ... 3 Thank you, Ms. Davis. 4 Anyone else? 5 (no response) 6 CHAIRWOMAN HOROVITZ: So -- 7 COMMISSIONER BROCK: Madam Chair -- 8 CHAIRWOMAN HOROVITZ: -- yes. 9 COMMISSIONER BROCK: -- can I ask Ms. Davis 10 a question, please? 11 CHAIRWOMAN HOROVITZ: Yes, of course. 12 COMMISSIONER BROCK: Ms. Davis, I know that 13 in a previous meeting you had said that the line 14 item was in under, "Resident Service," 15 and I really was trying to find it. 16 But what I want to know is, are we going to 17 keep it the way it is? 18 Is it going to get its own line item? 19 MS. DAVIS: Okay. It is under, 20 "Resident Service." And we did get the budgets 21 out, and we were prepared to meet with you on 22 Friday and did not get a chance to. 23 COMMISSIONER BROCK: Oh -- 24 MS. DAVIS: But it is in Resident Service. 25 COMMISSIONER BROCK: -- okay. Thank you.
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1 taxing authority and do a proration. And most of 2 that went away. 3 We were -- they allowed us to do it even 4 though we went in late to do that proration. 5 So I think they ended up waiving about 425,000 6 in property taxes, but we ended up having to pay 7 some property taxes. 8 CHAIRWOMAN HOROVITZ: Just high-level 9 questions, and this just really is also just what 10 I would like to see in this room. And I think 11 that everyone else wants to know, as well. 12 We keep on pushing forward. 13 So I want to know what's driving variances 14 and what we're doing about it is just really want 15 we want to know. 16 MS. DAVIS: Certainly. 17 CHAIRWOMAN HOROVITZ: I have no other 18 questions on finances right now. 19 MS. DAVIS: Thank you. 20 CHAIRWOMAN HOROVITZ: I would like to see 21 if something specific came in, though, 22 for Westwood. That looks like -- I'm just 23 curious. If you don't mind following up -- 24 MS. DAVIS: No. We will certainly 25 follow up. Thank you.	1 MS. DAVIS: Yes. And it's in those totals. 2 It would not be a problem to separate it and give 3 it its own line, because we know that's what you 4 want. But it's there. 5 COMMISSIONER BROCK: Thank you. 6 MS. DAVIS: You're welcome. 7 COMMISSIONER BROCK: Thank you, Madam Chair. 8 CHAIRWOMAN HOROVITZ: We'll move on to 9 New Business with the presentation of resolutions. 10 Ms. Waller or -- for the record, would you 11 like us to call you, "Ms. Corbett," or, 12 "Ms. Waller"? 13 MS. CORBETT: Either/or. Corbett Waller, 14 Corbett or Waller. 15 CHAIRWOMAN HOROVITZ: Ma'am -- 16 (People laughed.) 17 CHAIRWOMAN HOROVITZ: -- are you presenting 18 the resolutions, or is -- 19 MS. CORBETT: So you know what? 20 We can still continue as usual. I'm still 21 observing the way it's done, too -- so like what 22 everyone is doing. So Mr. Weathers is going to 23 step up and present on the resolutions. 24 MR. WEATHERS: Good afternoon, everyone. 25 PEOPLE: Good afternoon.

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1 MR. WEATHERS: So I will be talking about 2 the procurement resolutions. I think first up 3 would be Resolution No. 12. 4 CHAIRWOMAN HOROVITZ: Yes. 5 MR. WEATHERS: And this was discussed in the 6 committee meeting last week. It's the roof 7 replacement project at our Riviera property, 8 which since has been completed. 9 Subsequently, after being completed, 10 there was a change order request by the vendor 11 for an additional sum of money of \$44,536 due to 12 the fact that there was additional damage that was 13 not covered as a part of the roof replacement 14 project. 15 So there needed to be some additional 16 structural repairs and some additional materials 17 related to lumber that was necessary to repair the 18 roof. 19 CHAIRWOMAN HOROVITZ: And, to be in order, 20 can I please get a motion to discuss JHA-12? 21 COMMISSIONER ROGERS: So moved. 22 COMMISSIONER BROCK: Second. 23 CHAIRWOMAN HOROVITZ: Are there any questions 24 for Mr. Weathers? 25 (no response)	1 MR. WEATHERS: Okay. 2 CHAIRWOMAN HOROVITZ: Okay. Thank you. 3 MR. WEATHERS: Okay. I'm sorry. 4 CHAIRWOMAN HOROVITZ: All right. Since we 5 did discuss this at length in committee, 6 if there is no other discussion, all in favor? 7 COMMISSIONER SHIRLEY: Aye. 8 COMMISSIONER BROCK: Aye. 9 COMMISSIONER WEATHERBY: Aye. 10 COMMISSIONER ROGERS: Aye. 11 CHAIRWOMAN HOROVITZ: All right. Thank you. 12 JHA-13. 13 MR. WEATHERS: Okay. Resolution 13 -- 14 this is for the roof replacement at the 15 Oaks of Durkeeville, again, as discussed in 16 committee last week. 17 This is essentially Phase 2 of a substantial 18 roof replacement project at the Oaks of 19 Durkeeville. Again, the bids were submitted, 20 and the winning bid went to Devore Capital for 21 the roof replacement there. 22 And, basically, the contract should be in 23 the amount of \$286,639.99 as the winning bid. 24 So we are prepared to issue the contract for 25 Devore Capital to complete Phase 2 of replacing
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1 CHAIRWOMAN HOROVITZ: We did discuss this in 2 the Finance Committee. 3 I have a question, because you said something 4 that I hadn't heard before. You said that the 5 work had been completed, and now we have the 6 invoice. So the timing of that is surprising to 7 me. 8 Normally -- and I've happened to do a number 9 of roofs in my life -- they come to you, 10 and they say, "Okay. We have this additional 11 work." And then you have to approve the 12 additional expense. 13 Is that how it happened in this case, 14 or did they bring an additional charge after the 15 fact? 16 MR. WEATHERS: No, no, no. They didn't 17 bring it in after the fact. No. 18 CHAIRWOMAN HOROVITZ: Okay. 19 MR. WEATHERS: They uncovered it. It's just 20 the timing. We actually held it -- 21 CHAIRWOMAN HOROVITZ: Okay. It was confusing 22 how you said it, and I think that, Commissioner 23 Rogers, you heard it, as well. 24 COMMISSIONER ROGERS: (nodded head 25 affirmatively)	1 all of the roofs at the Oaks of Durkeeville. 2 CHAIRWOMAN HOROVITZ: Thank you. 3 Can I please get a motion for JHA-13? 4 COMMISSIONER BROCK: I make a motion. 5 CHAIRWOMAN HOROVITZ: Commissioner 6 Brock. 7 COMMISSIONER WEATHERBY: Second. 8 CHAIRWOMAN HOROVITZ: Is there any discussion 9 or any questions for Mr. Weathers? 10 (no response) 11 CHAIRWOMAN HOROVITZ: All right. If there is 12 no discussion, all in favor? 13 COMMISSIONER ROGERS: Aye. 14 COMMISSIONER BROCK: Aye. 15 COMMISSIONER WEATHERBY: Aye. 16 COMMISSIONER SHIRLEY: Aye. 17 CHAIRWOMAN HOROVITZ: Thank you. 18 Are you also presenting JHA-14? 19 MR. WEATHERS: So we can discuss -- 20 CHAIRWOMAN HOROVITZ: Can we pause for 21 1 second? 22 I'm sorry. My JHA-14 is insurance. 23 On the screen is HVAC. 24 (inaudible crosstalk) 25 COURT REPORTER: I can't hear you.

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Page 29 1 I'm sorry. 2 CHAIRWOMAN HOROVITZ: So, actually, 3 in our agenda, JHA-14 is insurance. I don't 4 actually have a resolution for HVAC. 5 So I think we table that and continue with -- 6 COMMISSIONER ROGERS: Point -- real quick. 7 Point of order, Madam Chair, but we should not 8 have had -- if you recall from our committee 9 meeting -- 10 CHAIRWOMAN HOROVITZ: That's right. 11 COMMISSIONER ROGERS: -- because it was under 12 the threshold and so that should not have been a 13 part of a resolution we -- I asked that question 14 in the committee. 15 CHAIRWOMAN HOROVITZ: The JHA-12? 16 COMMISSIONER ROGERS: -14. 17 CHAIRWOMAN HOROVITZ: Which -14? 18 COMMISSIONER ROGERS: So -14 dealing with the 19 HVAC. 20 COMMISSIONER WEATHERBY: Yes. 21 CHAIRWOMAN HOROVITZ: Got it. 22 That's probably why. All right. 23 COMMISSIONER ROGERS: So I'm not sure why 24 that resolution would have been here. 25 CHAIRWOMAN HOROVITZ: Okay. Perfect.	Page 31 1 insurance coverage from Florida Public Housing 2 Authority Self Insurance Fund in the amount of 3 \$1,715,663 for a period from May 1st, 2025 4 through April 30th, 2026 as set forth in 5 Exhibit A. 6 And Exhibit A consists of the properties 7 themselves, what's called, "The 2025 Property 8 Insurance Indication." 9 And, based on the resolution and the 10 necessity for this property insurance, 11 I would like to request that this resolution be 12 approved. 13 CHAIRWOMAN HOROVITZ: Can I please get a 14 motion for JHA-14? 15 COMMISSIONER BROCK: I make a motion. 16 COMMISSIONER WEATHERBY: Second. 17 CHAIRWOMAN HOROVITZ: Are there any questions 18 or discussion? 19 COMMISSIONER ROGERS: Real quick. I thought 20 -- and correct me if I'm wrong -- a couple things, 21 through the Chair to Ms. Davis. 22 But one -- and I say this all the time -- 23 I'm very hesitant. I know we discussed it in 24 committee, and I'm very much aware of that. 25 But there is no Exhibit A.
Page 30 1 Then we are in order. We're all right. 2 Thank you. That's correct -- no. That's not 3 right. We're on JHA-14. We're talking about 4 insurance. 5 Okay. Who is presenting that resolution? 6 MS. MIXON-PHILLIPS: Mamie. 7 CHAIRWOMAN HOROVITZ: Thank you, 8 Mr. Weathers. 9 MR. WEATHERS: You're welcome. 10 MS. DAVIS: Okay. Resolution 2025-JHA-14 11 is to authorize the renewal of property insurance 12 policies with Florida Public Housing Authority 13 Self Insured Fund, and the amount of the total 14 insurance will not exceed \$1,715,663, 15 as we indicated at the Finance Committee Meeting. 16 The policies -- there are four policies, 17 including one that is a liability insurance 18 policy, and the one policy is for 1.3 million 19 and needs the approval of the board. 20 And so, in accordance with legal 21 requirements, the Jacksonville Housing Authority 22 must procure property insurance for the various 23 properties that it owns and manages. 24 And, whereas, Jacksonville Housing Authority 25 has received the annual renewal for property	Page 32 1 So, in the future, if we can know what those 2 properties are ... 3 Is that Exhibit A? 4 MS. MIXON-PHILLIPS: This is the contract. 5 MS. DAVIS: It's not the properties. 6 The properties consist of all of the public 7 housing properties owned by the Jacksonville 8 Housing Authority. 9 Exhibit A is the bill itself, the premium 10 from the insurer. 11 COMMISSIONER ROGERS: Is that Exhibit A? 12 CHAIRWOMAN HOROVITZ: Thank you. 13 Commissioner Rogers, do you have a 14 question? 15 I have a question. 16 COMMISSIONER ROGERS: Madam Chair, 17 I'm going to yield back the floor, but, again, 18 this does not, again, coincide. Because, again, 19 I get what we discussed in committee, and I have 20 said that. 21 Again, when we're asked to approve documents 22 -- and let me say to Ms. Davis. I understand how 23 we get to the 1.7 million, but, again, 24 the document that has been presented to us, 25 if we're going off of the documentation which has

