

5-30-25 JHA BOC Meeting

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1 2 3 4 JACKSONVILLE HOUSING AUTHORITY 5 BOARD OF COMMISSIONERS MEETING 6 7 TAKEN: Friday, May 30, 2025 8 TIME: 2:04 p.m. to 4:08 p.m. 9 PLACE: Jacksonville Housing Authority 10 1300 North Broad Street 11 Jacksonville, Florida 32202 12 and via videoconference 13 14 Taken by Carol DeBee Martin, court reporter. 15 16 17 18 Carol DeBee Martin 19 Jacksonville Court Reporting, Inc. 20 1620 Bartram Road, Apt. 6111 21 Jacksonville, Florida 32207 22 (904) 465-0787 (cell) 23 debeemartin@aol.com 24 25	1 PROCEEDINGS 2 May 30, 2025 2:04 p.m. 3 CHAIRWOMAN HOROVITZ: All right. 4 Good afternoon, everyone. 5 Antonio, are we live, or no? 6 MR. PEREZ: You have to turn your mike on. 7 CHAIRWOMAN HOROVITZ: Okay. 8 MR. PEREZ: You're live. 9 CHAIRWOMAN HOROVITZ: All right. 10 Good afternoon, everyone. It is 2:04 on 11 May 30th. This is the May regular JHA Board 12 Meeting. 13 I will call the meeting to order. 14 So we'll start with Public Comments. 15 Is there any public comments in the room or 16 online? 17 MS. BROWN: Mr. Bailey, do you want to make 18 a public comment, sir? 19 MR. BAILEY: Yes. 20 CHAIRWOMAN HOROVITZ: Oh, yes, sir. 21 And public comments should go to that mike; 22 is that right? 23 MR. PEREZ: Yes. 24 MS. BROWN: Mr. Bailey. 25 MS. CORBETT: There is construction going on
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1 APPEARANCES: 2 CHAIRWOMAN HEATHER HOROVITZ 3 COMMISSIONER HANK ROGERS 4 COMMISSIONER HARRIET BROCK 5 ANTHONY PEREZ 6 HARRY M. "Reece" WILSON, IV, ESQUIRE (OGC) 7 ADINA TEODORESCU, ESQUIRE, CAO 8 CHERON CORBETT, CEO 9 ROSLYN MIXON-PHILLIPS 10 MAMIE DAVIS, CFO 11 SUDELTA HENSON, Comptroller 12 JULIE ST. CLAIR 13 CRYSTAL BLACKMER 14 LINDA FITZGERALD 15 DIARRA WEATHERS 16 LAILA DARBY 17 SATONIA HART 18 SHUNTHENIA L. BROWN "Shaun" 19 COUNCILMAN GARRETT DENNIS 20 COUNCILMAN JIMMY PELUSO 21 SEAN BOWMAN (First Coast Construction) 22 (Speaker) 23 KEVIN DEADY (First Coast Construction) 24 (Speaker) 25 MICHAEL BAILEY (Speaker) JOHNNY CUNNINGHAM BETTY MOORE (Speaker) DORIS McPEARSON (Speaker) STEVEN WILLIAMS (Speaker) VIA VIDEOCONFERENCE COMMISSIONER CALEENA SHIRLEY CORDELIA PARKER INEEDA JACOBS ERICA THORPE TONY PALMER ALYCE DECKLER RAY DIAZ (Speaker) PHYLLIS BROWN EVEADA FINKLEA MARY DeVRIES, ESQUIRE (JALA) JENNIFER MAHONEY ASH CHAD MOORE SANDRA BAKER ROBERT T. MR. MURRAY COURTNEY GLENN La'KENYA DORSEY	1 in the background. 2 CHAIRWOMAN HOROVITZ: Okay. All right, sir. 3 When you're ready if you'll state your name 4 so the court reporter can record it, and 5 then, if you are a resident of one of the 6 buildings, if you'll say where you reside, please. 7 You can go ahead when you're ready. 8 MR. BAILEY: My name is Mike Bailey. 9 I'm a resident across the street at Hogan Creek 10 Towers. I've been there for three years -- 11 September will be three years. 12 Ever since I've lived there, there's been 13 sewage coming out my kitchen sink regularly every 14 month two or three times a month, and nobody has 15 done anything about it. 16 They won't let me move to another apartment 17 or a safe place, like my doctor wrote a letter 18 about, and they just ignore it. And they're 19 retaliating against me reporting the sewage 20 backups. 21 Chad Moore and Missick, Cathy Missick were 22 the ones that were retaliating the most. 23 He writes false reports on me, puts me on 24 probation for 12 months. 25 I didn't get a chance to be heard or

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1 nothing. Yeah. The last time I reported them to 2 the Florida Department of Managers, because I got 3 retaliated against all the time. 4 I make a note of it in my phone, 5 and that's all I can do. I'm not going to -- 6 I'm not going to put up with that crap. 7 Last time I talked -- I reported it to 8 Moore. He -- he said nothing about sewage backup. 9 He told me he was going to run an air test in my 10 apartment. 11 I said, "No, you're not." 12 He told me the 26th. 13 And I said, "No, you're not. You're just 14 trying to cover up the sewage backup." 15 He did it anyway while I was -- while I was 16 gone, and, when I came home, there was a thing 17 sitting on my -- on my kitchen table. 18 And I turned it off. 19 I'm not going to be a party to a bribe or 20 anything like that or covering up anything. 21 They woke me up for that -- said I was cussing all 22 -- his worker. I didn't cuss them out at all. 23 I did some cussing. I was cussing about him 24 trying to cover up things. 25 And they wrote me up for smoking in my	1 Things are not being done. We don't need kind of 2 action towards us or our folks. They're too 3 old. Some of these people don't have legs they 4 being rude with. 5 The lady took a letter, and asked them, 6 "Would you explain this to me?" 7 "Can't you read?" 8 You don't treat people like that. 9 That's not the way you do business. It's almost 10 a shame to be living there with that kind of 11 attention or that kind of abuse towards 12 residents. 13 Thank you. 14 CHAIRWOMAN HOROVITZ: Thank you. 15 (Mr. Bailey and Ms. Stanberry left the room.) 16 CHAIRWOMAN HOROVITZ: Is there another 17 comment in the room? 18 MS. CORBETT: We can take the next person 19 most definitely, please. 20 MS. McPEARSON: Hi. My name is Doris 21 McPearson. I stay in Apartment 508 at Hogan Creek 22 Towers. 23 I just been hearing a lot of stuff, 24 and she's correct. We are older people. 25 I mean we need help. You know, some need more
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1 apartment. I wasn't smoking in my apartment. 2 Nobody saw me smoking in my apartment. 3 They said there was a cigarette smell at my door. 4 That's all they said, and it wasn't a cigarette 5 smell. It was incense combined with a sewage 6 smell. 7 If I can move out of that place, I would do 8 so in a heartbeat, but I can't afford to. 9 I put everything I own in storage for six months 10 and lived -- lived on the streets. 11 CHAIRWOMAN HOROVITZ: Thank you, sir. 12 We've taken notes, and I see our CEO, 13 Ms. Waller, is taking notes. 14 MS. CORBETT: We can go to the next comment. 15 CHAIRWOMAN HOROVITZ: Thank you. 16 Yes. 17 Is there another comment in the room? 18 We'll finish the in-room comments, 19 and, if there is anyone online, we'll take the 20 online comments after. 21 MS. STANBERRY: Good afternoon. My name is 22 Betty Stanberry (phonetic). Over at our building 23 at Hogan Creek Towers, the management is very rude 24 to seniors. They talk to them any kind of way. 25 Work orders are not being put in properly.	1 help than others. We need a people person. 2 Okay? 3 The manager that's over there now is not a 4 people person. She's definitely not a people 5 person, and it's not the residents really. 6 It's the -- it's the employment. 7 Okay? 8 And we just -- like she said, we just don't 9 feel like it should be. This is going -- 10 this is going on like this. We need somebody 11 that's going to be there to help us, you know, 12 to provide -- you know, to -- when we need help, 13 we can maybe go to them. 14 I know we have Ms. Brock's daughter, 15 which she's beautiful. She's beautiful. 16 She helps us with everything. She is gorgeous. 17 I mean she's a people person, but we need people 18 persons in management. 19 You know, they -- they want to take up the 20 chairs. People go to doctor's appointments 21 waiting on their rides. 22 You know what I'm saying? 23 We can't smoke in our apartments, 24 but we can smoke in the back. But I thought we 25 should also be able to smoke in the front, also.