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Page 33 1 been presented to us, is, of course, the 1.3. 2 And so, again, if we can have, for future 3 reference, how we got to this figure, 4 I would greatly appreciate that. 5 I know how we got there, because we had an 6 extensive discussion in the board meeting -- 7 committee meeting. But, again, what's being 8 presented to us today is one thing. 9 But, with the documentation, I would like 10 it to align in the future, but I'll yield the 11 floor, Madam Chair. 12 MS. DAVIS: I understand. Thank you. 13 MS. CORBETT: You want to see the properties 14 that (inaudible). 15 COURT REPORTER: I didn't hear you. 16 I'm sorry. 17 CHAIRWOMAN HOROVITZ: Well, it's something 18 we've talked about a lot. If there is a 19 reference to another document or this is an 20 extension on a previous contract, we just want to 21 make sure we have all of those documents in front 22 of us, and, not just on the day, but in enough 23 time to have reviewed them so we are all 24 comfortable when we're discussing it here. 25 COMMISSIONER WEATHERBY: Just a point of	Page 35 1 without the proper documentation. 2 So that's why I raised the point. 3 That's why I will continue to raise these points, 4 because, again, we won't be here forever. 5 And it has to be clear to the future board. 6 CHAIRWOMAN HOROVITZ: Absolutely. 7 And I apologize. I need a second to find 8 something, and I'll talk through it. Because I 9 think that you-all will be on the same journey 10 with me. 11 I recall, when we were in Finance Committee, 12 that the 1.33 was the contract for all of the 13 properties. Like one was called, "The everything 14 else." 15 There were four separate policies. 16 One was for the JUI single-family houses. 17 The Westwood policy was taken out, because our 18 "broker --" we'll refer to them, if that's 19 appropriate -- was able to get better terms on 20 that. But there were four separate ... 21 The agreement that we were just handed by 22 Ms. Phillips -- and thank you for that -- 23 is for the 1.33. That's the one that I -- 24 the original resolution referenced that number, 25 and I was just trying to find it.
Page 34 1 order, our wonderful court reporter I think has 2 not been able to hear some of the side 3 comments. 4 COURT REPORTER: I just didn't hear what you 5 just said, Ms. Corbett. 6 MS. CORBETT: The only thing I had referenced 7 is having that official property list, 8 that Detail Summary Sheet that's reflective of 9 this as a part of supporting documents. 10 COURT REPORTER: Thank you (addressed 11 Ms. Corbett). 12 Thank you (addressed Commissioner 13 Weatherby). 14 COMMISSIONER ROGERS: And, again, Madam 15 Chair, the reason why I bring that up -- 16 I and many of the board members may not be 17 sitting in these seats when this comes up, 18 and we're actually approving resolutions that 19 would be good for a future board to know how we 20 got here. 21 CHAIRWOMAN HOROVITZ: Uh-huh. 22 COMMISSIONER ROGERS: And, if we have 23 1.7 million we've been requested to approve, 24 but the documentation is 1.- -- I would sit on 25 this board and be confused as to how you got there	Page 36 1 And then we discussed having the total 2 relationship with FPHASIF be around 1.8, 3 but now we're looking at a resolution that has a 4 very specific number, which I assume is a total of 5 all four. 6 But we don't have the support for that 7 number. We only have a piece of it. So we're 8 missing the other three, which is something 9 I would like to see. 10 And, does that mean we will not then separate 11 resolutions for the other three? 12 Because last year we approved four separate 13 resolutions. So, if I can get clarity on all 14 that ... 15 MS. DAVIS: The other three are all under the 16 threshold of needing to get approval by the board. 17 CHAIRWOMAN HOROVITZ: Okay. 18 MS. DAVIS: One is for the liability 19 insurance for the JUI homes. It's around 20 3,000, \$4,000. The highest one is for Westwood -- 21 CHAIRWOMAN HOROVITZ: Right. 22 MS. DAVIS: -- and that's \$181,000. 23 But each of the others do not -- does not reach 24 the threshold of having to get approved by the 25 board.

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Page 37 1 CHAIRWOMAN HOROVITZ: So what the resolution 2 is trying to get to is that it does consider the 3 total financial relationship. 4 And then, to Commissioner Rogers's point, 5 if you would have listed every property, 6 then this resolution would have been fine. 7 Is that what you were getting at before, 8 Commissioner Rogers? 9 COMMISSIONER ROGERS: That is correct, 10 Madam Chair. 11 CHAIRWOMAN HOROVITZ: Okay. So, if we have 12 the exhibit attached to this, would everyone be 13 comfortable? 14 That would make me more comfortable. 15 COMMISSIONER WEATHERBY: Yes. 16 COMMISSIONER BROCK: Yes. 17 COMMISSIONER SHIRLEY: Yes. 18 CHAIRWOMAN HOROVITZ: And then I don't 19 believe this agreement has the other properties 20 in it. So we are missing everything else, 21 but I guess it wasn't for us to see because it was 22 under the threshold. 23 So all right. Then, if there is no other 24 discussion -- 25 I'm sorry?	Page 39 1 COMMISSIONER SHIRLEY: Contingent? 2 CHAIRWOMAN HOROVITZ: -- contingent -- 3 yes. I knew you had the right word -- on all of 4 the properties being listed that the board would 5 be fine with it. 6 COMMISSIONER SHIRLEY: I agree with that. 7 CHAIRWOMAN HOROVITZ: Okay, okay. 8 All right. So, for now, since we're here for a 9 few more minutes, if we can get the resolution 10 to a point where OGC and I can sign, then we'll 11 just table it for now. 12 Is everyone comfortable with that? 13 (heads nodded affirmatively) 14 CHAIRWOMAN HOROVITZ: Excellent. Okay. 15 And, in that case, let's move on to Resolution 16 JHA-15. 17 Are we taking -15 and -16 together, 18 or are they separate? 19 Did you hear me, Ms. Waller? 20 Are -15 and -16 together? 21 MS. CORBETT: Yes, they are. Yes, they are. 22 CHAIRWOMAN HOROVITZ: Can I get a motion to 23 discuss JHA-15 and -16? 24 COMMISSIONER BROCK: I make a motion. 25 COMMISSIONER WEATHERBY: Second.
Page 38 1 MS. CORBETT: I'm sorry. 2 Is there a way you want her to quickly 3 retrieve that supporting documentation, 4 and then this is a vote that's towards the end 5 for this one if she can do that quickly? 6 COMMISSIONER ROGERS: Yes. 7 MS. CORBETT: Is that okay? 8 COMMISSIONER ROGERS: Yes. 9 Madam Chair, if we -- and I'll make the 10 motion. I'll make the motion to table this at 11 this current time and move on to the next 12 resolution. 13 COMMISSIONER BROCK: Second. 14 COMMISSIONER ROGERS: But, definitely, 15 we need all of the documentation for us to feel 16 comfortable about approving this. 17 COMMISSIONER BROCK: No. I was seconding 18 it. 19 CHAIRWOMAN HOROVITZ: What I was going to say 20 was that, based on the discussion I would have 21 been comfortable, but I don't intend on signing it 22 until the resolution includes the exhibits that 23 list all of the properties. And I'm happy to sign 24 it another time, if it's not possible. 25 But I think that we can say with a caveat --	Page 40 1 MS. CORBETT: Yes. So Resolution 2 No. 2025-JHA-15, to improve an MOU with the 3 Independent Association of Public and Private 4 Employees, IAPPE, for a 3-percent wage increase 5 for the base pay for employees included in the 6 IAPPE Bargaining Unit retroactive to April 21st, 7 2025. 8 We had a very productive meeting today 9 with IAPPE in regards to bargaining for a 10 3-percent increase for the employees effective 11 April 21st, 2025. 12 We received sign-off, and we do understand 13 that they may come back at a later date, 14 too, as well. So it was really successful in 15 regards to negotiations for that. 16 And then, also, I'll just go on to the next 17 one, too, as well. 18 COMMISSIONER ROGERS: I'm sorry. 19 Are we taking both of them together or 20 separate? 21 CHAIRWOMAN HOROVITZ: We said we were taking 22 them together. We don't have to. 23 Do you want to take them separately? 24 MS. CORBETT: Let's do it separate just in 25 case. Okay. So --