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Page 9 1 You know, she won't -- I don't know how, 2 but people go -- you know, we have doctor's 3 appointments. We have Social Security 4 appointments. We have ... 5 You know what I'm saying? 6 You just can't stand out there and wait for 7 someone to come and get us. 8 Do you know what I'm saying? 9 We 60-plus. So we just -- we need a people 10 person. 11 Thank you. 12 CHAIRWOMAN HOROVITZ: Thank you. 13 MS. CORBETT: So right now we have staff 14 outside. They're actually retaining this 15 information to actually get those addresses and 16 the contact information and also pinpoint 17 in regards to those issues that were identified, 18 too. 19 In addition to that, I know our Deputy Chief 20 of Operations isn't present today, but we're 21 working right now, given that this is something 22 new that basically came out in regards to being 23 escalated to me right now today in public. 24 I'm working to get the property manager 25 over here, too, as well, because going forward,	Page 11 1 public housing locations -- that we do have 2 monthly recurring meetings that are set for our 3 residents to get ahead of that in regards to their 4 concerns. 5 In addition to that, property management will 6 be present, and we will have a representative 7 from Resident Services for a coordinator, too, 8 as well, just to make sure. 9 If you feel that you're not comfortable 10 with speaking with property management, 11 we will have someone from that Resident Services 12 portion to also help and address those issues. 13 So, again, I do want to apologize what 14 you're experiencing. This is my first time 15 hearing of it, unfortunately, but we do have a 16 team that's actively getting the information 17 right now. And it will be addressed. 18 PEOPLE: Thank you. 19 MS. CORBETT: If you decide you still want to 20 make a statement -- but, again, I have a team 21 actively working for that. If you want to make 22 one, you're entitled to public comment. 23 You have to follow the rules and regulations 24 in regards to the time, and you can most 25 definitely wait in line. And it's going to be
Page 10 1 for meetings like this, we need to have a 2 representative from the property level present 3 also with their laptop having it out, 4 Yardi ticket requests, maintenance orders 5 requests, too, as well. 6 And we're going to start requesting that we 7 have, from Resident Services, a coordinator 8 that's present, too, as well. So we're going to 9 see those going forward at our meetings, 10 and people should be actually staffed out there -- 11 our employees -- to start addressing the issues 12 before people even enter into the boardroom 13 to have it actually addressed going forward. 14 So that will be a process you'll see going 15 forward. So I do apologize that this has happened 16 for Hogan Creek. 17 Again, yes. I'm the new CEO of the housing 18 authority. Thank you for coming in today. 19 It would have been great if I had this information 20 in advance so I could have most definitely been 21 proactive, and you didn't feel like you had to 22 come to the meeting. 23 So another thing that will occur, too, 24 as well, is, as it relates to monthly meetings, 25 I'm going to be making sure that all the	Page 12 1 whoever is next in regards to if you choose to 2 make a statement. 3 UNIDENTIFIED MALE: Okay. Yeah. I -- 4 I want to make a statement. 5 MS. CORBETT: If you choose to make a 6 statement, you can have a seat. 7 UNIDENTIFIED MALE: Okay. 8 MS. CORBETT: And, whoever else needs to go, 9 you can, but, if you feel like it's addressed, 10 I have a team right there ready for you. 11 UNIDENTIFIED MALE: Okay. 12 MS. CORBETT: So, are you next, or are one of 13 these ladies next? 14 CHAIRWOMAN HOROVITZ: You're next, sir. 15 Thank you. 16 MS. CORBETT: I appreciate it. Thank you. 17 UNIDENTIFIED MALE: What I don't understand 18 -- 19 CHAIRWOMAN HOROVITZ: Sir, if you will, 20 state your name and where you -- 21 MR. WILLIAMS: My name is Steven (phonetic) 22 Williams, and I'm in Apartment 1503 at Hogan Creek 23 Towers. 24 When I got there, it was like a family 25 experience. I mean I was really comfortable.

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1 The residents made me comfortable, but, 2 ever since Chad came there, it's like whatever. 3 It's like they have a personal vendetta against 4 me. 5 But I know it wasn't him. It was the -- 6 his assistant, the young black lady. She told me 7 in front of him that she would get my old butt out 8 of there and not -- it was, "... a-s-s out of 9 there." 10 And I was like, "Wow. He didn't even address 11 that." 12 Ever since then, they created a paper trail 13 of whatever. Now I've never been in public 14 housing. So I know some things I was accountable 15 for. I addressed that. 16 But then 45 days ago he gave me a -- 17 a thing to him -- or she gave me a thing to 18 address my issues, and I haven't been over there 19 over four days a week since then. 20 Because I'm trying to maintain my residence. 21 I go other places. It's not good when you don't 22 feel comfortable where you stay at. I would like 23 to see that addressed. 24 But, you know, now they trying to evict me 25 without cause, just after 45 days after we had	1 CHAIRWOMAN HOROVITZ: Commissioner, 2 did you have a comment for public comment, 3 or -- 4 COMMISSIONER BROCK: Well, first of all, 5 I want to understand something -- our protocol 6 of order here. That's the first thing I want to 7 understand. 8 Because our CEO spoke out -- just spoke right 9 out. You didn't stop her. And I raised my 10 hand, and you told me that you were in public 11 comments. And I knew you were in public 12 comments. So I'm trying to figure out. 13 What is the protocol here? 14 CHAIRWOMAN HOROVITZ: Sure. So we've 15 obviously gotten out of Robert's Rules for 16 this session. 17 My comment was going to be I actually 18 appreciate that we're going to be having some 19 proactive action coming out of public comment. 20 I know it's frustrating for us, 21 as board members, to just -- we have to sit here. 22 We're not allowed to comment, and that can be 23 frustrating for residents, as well. 24 Because it feels like it's just falling on 25 deaf ears, which it's certainly not. So I think
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1 a mediator -- heard nothing from them. 2 Then she came over there to help him out with 3 things, and the same problem. 4 So I'm thinking it's not coming from him. 5 I'm thinking it's the black lady. I don't know 6 her name -- that she's pushing it. But one thing 7 I do feel like I'm being bullied. 8 MS. CORBETT: Okay. 9 MR. WILLIAMS: And that's all I got to say. 10 CHAIRWOMAN HOROVITZ: Okay. Is there any 11 other public comment in the room? 12 (no response) 13 (Commissioner Brock raised her hand.) 14 CHAIRWOMAN HOROVITZ: We'll wait until we 15 finish with this portion. 16 Is there any comment online? 17 (no response) 18 CHAIRWOMAN HOROVITZ: All right. Thank you. 19 Before I get to you, Commissioner Brock, 20 are you stepping out, Ms. Waller? 21 MS. CORBETT: Yes. I want to make sure we 22 have all the names taken, too, as well, 23 and I'll be right back. Okay. I'll be right 24 back. 25 (Ms. Corbett left the room.)	1 this new approach for how we're going to address 2 the comments is going to be healthier for 3 everyone. 4 That is the end my comment. 5 Did you have comment? 6 COMMISSIONER BROCK: Yes. 7 CHAIRWOMAN HOROVITZ: Okay. 8 COMMISSIONER BROCK: Madam Chair, again, 9 I wanted to echo what our CEO said that, 10 I just received this morning the Petition from 11 the residents of Hogan Creek, but, on Friday in 12 our Resident Relations Meeting, I brought up a 13 concern that the residents had about the property 14 manager -- that they didn't feel comfortable with 15 going in the office. 16 I had no clue that the residents was going to 17 come today and speak out, but I did receive this 18 document (indicated). And I spoke to Ms. Cheron, 19 and, like she is saying, she didn't have an 20 opportunity -- because it came in so late, 21 she didn't have an opportunity to review it. 22 And that's what I wanted to say, that -- 23 just to echo what she was saying, that she didn't 24 have the opportunity to review it yet and that 25 they sent it in this morning.

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Page 17 1 But they have been calling and having 2 concerns about going in the office over there, 3 and I did bring it up in Resident Relations on 4 Friday. 5 Thank you. 6 CHAIRWOMAN HOROVITZ: Thank you. 7 Commissioner Rogers, did you have a comment? 8 COMMISSIONER ROGERS: No, no. 9 CHAIRWOMAN HOROVITZ: I think it might be a 10 good idea to discuss this a little more when 11 Ms. Waller returns. So I think we should maybe 12 put this on hold. 13 I failed to mention before. I think we have 14 Commissioner Shirley online. 15 Commissioner Shirley? 16 COMMISSIONER SHIRLEY: Yes. I am here. 17 CHAIRWOMAN HOROVITZ: I'm sorry that we 18 can't allow you to participate, because we don't 19 have a quorum in the room to make a motion to 20 allow you to participate. 21 Please participate with your comments. 22 We actually won't be able to take any action 23 today. So just raise your hand, and let us know 24 if you have any comments. 25 Did you have anything to say about the	Page 19 1 So, just to stay in that proper posture, 2 I think that would be healthy so that we're 3 hearing all of the residents and all of their 4 concerns at one time. 5 And should any be addressed, we'll address 6 those at the appropriate time, and, with that, 7 I'll yield the floor back. 8 CHAIRWOMAN HOROVITZ: All right. 9 As I stated before, we don't have a quorum, 10 and, while we are discussing not having a quorum, 11 it was brought to my attention shortly before the 12 start of this meeting that our Board Member 13 Lisa Weatherby has resigned from the board 14 effective today. 15 And so we are obviously waiting on the mayor 16 and her team to be appointing -- I believe we have 17 two board seats that are open. So we hope that 18 we'll have this filled. 19 Reece. 20 MR. WILSON: Madam Chair, I just wanted to 21 point out that we actually do have a quorum with 22 -- there are five members of the board at this 23 point, and we have three, which is a majority of 24 five, which is spelled out in the bylaws. 25 So we will be able to conduct business today.