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1 CHAIRWOMAN HOROVITZ: So we have a motion to 2 take them together. 3 COMMISSIONER ROGERS: If so, then I'm fine 4 with that. I didn't know. 5 COMMISSIONER WEATHERBY: We can all vote, 6 "No." 7 MS. CORBETT: They could be combined. 8 I just want to ensure that, if, you know, 9 anything is added eventually to -15 or whatever -- 10 any revisions that, you know -- 11 CHAIRWOMAN HOROVITZ: Sure. 12 How do we -- I'm sorry. I should know 13 this. 14 How do we separate now? 15 Adina, do you know? 16 COMMISSIONER SHIRLEY: Just do another 17 motion. 18 MS. TEODORESCU: You can separate. 19 CHAIRWOMAN HOROVITZ: So we have a motion for 20 taking -15 and -16 together. 21 Do we vote, and say, "No"? 22 COMMISSIONER SHIRLEY: Amend it. 23 CHAIRWOMAN HOROVITZ: Amend. Yes. 24 Who had the motion? 25 COMMISSIONER BROCK: I made the motion.	1 COMMISSIONER WEATHERBY: Through the Chair, 2 I think, as we discussed in finance, that I'm 3 certainly in favor of it. 4 COMMISSIONER SHIRLEY: Through the Chair, 5 I would just like to say I know this has been 6 something that folks have been waiting on for 7 some time, and I just want to acknowledge that 8 we heard you. We heard the staff and those that 9 were requesting this, and I think this is a 10 great attempt to get us back aligned as quickly as 11 possible. 12 COMMISSIONER WEATHERBY: Agree. 13 CHAIRWOMAN HOROVITZ: Commissioner Rogers. 14 COMMISSIONER ROGERS: Again, I appreciate the 15 fact that you have come in. You have listened to 16 the staff. I am in full support of this 17 resolution, as well, and thank you for bringing it 18 to the board as quickly as you have done so. 19 CHAIRWOMAN HOROVITZ: Excellent. 20 And I don't want to leave you out. 21 Commissioner Brock, do you have any questions 22 or comments? 23 Now there is pressure. 24 COMMISSIONER BROCK: I don't have any -- 25 well, I just want to say some comments.
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1 You say -- 2 CHAIRWOMAN HOROVITZ: Okay. Commissioner 3 Brock made the motion. 4 Can you amend your motion to just be for 5 JHA-15, please? 6 COMMISSIONER BROCK: Okay. I amend the 7 motion to just do JHA-15. 8 CHAIRWOMAN HOROVITZ: Excellent. 9 And then the second was ... 10 Was it Commissioner Weatherby? 11 COMMISSIONER BROCK: Yes. 12 COMMISSIONER WEATHERBY: I'm sorry? 13 COMMISSIONER SHIRLEY: Do you accept the 14 amendment? 15 COMMISSIONER WEATHERBY: Yes. 16 CHAIRWOMAN HOROVITZ: Okay. Great. 17 So JHA-15. 18 MS. CORBETT: Thank you. So, basically, 19 we're seeking an approval for a 3-percent increase 20 as it relates to the IAPPE for a 3-percent 21 wage increase to the base pay for employees, 22 including IAPPE Bargaining Unit to be retroactive 23 to April 21st, 2025. 24 CHAIRWOMAN HOROVITZ: All right. Is there 25 any discussion or questions for Ms. Waller?	1 I do -- I really do appreciate our CEO hearing 2 the hearts of the staff. 3 I know that the staff was looking for their 4 raises way back in February -- I mean not 5 February -- in October, and I understand 6 everything that we talked about and why we got to 7 this. But I do appreciate what you have stepped 8 up to do. 9 Thank you. 10 CHAIRWOMAN HOROVITZ: And I agree with my 11 fellow commissioners. Thank you for bringing this 12 forward. We're excited to support this. 13 So, if there is no further discussion, all in 14 favor? 15 COMMISSIONER ROGERS: Aye. 16 COMMISSIONER WEATHERBY: Aye. 17 COMMISSIONER SHIRLEY: Aye. 18 COMMISSIONER BROCK: Aye. 19 CHAIRWOMAN HOROVITZ: Excellent. We'll move 20 on to JHA-16. 21 Can I have a motion? 22 COMMISSIONER WEATHERBY: So moved. 23 COMMISSIONER BROCK: Second. 24 MS. CORBETT: And so this Resolution No. 25 2025-JHA-16 is to approve a 3-percent wage

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1 increase to non-union employees' base retroactive 2 also to April 21st, 2025. 3 Again, we did, within I think less than a 4 nine-day period of employment here -- we did a 5 client survey, which is employees -- really I 6 should say, "an employee survey throughout the 7 entire agency." 8 I received great feedback, and, of course, 9 increases was the Number One factor that we took 10 away from that for the results. So I'm presenting 11 this to you-all. 12 COMMISSIONER WEATHERBY: Thank you. 13 CHAIRWOMAN HOROVITZ: Are there any 14 questions? Discussion? 15 (no response) 16 CHAIRWOMAN HOROVITZ: Okay. And, just for 17 anyone who is listening, we did discuss all of 18 these resolutions at length, and so we're being 19 very efficient today. That's because we talked 20 about this a lot offline (sic) -- not, "offline," 21 -- in the sunshine. 22 (People laughed.) 23 CHAIRWOMAN HOROVITZ: All right. 24 Very excited for this for all of our great team 25 members.	1 And so we put a lot of time into that, 2 and so we went real quickly Friday. It was a very 3 good meeting. 4 CHAIRWOMAN HOROVITZ: Excellent. 5 And, while you have the floor, 6 Resident Relations. 7 COMMISSIONER BROCK: Yes. Okay. 8 So Resident Relations was held on March the 21st, 9 2025 for residents at Oaks of Durkeeville -- 10 location 1605 North Myrtle Avenue, of course, 11 Jacksonville, Florida at 12:00 noon. 12 And we had in attendance -- we had 50 13 in attendance at that Resident Relations Meeting 14 -- we had 51 attendants there, and we had a total 15 of 15 concerns. 16 And so we will be giving our report on our 17 concerns in our May meeting on what resolutions 18 have been done with the concerns that came in. 19 CHAIRWOMAN HOROVITZ: Excellent. 20 Does anyone else have any questions? 21 (no response) 22 CHAIRWOMAN HOROVITZ: So, just so I'm clear, 23 "resolutions," on how you resolved the concerns? 24 COMMISSIONER BROCK: Uh-huh. 25 CHAIRWOMAN HOROVITZ: Can you share with us
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1 So all in favor? 2 COMMISSIONER ROGERS: Aye. 3 COMMISSIONER BROCK: Aye. 4 COMMISSIONER WEATHERBY: Aye. 5 COMMISSIONER SHIRLEY: Aye. 6 CHAIRWOMAN HOROVITZ: Excellent. 7 So we're holding on the FPHASIF Renewal, 8 and we'll move on to Committee Reports. 9 We'll start with finance, Commissioner 10 Weatherby. 11 COMMISSIONER WEATHERBY: I don't really have 12 anything to add since we just met at length on 13 Friday, and, also, Ms. Davis gave us an excellent 14 report. But thank you. So the dog ate my 15 homework. 16 CHAIRWOMAN HOROVITZ: Commissioner Reyes had 17 a conflict today. 18 As Co-chair, Commissioner Brock, are you 19 presenting on HR? 20 COMMISSIONER BROCK: I didn't get her -- 21 what she wanted to present, but I do -- 22 I would say this, that we had an excellent 23 HR meeting. It went real quickly, because, 24 for -- all of us know that our worklist for the 25 HR was really involving our new CEO.	1 general things of what our residents are concerned 2 with? 3 COMMISSIONER BROCK: Well, it's -- 4 it's a lot. I was going to ask Mr. Mitchell if he 5 would do me the honors of some of the concerns 6 that the residents have for -- at the Oaks of 7 Durkeeville meeting. 8 Did you get your packet? 9 CHAIRWOMAN HOROVITZ: Well, I don't want to 10 put you on the spot, and I know you weren't 11 prepared. 12 Maybe Ms. Waller has better -- 13 MS. CORBETT: I can. 14 COMMISSIONER BROCK: I mean, no. What I'm 15 saying is -- no. No. What I'm saying is 16 I didn't know if you wanted us to go through all 17 of them, because, like at Twin Towers, 18 we had a petition of I think it was -- 19 CHAIRWOMAN HOROVITZ: What I really meant 20 was structural, noise complaints, just in general 21 like themes. 22 COMMISSIONER BROCK: -- oh, okay. 23 CHAIRWOMAN HOROVITZ: Right. 24 COMMISSIONER BROCK: No. I didn't have that 25 broken down today for you, but I will get that