Page 18 1 beginning portion of the meeting 2 COMMISSIONER SHIRLEY: Through the Chair, 3 no. I'm very appreciative of the quick response 4 by our CEO and looking forward to see that process 5 be put in place. 6 CHAIRWOMAN HOROVITZ: Excellent. 7 COMMISSIONER SHIRLEY: Thank you. 8 (Ms. Corbett reentered the room.) 9 CHAIRWOMAN HOROVITZ: Thank you. 10 Thank you, Ms. Waller. So, while you were 11 out, we were discussing a little conversation 12 about how this will be a healthier way to deal 13 with public comments. 14 MS. CORBETT: Absolutely. Yes. Absolutely. 15 CHAIRWOMAN HOROVITZ: Did anyone have 16 anything else to say while Ms. Waller is in the 17 room? 18 COMMISSIONER ROGERS: Thank you, Madam Chair. 19 And I'll say my comments while the CEO is in 20 here, and, to Commissioner Brock's point, 21 just so that we are all on the same page as it 22 relates to protocol, it is my understanding that, 23 once we have public comment, there is no comments 24 by board members and staff until after it has been 25 concluded.	Page 20 1 CHAIRWOMAN HOROVITZ: Okay. Perfect. 2 So I understand the rule it's sitting members 3 of the board, not full -- 4 MR. WILSON: It says, "... the majority of 5 members only." 6 CHAIRWOMAN HOROVITZ: Okay. Excellent. 7 MR. WILSON: And, at this point, there are 8 five members. 9 COMMISSIONER BROCK: (shook head negatively) 10 CHAIRWOMAN HOROVITZ: Okay. Thank you. 11 All right. 12 Then, Commissioner Shirley, we will make a 13 motion to include you. 14 COMMISSIONER ROGERS: Commissioner -- 15 COMMISSIONER BROCK: I don't think that's 16 correct, Madam Chair. We have to have four 17 sitting commissioners in the room. 18 COMMISSIONER ROGERS: -- no. 19 CHAIRWOMAN HOROVITZ: We currently only have 20 five board members. So we have a majority in the 21 room I think is what Reece is saying. 22 MR. WILSON: Correct. 23 COMMISSIONER BROCK: I see what you're 24 saying. Okay. 25 COMMISSIONER ROGERS: So, with that,

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Page 21 1 Madam Chair, I'm going to make the motion to 2 allow Commissioner Shirley to join and participate 3 via telecommunication at this time. 4 COMMISSIONER BROCK: Yes, yes. Second. 5 CHAIRWOMAN HOROVITZ: All in favor? 6 COMMISSIONER ROGERS: Aye. 7 COMMISSIONER BROCK: Aye. 8 CHAIRWOMAN HOROVITZ: Aye. 9 Excellent. Thank you. Okay. 10 We will move on then to the approval of last 11 meeting's minutes. 12 Can I get a motion to approve the minutes? 13 COMMISSIONER BROCK: I make a motion. 14 COMMISSIONER ROGERS: Second. 15 CHAIRWOMAN HOROVITZ: Is there any 16 discussion? 17 (no response) 18 CHAIRWOMAN HOROVITZ: Commissioner Shirley, 19 any comments on the meeting minutes? 20 COMMISSIONER SHIRLEY: No comments. 21 CHAIRWOMAN HOROVITZ: All right. Then all in 22 favor of approving the minutes? 23 COMMISSIONER SHIRLEY: Aye. 24 COMMISSIONER BROCK: Aye. 25 COMMISSIONER ROGERS: Aye.	Page 23 1 And things are changing even since the last 2 meeting. We have three employees that work in 3 payables, and one has been out for about two 4 months now. So we are struggling to stay current 5 in that area. 6 We did have the forum with the vendors on -- 7 the scheduled forum for May 21st. No vendors 8 appeared at that forum, but we still -- 9 we have one scheduled for each month. 10 There is one scheduled for July 16th and one 11 scheduled -- well, June 18th and July 16th from 12 1:00 to 3:00 p.m. in this room, and it's first 13 come. And we can accommodate up to 20 at a time. 14 So my staff is inviting all persons who want 15 to meet with us to that forum, and we have it on 16 the website also to answer any questions or any 17 concerns that they may have. 18 Other than that, there are no changes since 19 the Finance Committee Meeting, but I am available 20 for questions if you have any questions. 21 CHAIRWOMAN HOROVITZ: Commissioner Rogers. 22 COMMISSIONER ROGERS: Of course I will have a 23 lot of questions. 24 But my main question is, are we at a budget 25 restraint to hire additional staff?