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1 broken down with telling you how many noise 2 complaints, how many complaints that we might have 3 had for plumbing issues. 4 CHAIRWOMAN HOROVITZ: Uh-huh. 5 COMMISSIONER BROCK: I know we had one 6 complaint about a young lady who was dealing with 7 the resident driving behind the building, 8 and so we were looking to resolve that. 9 Also, Mr. Mitchell -- I think he also 10 resolved the issue that we had for the petition 11 from Twin Towers about the door being locked 12 where the residents couldn't get in, and I believe 13 he dealt with that already, if I'm correct on it. 14 MR. MITCHELL: (nodded head affirmatively) 15 COMMISSIONER BROCK: Yeah. And so we had -- 16 and so those are some of the issues that went on 17 with the concerns for the March meeting, 18 but, like I say, since you would like to see a 19 breakdown of the different concerns that comes in, 20 we'll definitely break them down so that we can 21 give the board a report on that. 22 CHAIRWOMAN HOROVITZ: I think that will be 23 really great for you two to figure out how best 24 you can -- you guys work together to reach the 25 residents and then how that comes to us and the	1 resolving them. 2 We usually do that in our committee meeting, 3 and so I was just giving the board -- I thought 4 the board wanted -- the actual board -- I thought 5 they just wanted the location of the meeting, 6 how many in attendance and how many concerns that 7 we had. 8 CHAIRWOMAN HOROVITZ: Whatever you think 9 is worth sharing. 10 COMMISSIONER BROCK: Okay. 11 CHAIRWOMAN HOROVITZ: I'm sorry. 12 MS. CORBETT: And so I was going to chime in, 13 too, as well. 14 Thank you, Commissioner Brock, because last 15 week, we did receive the March documents from you 16 in regards to this report. And those are 17 circulated with Daniel and also Victor, too, 18 as well. 19 Some of the recurring things that were 20 identified through the various locations were, 21 you know, marijuana smoke, as an example. 22 Right? 23 You know, somebody felt they smelled it. 24 You know, so that's something the team is 25 proactively going to have to start looking into,
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1 role that we might play in resolving. 2 For me, it would be helpful to know like, 3 "What are the general things that our residents 4 are complaining about?" 5 I'd also like to know how they've been 6 brought to leadership. 7 I think that, by the time it reaches the 8 board, it's like, "Okay. Now we're escalating." 9 But, have we given leadership the opportunity 10 to resolve it? 11 Because we certainly want to make sure that 12 our residents are taken care of while also giving 13 the respect to the right area. That's something 14 that I -- 15 COMMISSIONER BROCK: And, Madam -- 16 oh, I'm sorry. 17 MS. CORBETT: No. Go ahead. 18 COMMISSIONER BROCK: Madam Chair, 19 if you recall, a lot of our stuff that we did that 20 deals with our residents -- we dealt with that in 21 our committee meeting. 22 So, when we have our committee meeting, 23 we'll bring back up the different concerns that 24 the residents have had and then how they were 25 dealt with and how we came to solutions of	1 as well. 2 Safety and security, right? 3 Just, you know, there were a few concerns 4 in regards to just having -- I should say, 5 "a safety --" pretty much a security firm present. 6 And then one of the third recurring issues -- 7 you know, sometimes we would get someone making or 8 disclosing a complaint about what they perceive 9 from someone else's unit, but they didn't 10 necessarily disclose an address. 11 So those are things like during the next 12 meeting that you're going to have, too, as well. 13 We discussed that we'll kind of tell them, 14 "Make sure an address is actually listed so we can 15 most definitely investigate the matter, too, 16 as well." 17 So those are just a few recurring things, 18 but our team is really committed to working with 19 Commissioner Brock at the various meetings, 20 too, as well, to make sure we quickly resolve 21 the matters for you. So ... 22 CHAIRWOMAN HOROVITZ: Thank you. 23 I know exactly what you're going to say. 24 Do you want to say it? 25 COMMISSIONER ROGERS: Go right ahead.

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1 CHAIRWOMAN HOROVITZ: I think we're going to 2 ask about the security; is that right? 3 COMMISSIONER ROGERS: No. That's not where 4 I was headed. 5 CHAIRWOMAN HOROVITZ: Oh, my gosh. 6 (People laughed.) 7 COMMISSIONER ROGERS: No. Madam Chair, 8 and to Commissioner Brock, I enjoy these 9 meetings. I will tell you I enjoy them, 10 and all we say -- let me pause and thank staff for 11 quickly addressing the issues. 12 Thank you, Commissioner Shirley, for also 13 attending. 14 I will tell you, immediately after the 15 meetings, I typically go out to the -- 16 I call it, "the bubble site," the one that comes 17 up the most. 18 Right? 19 And so it's to really get a good idea of 20 what's happening at that particular site, 21 and this time I did do that. 22 And thank you to leadership for quickly 23 moving on some of the issues. 24 And one of the things that came out of that 25 -- they had new leadership at the property,	1 the residents, but the safety of the young people 2 on that property. 3 So thank you for that. I think it's worth 4 noting. 5 CHAIRWOMAN HOROVITZ: Thank you. 6 COMMISSIONER WEATHERBY: That's good to 7 know. 8 CHAIRWOMAN HOROVITZ: Well, I'll ask about 9 security. 10 Ms. Waller or maybe Commissioner Brock, 11 there are questions about security, and I believe, 12 in a version of the agenda, we had the Bangor 13 Security firm there. 14 Is there an update? 15 And this can roll into Old Business, as well. 16 Is there an update on how our security 17 coverage is going? 18 And, if we're getting recent complaints from 19 residents, then that's concerning. 20 And, while you're getting up there, 21 do you have recent complaints from residents, 22 Commissioner Brock, that is making I guess the 23 team feel -- maybe to Ms. Waller -- that they're 24 feeling unsafe? 25 COMMISSIONER BROCK: Well, yes. We have one
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1 and so some of their concerns were not being 2 addressed because of the change in leadership at 3 the property. 4 But I will tell you the numerous issues that 5 were addressed -- the residents were very pleased 6 they were taken care of very quickly. 7 So I pause to, again, thank staff for quickly 8 addressing all those issues. 9 And I also did a follow-up, and I will tell 10 you that those residents was very pleased as to 11 how quickly those issues were handled. 12 The Number One issue I had -- and it was 13 not brought up in a meeting, but it was brought 14 up when I took a walk on this particular 15 property. 16 And thank you to Mr. Figueroa and his team 17 for quickly moving on this, because I saw it 18 personally. 19 And that was an issue where we had abandoned 20 cars -- multiple -- and our young people were 21 engaging in illegal activity. 22 And so it was a concern that many of the 23 residents have, but, when it was brought to 24 leadership, they quickly moved to make sure that 25 that was taken care of for, not just the safety of	1 that came up, but, again, Mr. Mitchell and myself 2 -- we have talked about it. He has addressed it. 3 So we are hoping that it came to some resolution 4 about this resident and security. 5 CHAIRWOMAN HOROVITZ: Thank you. 6 COMMISSIONER BROCK: Thank you. 7 MR. WEATHERS: Good afternoon, again. 8 PEOPLE: Good afternoon. 9 MR. WEATHERS: So, regarding security, 10 I think this committee group -- we've had several 11 discussions about security services currently 12 provided by our vendor, Bangor Security, 13 over the course of the past few months. 14 Just a quick recap for everyone who hadn't 15 had the benefit during our last contract 16 eligibility for renewal period, it was reviewed 17 provisionally for six months based on seeing a 18 marked improvement in some areas by the firm that 19 provides our security. 20 So, if everyone recalls, we had 21 Mr. Raheem Pontiflet, the owner/principal 22 of Bangor Security, come in -- and I believe it 23 was the March finance subcommittee meeting -- 24 to address any questions and make any kind of 25 list of what happened personally.

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1 So, having said that, where we're at right 2 now is the Bangor Security contract is currently 3 coming up for renewal, and it will be -- 4 or is intended to be part of the formal 5 presentation for renewal for another provisional 6 six months by the time the next committee meeting 7 rolls around. 8 Now concurrently with that, Ms. Corbett has 9 immediately kind of hit the ground running and 10 provided myself and Director Mitchell with kind of 11 a preliminary scope of work outline input on what 12 she would like to see as part of the next scope of 13 work of what we would expect out of our next 14 security firm who, in fact, receives a contract 15 for it. 16 So there are two things at work here. 17 To kind of summarize, the Bangor Security contract 18 is going to be coming up in May or the next, 19 you know, CBA (phonetic), and then we are behind 20 the scenes working on putting together a very 21 percise, specific, updated, if you will, scope of 22 work with the anticipation that, during the final 23 six months of Bangor Security, we will also be 24 putting -- we will also concurrently be putting a 25 solicitation out publicly for firms so that we are	1 safety security vehicle that's roving throughout 2 these various locations depending on certain 3 times. Normally, that's like an overnight 4 and sometimes during the day, but, having that 5 security presence is really important. 6 And so, although we have almost really like 7 a month left on this, too, as well, one of the 8 things the team will actually explore for this 9 remaining contract is the termination notice. 10 Right? 11 Do we have to give them a notice of 30 days 12 or 60 days? 13 Because, if we were to get a firm sooner than 14 that, right, that's just something to think about, 15 too, as well. But we are most definitely being 16 very proactive in regards to putting a very 17 detailed RFP on the street as it relates to safety 18 and security going forward for our clients that we 19 serve. 20 CHAIRWOMAN HOROVITZ: Sure. Just a couple 21 things on that, and thank you. 22 Resident complaints is one way that we're 23 getting feedback. Commissioner Rogers has 24 numerous examples of actually seeing it firsthand, 25 where, you know, I think it's very important.
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1 able and in a position to perhaps improve some of 2 the concerns -- improve upon some of the concerns 3 that have been addressed or failed to have been 4 addressed by our current security firm. 5 MS. CORBETT: And I'll add to that, too, 6 as well. 7 So thank you, Mr. Weathers. 8 So they have a sample RFP that is really 9 based upon industry best practices and standards 10 for safety and security. 11 One of the things to consider for our 12 various locations is reexamining much of the 13 information that, for example, Commissioner Brock 14 receives and then some of the other inquiries 15 that we do receive, too, as well, as it relates to 16 the residents' feeling about safety. 17 Right? 18 And I'll be doing more boots on the ground, 19 too, as well, with the team for that. 20 This RFP that we're looking for should also 21 include -- well, one, unarmed security services, 22 and then, two, a potential opportunity for 23 roving. 24 Right? 25 I think that's really important to have a	1 And it's great to have a scope of work, 2 but there is, you know, "Hey, you need to sit in 3 this chair. That's the scope of work, but falling 4 asleep is just unacceptable." 5 So, who on the team is responsible for making 6 sure that our security vendor is meeting what our 7 needs are? 8 Is that something under Mr. Figueroa? 9 MS. CORBETT: So this would actually be under 10 Director Mitchell and his team right there, 11 and the COO will still follow up in regards to 12 that. So our goal is to make sure that we're very 13 transparent with any and every new vendor that 14 comes through the doors. 15 Right? 16 So, having a uniform that's not tucked in or 17 oversized or whatever the case may be, those are 18 also other issues, too. 19 Sleeping on a job is totally not acceptable, 20 right? 21 But most definitely make sure they're 22 present, and they are taking care of the clients 23 in which they serve and being very attentive, 24 too, as well. 25 But we also want a firm that is fully

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1 trained, right, from an educational standpoint, 2 in which the security firm provides training to 3 their actual officers, too. 4 So that's going to be a part of this process, 5 but that would ultimately roll up to the one that 6 oversees that particular portfolio. And, if the 7 local property manager is on-site, the local 8 property manager has to also report this, 9 too, as well. 10 What you're going to see with this process 11 is that we're going to be doing sampling, 12 popping in at different locations, walking those 13 locations -- not entering units unless we give a 14 notice. 15 But you're most definitely going to see a 16 change, but we have to get a new solicitation out 17 on the street. And we have to educate, you know, 18 security firms in regards to our expectations and 19 hold them accountable, and we will do that. 20 CHAIRWOMAN HOROVITZ: I am aware that 21 I missed governance, and I'm going to come back. 22 Is there any -- 23 COMMISSIONER BROCK: Yes. I just wanted to 24 say to ditto what my Co-chair said for 25 Resident Relations.	1 Southwind in the auditorium. Our property manager 2 there is Ms. Sabrina, and so she's excited about 3 us being there. And so we're looking to have a 4 great meeting out there, as well. 5 CHAIRWOMAN HOROVITZ: Thank you. 6 COMMISSIONER BROCK: Thank you. 7 CHAIRWOMAN HOROVITZ: Thank you, 8 Mr. Weathers. 9 Another question? 10 Sorry. 11 COMMISSIONER ROGERS: I just wanted to say, 12 too, thank you for moving on this. 13 Thank you, Madam Chair for raising it. 14 Because, at the last board meeting, 15 this vendor was very clear as to the challenges 16 he was facing. 17 And so, to hear that a plan is put in place 18 so, one, that we continue to have security, 19 but, two, there's something to ensure that we 20 improve upon our security on all of our properties 21 is refreshing to hear. 22 So thank you so much for moving on this 23 very quickly, and I look forward to the, 24 "solicitation," if you will, of the vendors. 25 MR. WEATHERS: Absolutely.
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1 I want to thank all of the staff that assists 2 us in those meetings. 3 I know that Ms. Parker is not present in the 4 room today, but we definitely thank her for 5 Resident Service and all that they bring to the 6 table to make sure that this meeting is a great 7 success. 8 Mr. Mitchell, I want to thank you so much 9 for taking my calls anytime there is something 10 that comes up. Thank you so much for listening 11 and taking the calls and acting upon it. 12 To Commissioner Rogers, I definitely 13 appreciate all that he's been doing since he's 14 been present on the board with the Resident 15 Relations and making sure that you are there. 16 You are speaking to the residents. 17 To Commissioner Shirley, thank you, again, 18 for your support. 19 And I know that Ms. Phillips -- I want to 20 really thank Ms. Phillips, too, because she 21 definitely has been showing up to the Resident 22 Relations meeting, and Mr. Figueroa, as well. 23 And so thank y'all for your support. 24 Our coming up Resident Relations meeting 25 will be held at Southwind, our complex at	1 CHAIRWOMAN HOROVITZ: Okay. Commissioner 2 Shirley. 3 COMMISSIONER SHIRLEY: Yes. So I would like 4 to state that we've had two meetings now of our 5 Governance Committee. Last month, Ms. Phillips 6 did a great job of helping us kind of really set 7 our foundation by helping us to really understand 8 our roles and responsibilities under the 9 Governance Committee. 10 We did a short training video that was 11 presented by a HUD -- a Federal HUD training. 12 It really helped us understand the roles and 13 objectives of the Governance Committee, 14 and I know, within this organization, we, 15 in the past, have not had as much of a robust 16 schedule with governance as we have had in some of 17 the other committees. 18 I know you guys have been waiting, 19 and so we're coming. We're going to have some fun 20 starting next month. I've been able to really 21 hear from other committees some of the policies 22 that were maybe not right aligned, tabled under 23 their committees that we are going to take into 24 our committee specifically, from HR. 25 We're taking about three or four of their task

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1 list in order to take over to governance, 2 and so, while you guys have had a little bit of 3 a little leisure space with governance, 4 come next month I think we're going to be able to 5 really get into some of those policy items 6 that we've talked about on our task list and set 7 a true hierarchy for what policies we want to take 8 on first and deep dive into. 9 I'm going to have an awesome opportunity now 10 that Ms. Corbett is here to also go over my task 11 list with her and see how those align with the 12 administration so that, as we're working on 13 our policies, they're foot and step with things 14 that the administration is trying to accomplish. 15 So there would be a very successful rollout. 16 I also want to say that I'm always hearing 17 and listening for those ways in which we, 18 as a board, can be more transparent and more 19 aligned with our staff and then meeting to 20 kind of understand and know how we're governing. 21 And so I just want to make sure I state that, 22 as we've had some of our staff members give us 23 comments and things of that nature, whether it had 24 been around what we took up today, wages and 25 things of that nature, what we want to make sure	1 to see what you two will do together and how we 2 can support. 3 COMMISSIONER BROCK: Madam Chair, I do thank 4 Commissioner Shirley for her report for 5 governance, and it reminded me that I forgot. 6 I've not rolled it out yet, but we are 7 working on our resident survey. We're working on 8 it, but I need -- I'm still waiting on some -- 9 some things to come back in for it. 10 But we're planning on rolling it out, 11 but we definitely would let the board know before. 12 And I also will give the board a copy of it to 13 review it before we roll it out. 14 CHAIRWOMAN HOROVITZ: That's a great idea. 15 Is that an annual survey? 16 Is it every year? 17 COMMISSIONER BROCK: No. This is the 18 first time it was put on the worklist for us 19 to do a resident survey. 20 CHAIRWOMAN HOROVITZ: Excellent. 21 COMMISSIONER SHIRLEY: That will be an SOP 22 that we put in place -- 23 COMMISSIONER BROCK: Yeah, yeah -- 24 COMMISSIONER SHIRLEY: -- a cadence for those 25 surveys.
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1 in the Governance Committee is that those SOPs and 2 policies that need us to hold accountability to 3 ourselves, as a board, and to the administration 4 and then follow through down to the staff -- 5 that those things are identified and put into 6 place in a way that we all can be on the same page 7 with what we're trying to accomplish. 8 So I thank everyone for being on board to 9 take on yet another committee that -- 10 it's going to take some time for us to really look 11 into these policies on a deeper level. 12 And so, while it is another meeting for us to 13 put on our schedules, it's a very important 14 committee for me, and I thank you-all for having 15 the faith in me to oversee this committee. 16 CHAIRWOMAN HOROVITZ: I think you're joking 17 a little bit, but I'm jazzed about governance. 18 COMMISSIONER SHIRLEY: Thank you. 19 CHAIRWOMAN HOROVITZ: And I'm looking forward 20 to it, because I think governance is really 21 important. It's going to help so many players. 22 HR, like you mentioned, but also just general risk 23 and just operations for the agency. 24 I think the timing of it is amazing with 25 our new CEO here. So I'm really looking forward	1 COMMISSIONER BROCK: -- yeah. 2 CHAIRWOMAN HOROVITZ: Excellent. 3 COMMISSIONER ROGERS: Can I ask a quick 4 question as it relates to -- and thank you for 5 raising that -- the survey. 6 We have a customer survey online. 7 Where does that go, and who fills that out? 8 And, how do we get data on that? 9 What is that that we have online? 10 CHAIRWOMAN HOROVITZ: Evann, there was a 11 question for you. 12 The customer survey online -- who is that 13 targeting, and where does that data go? 14 MS. MORRIS: Okay. The customer survey that 15 we just did? 16 CHAIRWOMAN HOROVITZ: Is there like a live 17 link? 18 COMMISSIONER ROGERS: It's a link online that 19 says, "Customer Survey," on our website. 20 MS. MORRIS: Oh, yes. 21 COMMISSIONER ROGERS: So, where does it go? 22 Who receives that data? 23 How does the board engage in ... 24 See, right there (pointed). 25 MS. MORRIS: Yes.

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1 COMMISSIONER ROGERS: "Customer Survey." 2 MS. MORRIS: So there is an email address 3 that that goes to. I can't remember who actually 4 receives it. I can look and find out, but it is 5 targeting residents. 6 COMMISSIONER ROGERS: Yes. I get that. 7 MS. MORRIS: I'd have to check and see who 8 actually receives that. I don't remember who has 9 the customer service surveys. 10 COMMISSIONER ROGERS: So, in the future, 11 can we at least, being that is on our website -- 12 I guess it floats out there in the middle of 13 nowhere -- at least get the data from that so that 14 we at least know? 15 CHAIRWOMAN HOROVITZ: To your point -- 16 and I'll put an exclamation point on it -- 17 the assumption, when you're giving feedback, 18 is that it's being looked at and addressed. 19 And so it's certainly having a way for our 20 customers to communicate with us that no one is 21 reviewing. 22 It is a huge problem, and it's probably 23 even fueling some of the feelings about how 24 we respond, too. So this absolutely -- 25 but I think that there are a lot of issues with	1 MS. CORBETT: Yes. Okay. 2 MS. MORRIS: I will check and tell you. 3 It used to be Mr. Alexander, but it goes to 4 somebody else now. 5 MS. CORBETT: And we'll work to streamline 6 that. I'm going to streamline that. 7 COMMISSIONER SHIRLEY: That completes my 8 report. Thank you. 9 CHAIRWOMAN HOROVITZ: All right. The only 10 Old Business that we didn't touch on today, 11 while you still are engaged with your mike, 12 is Franklin Arms. 13 Have you had another committee or working 14 group meeting? 15 COMMISSIONER SHIRLEY: So I had a 16 one-on-one meeting with Mr. Travis Williams. 17 We met in the interim to -- our last meeting was 18 the actual committee as we were waiting for some 19 of the actual data to come back, and we also 20 changed our team that we worked with. 21 So, in my last meeting with Mr. Williams, 22 which we'll be spending a little bit more time 23 together with this in this coming week, 24 we talked around his -- and he actually provided 25 an outline of some ideas around resident
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1 the website and how we are interacting with the 2 public that I'm looking forward to seeing this 3 changed by next meeting, Ms. Waller. 4 MS. CORBETT: We might have something for 5 that survey. 6 CHAIRWOMAN HOROVITZ: No, no. We really do 7 want to look at how our brand is presented 8 publicly, and I think that our website is a great 9 place to spend some energy, when you have some 10 free time. 11 MS. CORBETT: Thank you. 12 And what we'll do is we have Brooks Jeffrey 13 that is the current website provider. 14 Right? 15 We're going to -- IT and/or Elaine will reach 16 out to them immediately today and see where that 17 information is going. 18 Right? 19 Because they need to tally it up. 20 MS. MORRIS: I can tell -- 21 MS. CORBETT: You know where it's at? 22 MS. MORRIS: -- yes. 23 It's a customer service customer survey -- 24 it's a customer survey email. I just have to 25 tell you who gets it.	1 engagement specifically to the residents within 2 the property. 3 And then we'll explore some additional 4 opportunities for community engagement, 5 but what we realized is that there had not been 6 a direct engagement with the actual residents that 7 reside there in some time. 8 And so we're planning a community meeting 9 that will take place in very close proximity to 10 Randolph Place to be able to give them, one, 11 an update of kind of what's been going on in 12 this interim time frame of us kind of getting back 13 realigned. 14 It's also going to give me an opportunity 15 as we speak to things -- we know that there is a 16 very big concern around budget and the ability to 17 be able to do some things in the interim before we 18 get to the major renovation. 19 As Mr. Mitchell has pointed out to me -- 20 and, as we've had some concerns around some things 21 that need immediately to be addressed with 22 maintenance and bringing that site to a safety 23 level on some items -- and so staff has been doing 24 a great job in trying to deal with those issues as 25 they have come.

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1 But there is a need for us to try and really 2 identify some funding to be able to really look at 3 some of those maintenance issues more timely 4 before we get to the total renovation. 5 CHAIRWOMAN HOROVITZ: Yes. 6 COMMISSIONER SHIRLEY: So the main concern 7 right now is, where do those dollars come from? 8 Is there an ability for us to have some 9 additional partnering either from LIFT JAX or 10 the city? 11 How do we go about trying to establish where 12 those additional, you know, budget items can come 13 from? 14 But that is the last major meeting we had, 15 which was in March, and so we're going to be 16 spending some more time next week specifically, 17 as I'll be with him for four days, to really look 18 at how his organization can help us better align 19 and how we can do some more immediate actions 20 specifically making sure we communicate directly 21 with those residents. 22 So that is our plan of action. 23 So definitely, in this next month's meeting when 24 we come back, I plan to have more of a schedule 25 or action plan of items that we've identified and	1 COMMISSIONER SHIRLEY: And I just want to 2 say thank you to Mr. Mitchell. He's been very 3 much so a help to me in really getting my head 4 around the project, but, also, he's consistently 5 been ringing the alarm that we've got to jump on 6 some things. 7 We took on this project not knowing a lot 8 of what was going to be immediate need, 9 and those things are happening. And we want to 10 be responsive to the community now that is in our 11 ownership, to bring them to a standard where all 12 of our properties are. 13 CHAIRWOMAN HOROVITZ: Absolutely. 14 Thank you, Mr. Mitchell. 15 MR. MITCHELL: (nodded head affirmatively) 16 CHAIRWOMAN HOROVITZ: Ms. Waller, before we 17 go to your update, do you plan on speaking to the 18 Durkeeville houses, or should we talk about that 19 here in, "Old Business"? 20 MS. CORBETT: Most definitely we can talk 21 about that, but I do plan on going out to 22 additional locations after the conference. 23 I plan on that. 24 CHAIRWOMAN HOROVITZ: Okay. We have the 25 five homes. Maybe Mr. Mitchell is going to be the
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1 laid out as to, "Where is the low-hanging fruit," 2 such as direct community engagement. 3 And, what's that timeline for that community 4 engagement? 5 And then, secondarily, what are some of those 6 budgetary items that I know Mr. Mitchell is 7 wanting us to really make sure that we tackle 8 sooner rather than later and some ideas around 9 budget and where those dollars can come from. 10 CHAIRWOMAN HOROVITZ: Yes. Excellent. 11 Thank you. I look forward to that update in next 12 month's meeting. 13 It bothers me that it's taking so long for us 14 to do something with this building. I don't think 15 that any of us imagined, when we acquired it, 16 that we wouldn't have started making significant 17 improvements and changes to the building. 18 And we have residents that live there now, 19 and so we really do need to decide how much we 20 just keep putting into the building to make it 21 safer and more sanitary, or how do we really start 22 moving forward with the remodel renovation that 23 we all discussed when we acquired it -- 24 or all imagined when we acquired it? 25 Any comments or questions on that?	1 most prepared to speak to it. 2 Have we begun the construction of those homes 3 that need to be completed by -- 4 COMMISSIONER WEATHERBY: September. 5 COMMISSIONER ROGERS: September. 6 CHAIRWOMAN HOROVITZ: -- thank you. 7 MS. CORBETT: It's up to you however you want 8 -- 9 CHAIRWOMAN HOROVITZ: Maybe Ms. Phillips 10 or whoever is able to speak to that. 11 MR. MITCHELL: Just a quick update, 12 as of yesterday, the permitting is being processed 13 now. 14 CHAIRWOMAN HOROVITZ: Great. 15 MR. MITCHELL: And that's where we are is 16 the drawings are there, and it's just trying to be 17 permitted, as we speak. 18 CHAIRWOMAN HOROVITZ: Thank you. 19 MR. MITCHELL: Yes. 20 CHAIRWOMAN HOROVITZ: I know that we've made 21 progress on permitting more quickly. 22 Are we seeing that happening? 23 MR. MITCHELL: (nodded head affirmatively) 24 CHAIRWOMAN HOROVITZ: Excellent. Okay. 25 Thank you.

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1 COMMISSIONER ROGERS: Just a quick question, 2 Madam Chair, to that. 3 If you-all recall, this board just in this 4 last meeting -- and I had to go back to my notes 5 to make sure I wasn't crazy, and I'm not -- 6 but we had a list of questions as it relates to 7 this particular property -- these five homes. 8 Commissioner Shirley asked some very detailed 9 questions. We submitted a list of questions to be 10 answered, and, to date, unless I'm somewhere -- 11 we have not received the answers to those -- 12 CHAIRWOMAN HOROVITZ: On the architect, 13 right? 14 COMMISSIONER WEATHERBY: The contractor. 15 CHAIRWOMAN HOROVITZ: The contractor. 16 Thank you. 17 COMMISSIONER ROGERS: -- the contractor -- 18 COMMISSIONER SHIRLEY: Schedule -- 19 COMMISSIONER ROGERS: -- and the schedule 20 and everything like that. 21 Are we comfortable? 22 I voted in support of this listening to staff 23 and going off of staff recommendations, but are we 24 comfortable knowing that these five homes -- 25 because, again, I put in an email. And that's	1 the city and even most definitely for permitting. 2 Now, in my construction history, right, 3 sometimes it takes up to ten months right about 4 now to build I would say, "a quality home." 5 I'll let Mr. Weathers speak to it, 6 but I know that the timeline is most definitely 7 nearing. And I'm hoping that maybe they'll 8 even have a permit even approved by May 5th. 9 So I just want to say that. 10 You can take over most definitely. 11 MR. WEATHERS: So I can provide a little 12 bit of just kind of an objective substantial 13 update on the vendors themselves. 14 COMMISSIONER SHIRLEY: They're saying that 15 you need to speak a little bit more into the mike, 16 sir. 17 MR. WEATHERS: All right. 18 COMMISSIONER SHIRLEY: There you go. 19 MR. WEATHERS: So you are correct. 20 You did submit those questions. 21 The vendor/contractor did, in fact, answer those 22 questions, and they were forwarded to JHA. 23 So, if necessary, we can provide those answers to 24 you, but they did answer. 25 And I know some of the concerns chiefly were
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1 public record. I'm not -- five homes -- 2 short amount of time -- are they quality homes? 3 And so, is this builder prepared to have 4 these homes up and running? 5 Where are we fully with this? 6 Because, of course, Madam Chair, 7 as you recall and as this board recalls, 8 this was an emergency item that was brought to us 9 at last meeting and stated that we needed to start 10 on this by April 1st, and we had a commitment 11 that it will start on April 1st. And so I would 12 like to know about that. 13 CHAIRWOMAN HOROVITZ: Thank you. 14 MS. CORBETT: Let me chime in, too. 15 CHAIRWOMAN HOROVITZ: Go ahead. 16 MS. CORBETT: All right. So, in reference, 17 those are five homes at a max of \$250,000 each 18 that has a committal time frame to be completed 19 by the end of September, right, September, 2025. 20 Although that vendor that was selected was told 21 to have it completed by September 1, 2025. 22 What's transpired, since starting until now, 23 too, as well, for me is that, as of today, 24 there has been a lot of concerns that have been 25 brought up in regards to getting registered with	1 revolving around permitting. As Director Mitchell 2 said, within the past two weeks, that vendor has 3 worked to get registered with the city with 4 JaxEPICS aid system of the City of Jacksonville 5 in order to do their permitting. 6 They have since set up an account. 7 They got approved. They've submitted their 8 request for permits. Our construction manager, 9 which Director Mitchell -- Johnny Cunningham 10 is working hand in hand with them throughout the 11 entire way. 12 Basically, the process is that they are 13 submitting their documentation to the city, 14 and that we -- in turn, we are notifying the city, 15 "Hey, the documentation is there," in order to 16 expedite approvals since this entire project is 17 being started with a really compressed timeline. 18 As our CEO, Ms. Corbett, indicated, 19 the vendor is well aware of the fact that, 20 in the RFP, the completion date was September 21 1st. 22 He is confident he believes, 23 on the aggressive end, that he will be able to 24 complete all five homes within 120 days, and, 25 at worst, 145 days as his completion date.

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Page 81 1 He has already started (sic) the work. 2 He has permitted -- no. He has not started the 3 work. 4 He submitted a schedule or a timeline he has, 5 and, effectively, that schedule -- his clock -- 6 according to his schedule, I believe he wants to 7 start the clearing and the grading and leveling 8 process next week is his plan provided everything 9 lines up. 10 He's already contracted with an electrical 11 contractor, set up a temp pole for the temporary 12 power so they can do what they need to do. 13 So, effectively, the vendor is starting to 14 do the work required to complete it. I believe 15 probably at some point, if it behooves the 16 committee, if you wanted to actually get -- 17 similar to the Bangor Security, Mr. Pontiflet -- 18 if the opportunity arises maybe within another 19 month or so, to have the vendor come in and speak 20 to his progress and kind of talk about what his 21 construction plan is in terms of finishing 22 dates, that we can probably make that happen and 23 arrange that, as well. 24 But, to date to summarize, the vendor has 25 started the permitting process. He has provided	Page 83 1 extension from the city. 2 We said we were going to at least ask to see 3 if that was eligible or not. So it may not be, 4 but I just wanted to know if we reached out to the 5 city at all to see if that was even an option. 6 If we get to say July and we're not on his 7 schedule or we're seeing that it's going to fall 8 behind in September what that process would be 9 so that we could engage proactively versus waiting 10 to be behind schedule. 11 MS. MIXON-PHILLIPS: Good afternoon. 12 Through the Chair, I did reach out to the 13 Housing Department, who is who we worked with when 14 the ERAP was awarded to the Housing Authority, 15 and September is the deadline. 16 COMMISSIONER SHIRLEY: Okay. 17 MS. MIXON-PHILLIPS: Also, if I could add, 18 I've been in contact with Alan Mosley in the 19 city's permitting office. He is the permit 20 expediter. That's actually his title, and he said 21 that he will work with us to ensure that we get 22 things -- that things move through at a rapid 23 pace. 24 CHAIRWOMAN HOROVITZ: Thank you. 25 COMMISSIONER SHIRLEY: For sure. Thank you.
Page 82 1 his listed schedule from start to completion. 2 He has provided his comprehensive list of 3 subcontractors that he currently has now and 4 has commenced to doing all necessary paperwork 5 and initial work to get started. 6 And the work in earnest is expected to begin 7 the first or second week in May -- second week in 8 May. 9 CHAIRWOMAN HOROVITZ: Commissioner. 10 COMMISSIONER SHIRLEY: Thank you. 11 Thank you for that update, and, yes. 12 I would love to -- I think maybe some of the other 13 commissioners would probably like to see some of 14 those responses just so that we can clear our 15 minds from the questions that were asked. 16 But I would also very much like to take you 17 up on that suggestion, that we have them come to 18 our June meeting, as a touchpoint, to the 19 subcommittee meeting or to the main meeting either 20 so that we have a chance to engage and kind of 21 touch base with them on the project. 22 I know also we -- there was a question in the 23 original meeting as to whether or not there was -- 24 if we saw that the project was falling behind, 25 if there was going to be the ability to get an	Page 84 1 It's great to know that, because that is 2 usually a major holdup is on the permitting side. 3 But I think one of the areas that causes a little 4 bit of concern was that he was an out-of-state 5 contractor that did not have a sub list of 6 folks that he was going to engage with and was 7 actually looking for some guidance from us to 8 provide him some subs. 9 And so, more so than the city's side, 10 I just wanted to make sure that timely we're in 11 the understanding that he has the teams to move 12 forward as progressively as possible. 13 CHAIRWOMAN HOROVITZ: Thank you. 14 COMMISSIONER SHIRLEY: I thank you for that. 15 CHAIRWOMAN HOROVITZ: I think it just 16 highlights something we've talked about is just 17 making sure our procurement process considers 18 all of these things when we're awarding contracts. 19 And then I think I heard Commissioner Rogers 20 say that he submitted questions, but didn't get 21 answers. 22 Let's try to ... 23 Is that what you said? 24 COMMISSIONER ROGERS: Yes. We were asked to 25 submit questions. I know I submitted questions.

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1 COMMISSIONER SHIRLEY: I did. 2 COMMISSIONER ROGERS: Other board members 3 probably submitted questions as well, as it 4 relates, and we just did not hear back. 5 CHAIRWOMAN HOROVITZ: Right. 6 COMMISSIONER ROGERS: And so, yes. 7 We just didn't hear back. 8 CHAIRWOMAN HOROVITZ: I think that we should 9 really work towards making sure that, when we take 10 the time to ask questions that are important, 11 we want the answers so that we are getting the 12 answers. 13 COMMISSIONER SHIRLEY: Well, I think we 14 didn't specifically ask for them to come back to 15 the board. I think we made the approval subject 16 to the vendor providing answers to the questions 17 so that staff at least had them to be able to 18 administer the contract appropriately. 19 CHAIRWOMAN HOROVITZ: Okay. 20 COMMISSIONER SHIRLEY: But, given that 21 we're going to have a touchpoint meeting maybe in 22 June, it may just be helpful in context to see 23 what those answers were -- 24 CHAIRWOMAN HOROVITZ: Sure. 25 COMMISSIONER SHIRLEY: -- in preparation for	1 And the exhibit contains the list of the 2 four contracts to get the total amount that's 3 being approved, and that amount has changed a 4 little. 5 The number -- the new number, total number 6 is \$1,715,799.26, and, as we indicated earlier, 7 as shown in Exhibit A, the breakout. We initially 8 came with just the first one, because that's the 9 only one that exceeds the threshold that needs the 10 commission's approval. 11 But the four contracts are listed. 12 One is the property insurance for Jacksonville 13 Housing Authority. 14 Westwood is broken out separately, 15 and so we have Westwood shown. And also 16 Brentwood Park Associates, LTD, and the 17 \$2,449 is liability insurance for the 18 33 separate houses that we own. 19 COMMISSIONER ROGERS: I don't know if we did 20 questions or are already there. 21 CHAIRWOMAN HOROVITZ: Go ahead, please. 22 COMMISSIONER ROGERS: Sorry. 23 Thank you so much for this. Again, 24 the resolution doesn't match the numbers. 25 So I just want to make sure that the number in the
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1 the June meeting with the contractor. 2 CHAIRWOMAN HOROVITZ: No. That's good. 3 Obviously, I wouldn't have seen your questions, 4 because we don't communicate. 5 COMMISSIONER SHIRLEY: Yes. 6 CHAIRWOMAN HOROVITZ: I just want to make 7 sure that you're getting your questions answered, 8 if you are actually looking for answers. 9 Okay. If there is nothing else on that, 10 we'll move on to the CEO's comments or report. 11 COMMISSIONER ROGERS: Real quick, 12 Madam Chair. A point of order before she goes 13 into it, because you're probably going to move for 14 adjournment, if we can move back to the resolution 15 maybe first? 16 CHAIRWOMAN HOROVITZ: Are we prepared? 17 MS. MIXON-PHILLIPS: Yes. 18 COMMISSIONER ROGERS: I believe staff is. 19 CHAIRWOMAN HOROVITZ: Excellent. 20 COMMISSIONER ROGERS: If that's okay, 21 Madam Chair. 22 CHAIRWOMAN HOROVITZ: Absolutely. Thank you. 23 MS. DAVIS: The resolution has been amended. 24 It's on the overhead, and you are being given a 25 copy of it, also, with an Exhibit A.	1 resolutions are matching. 2 And so, again, in the second, "WHEREAS," 3 it has one number, and then in the final, 4 it has another number. So I just want to make 5 sure that -- 6 MS. DAVIS: Yes. The -799 is the correct 7 exhibit. 8 COMMISSIONER WEATHERBY: -799. 9 COMMISSIONER SHIRLEY: -799? 10 COMMISSIONER ROGERS: Correct. No, no, no. 11 COMMISSIONER WEATHERBY: -717. 12 COMMISSIONER ROGERS: I get it. I just want 13 to make sure that the number that we're approving 14 is 1 million 700 and -- 15 CHAIRWOMAN HOROVITZ: Right. 16 COMMISSIONER ROGERS: -- yes. So ... 17 (Ms. Corbett had a discussion off the record 18 with Mr. Wilson.) 19 COMMISSIONER SHIRLEY: Do we just modify the 20 number in our -- 21 COMMISSIONER ROGERS: So I'll make a motion. 22 COMMISSIONER SHIRLEY: -- in our motion? 23 COMMISSIONER ROGERS: Yes. My motion is 24 ... 25 Thank you, Commissioner Shirley.

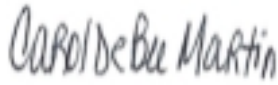
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1 My motion is that the number in the second, 2 "WHEREAS," and the, "NOW THEREFORE," match 3 Exhibit A that was provided to us. 4 COMMISSIONER WEATHERBY: Well, it's correct 5 in the last paragraph. 6 COMMISSIONER SHIRLEY: Do you want to state 7 the amount? 8 COMMISSIONER ROGERS: It's not correct. 9 COMMISSIONER WEATHERBY: This right there is 10 not correct? 11 COMMISSIONER ROGERS: Unh-unh. 12 COMMISSIONER WEATHERBY: Oh, -799 instead of 13 -779. 14 COMMISSIONER ROGERS: Correct. 15 COMMISSIONER WEATHERBY: Yes. 16 CHAIRWOMAN HOROVITZ: But, are we comfortable 17 with the numbers in this chart? 18 COMMISSIONER WEATHERBY: Yes. 19 COMMISSIONER ROGERS: Correct. 20 That's my motion, Madam Chair. 21 CHAIRWOMAN HOROVITZ: Okay. 22 COMMISSIONER SHIRLEY: Per Ms. Davis, 23 the \$1,715,779.26 is the accurate number. 24 MR. WILSON: Let me just double-check 25 something.	1 We can amend the motion to have it at 2 1.8, if you're comfortable with that, 3 in case the numbers change, again. 4 CHAIRWOMAN HOROVITZ: I believe that was the 5 recommendation from the Finance Committee, and so, 6 to respect the committees, if that's what came out 7 of finance, I think that's what we should do. 8 I might be remembering that incorrectly. 9 Is that right? 10 Is that right? 11 COMMISSIONER ROGERS: That is correct. 12 That's -- what came out in finance is, 13 "not to exceed 1.8," but then leadership came back 14 with a very specific number. So I'm good either 15 way. 16 CHAIRWOMAN HOROVITZ: Okay. 17 COMMISSIONER ROGERS: So I can make a 18 friendly ... 19 COMMISSIONER SHIRLEY: Would you be open 20 to amending your motion -- 21 CHAIRWOMAN HOROVITZ: I think he did. Yes. 22 COMMISSIONER SHIRLEY: -- to the, 23 "not to exceed the 1.8"? 24 COMMISSIONER ROGERS: Correct. I'll accept a 25 friendly to my motion.
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1 (discussion off record) 2 CHAIRWOMAN HOROVITZ: Can you hear? 3 COURT REPORTER: No. 4 CHAIRWOMAN HOROVITZ: That's what we had 5 discussed on Friday, and that's what I was 6 expecting. 7 MS. CORBETT: Just to be -- 8 CHAIRWOMAN HOROVITZ: Just for the total? 9 COURT REPORTER: I can't hear them at all. 10 I thought they were talking off the record. 11 CHAIRWOMAN HOROVITZ: They were off the 12 record. 13 MS. CORBETT: I'm so sorry. 14 CHAIRWOMAN HOROVITZ: So the question will be 15 now, just because we have some movement in the 16 numbers, it might be easier if the resolution 17 just said, "Total relationship not to exceed 18 1.8 million." 19 That's what I was expecting to see, 20 and there was some very specific number. 21 And that's why I had questions. 22 MR. WILSON: I apologize for that. 23 I thought we had a direct number that tied to an 24 invoice that would be, you know, preferable 25 than having a \$60,000 ...	1 CHAIRWOMAN HOROVITZ: You amended your motion 2 once. 3 Are you going to stay there? 4 COMMISSIONER ROGERS: No. I will accept -- 5 if Commissioner Shirley is offering a friendly 6 amendment to my motion, I will accept her friendly 7 amendment. 8 COMMISSIONER WEATHERBY: Well, one thing. 9 I think that's what we said in finance, right? 10 COMMISSIONER ROGERS: That is correct. 11 COMMISSIONER WEATHERBY: Yes. 12 CHAIRWOMAN HOROVITZ: My only question is 13 because now we have these specific numbers, 14 and I know that, as a board, it's not our 15 responsibility to review these. 16 Now I kind of want to see them to make sure 17 that those numbers are to the dollar, right, 18 because we're approving this to the dollar 19 total. And we're kind of opening ourselves up 20 to a possible rounding error. 21 And so I think it's going to be better if we 22 just approve the 1.8, if that's all right with 23 everybody. 24 COMMISSIONER SHIRLEY: Yes. That's fine. 25 CHAIRWOMAN HOROVITZ: Okay. So it's been

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1 accepted. So we have a motion on the table to 2 approve the amended resolution for a total of 3 1.8. 4 All in favor? 5 COMMISSIONER BROCK: Aye. 6 COMMISSIONER ROGERS: Aye. 7 COMMISSIONER WEATHERBY: Aye. 8 COMMISSIONER SHIRLEY: Aye. 9 CHAIRWOMAN HOROVITZ: Thank you. 10 All right. Ms. Waller. 11 MS. CORBETT: Yes. And thank you for that. 12 And so what I think we still should do for 13 the next upcoming meeting or prior to, at least 14 for the Finance Committee Meeting, is that we 15 still show the supporting documentation for all 16 of the properties that it actually rolls up to, 17 because that's the documentation that you need 18 going forward in the future, especially if this 19 item is even going to be bidden out in the future. 20 So I'm still putting in a request to have -- 21 or make sure that you have a detailed property 22 listing for that on a spreadsheet to roll up to 23 those amounts. 24 CHAIRWOMAN HOROVITZ: I agree. 25 And then, to Commissioner Rogers's point,	1 because the Red Cross had actually worked 2 relentlessly around the clock to make sure they 3 can provide clothing vouchers, food vouchers, 4 to be able to accommodate that particular family. 5 All families are in temporary housing. 6 The three are actually coming back. It should be 7 on this week. We just had to wait for a proper 8 ozone testing just to make sure all of the 9 carbon monoxide and everything was fully out of 10 those units. 11 So those three should be back up and running. 12 Those weren't affected today. We see tomorrow. 13 We see tomorrow, right? 14 But they should be ready today actually, 15 but by tomorrow. So that was just a quick update. 16 CHAIRWOMAN HOROVITZ: Wonderful. 17 For everyone who just jumped on that to make 18 sure that the residents were taken care of and 19 safe and now working to get those units online, 20 thank you to your leadership, Mr. Mitchell 21 and his team, for making that all happen. 22 MS. CORBETT: The second thing listed -- 23 so we just had a roundtable discussion at 24 Jacksonville Human Rights Commission. I had to do 25 a presentation as a part of a panel on this past
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1 you know, 10, 20 years from now when we've got 2 commissioners looking at this, we've got that one 3 contract now for the 1.3. 4 But, where is the rest? 5 And, even though we don't need to look at 6 that -- now we're looking at it taken together -- 7 we should have all the supporting documents as one 8 record. 9 COMMISSIONER WEATHERBY: Yes. 10 CHAIRWOMAN HOROVITZ: We're just not going to 11 let you get to your report today. 12 MS. CORBETT: Oh, no. I'm good. No, no, 13 no. I have brief highlights. No. This is fine. 14 It will be corrected next week. No problem. 15 Yes. So I had just some brief updates. 16 I think we've covered a lot of things. 17 I wanted to give an update in regards to 18 Carrington Place. We had mentioned on last Friday 19 that there was a fire. It was four units 20 affected. One unit was severely burned. 21 Again, an investigation was going on in 22 regards to that. Small children were actually 23 present there at that location. 24 Out of the four units, the one severely 25 burned unit -- I wanted to give an update,	1 Saturday. 2 So the topic was on housing as a human right. 3 That was just a perfect opportunity to meet with 4 other panels and really speak about the great 5 initiatives that Jacksonville Housing Authority 6 does and the things we're going to do in the 7 future, too. 8 We also decided to host a career fair there. 9 We requested to have HR come out so that we can 10 properly advertise those positions, and we had 11 a lot of people that were really interested. 12 So we're looking forward to really increasing 13 our skill sets for individuals with these 14 particular positions identified. 15 We spoke last week on the compensation study, 16 and so our goal is to be able to get those 17 questions back and quickly wrap that up to present 18 to you for next month, too, as well. And that's 19 it so far. 20 Thank you. 21 CHAIRWOMAN HOROVITZ: Wonderful. 22 Any questions for our new CEO? 23 COMMISSIONER SHIRLEY: I'm glad to see you 24 hit the ground running. Welcome. 25 COMMISSIONER WEATHERBY: I'm not surprised.

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Page 97 1 CHAIRWOMAN HOROVITZ: All right. 2 Well, if there's nothing else, thank you to the 3 staff. 4 Thank you, thank you to Ms. Phillips for 5 stepping in in a time where we just couldn't 6 have made it without stronger leadership, 7 and you couldn't have been a better person for it. 8 And I tell you that. Everyone in this room 9 tells you that all the time, but I wanted to say 10 it one more time. 11 You've just meant so much to this agency and 12 to me, in this seat, and I just appreciate 13 you and all that you've done for all of us here. 14 So thank you. 15 And, were you going to say something? 16 COMMISSIONER WEATHERBY: Well, I also wanted 17 to thank Ms. Davis, because -- 18 CHAIRWOMAN HOROVITZ: Oh, yes. Of course. 19 I'm sorry. Absolutely. 20 COMMISSIONER WEATHERBY: -- they really are 21 such -- and Mr. Figueroa -- they're just such a 22 great team. 23 CHAIRWOMAN HOROVITZ: Yes. 24 COMMISSIONER WEATHERBY: And, boy, we really 25 got lucky with you guys.	Page 99 1 CERTIFICATE 2 STATE OF FLORIDA) 3 COUNTY OF DUVAL) 4 I, Carol DeBee Martin, Certified Court 5 Reporter and Notary Public, certify that I was 6 authorized to and did stenographically report 7 to the best of my ability the foregoing proceedings 8 and that the transcript is a true and complete record 9 of my stenographic notes. 10 Dated this 11th day of May, 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 98 1 CHAIRWOMAN HOROVITZ: Yes. 2 And OGC who are just always making sure 3 we're staying straight. 4 COMMISSIONER WEATHERBY: Oh, yes. 5 CHAIRWOMAN HOROVITZ: So thank you-all 6 very much. 7 And, if there's nothing else, thank you-all 8 for staying late with us, and we're adjourned. 9 (Whereupon, the proceedings taken in the 10 above-titled cause concluded at 4:00 p.m.) 11 --- 12 13 14 15 16 17 18 19 20 21 22 23 24 25	