Page 22 1 CHAIRWOMAN HOROVITZ: Aye. 2 We'll move on to the Agency Financial 3 Overview. 4 Ms. Davis. 5 MS. DAVIS: Good afternoon. We covered 6 the information, the budget comparisons for April, 7 2025, at the Finance Committee Meeting, 8 and I believe all of you were here for that. 9 And that information is included in your 10 package. 11 And, essentially, we set that for Central 12 Office. The year to date expenses are 13 \$383,000 and exceeded the budget due to just the 14 timing of the payables. 15 Also, the Public Housing year to date actuals 16 are just slightly lower than the prior year 17 activity. 18 The Housing Choice Voucher revenue and 19 expenses aligned with the budget in prior years. 20 And, also, the RAD properties are operating 21 in alignment with the fiscal year to date budget. 22 We also answered a few other questions about 23 variances that were presented to us before. 24 We discussed payables, and I'm trying to get a 25 status of where we are with payables.	Page 24 1 To sit and hear, "We are struggling," 2 the terminology that was just used, to maintain -- 3 and I recognize and do understand that we had one 4 individual out, but that shouldn't stop the work. 5 But, are we at a budget restraint to hire 6 additional staff to support the Finance 7 Department? 8 MS. DAVIS: No. There is not a budget 9 restraint. Logistically, maybe the way things 10 happen -- sometimes it makes it a little difficult 11 to hire, and I guess we're working on that. 12 HR is the department that sort of moves 13 forward with the new hiring, and so we're working 14 on bringing people in for that. So, no. 15 There is no budget constraint, but we are not 16 getting people in at the speed that we feel like 17 we need to. 18 COMMISSIONER ROGERS: And my follow-up ... 19 Is HR here? 20 MS. CORBETT: And I can comment on that, 21 too, as well. 22 CHAIRWOMAN HOROVITZ: Would you like 23 Ms. Waller to comment? 24 COMMISSIONER ROGERS: Yes, if someone can 25 comment to bring us up to speed.

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Page 25 1 MS. CORBETT: Yes. And thank you, too. 2 So one of the things I did want to identify 3 is that, when it comes down to the industries 4 -- and this is I guess throughout the U.S. -- 5 the industries, especially around accounting and 6 finance -- we're finding that it's quite difficult 7 at many housing authorities and also in 8 corporations, because it's so few, far and between 9 -- the individuals that have actually decided to 10 major within that, too, as well. 11 We're seeing a huge uptick as it relates 12 to more of the technology side of things that 13 we're seeing that individuals are going to school 14 for, and so those that are most definitely 15 experienced within accounting and finance for the 16 most part have been absorbed, too, as well. 17 And the second portion is that we're actively 18 working with the HR Department, too, as well, 19 for when we have candidates that are most 20 definitely qualified through, professional and/or 21 educational background, too, as well -- 22 that this is expedited here internally within the 23 agency. So, yes. 24 COMMISSIONER ROGERS: Thank you. 25 And, through the Chair to Ms. Davis --	Page 27 1 capital fund dollars. 2 So right now we're up against the time 3 that's approaching for our five-year capital 4 plan. 5 Right? 6 So we have to be very strategic and nimble 7 in regards to the allocation of those funds and 8 making sure that they're really truly for capital 9 needs. 10 Right? 11 Roofs, exterior, anything that's most 12 definitely considered a depreciable asset, 13 too, as well, and so I will say that we did 14 receive an older report and that our team is 15 actively working on that. 16 And so we did start back up, again, with -- 17 I think it was Southwind Villas, and so our team 18 was actively recently on the site. 19 And one of the key things that we were 20 looking at is camera, camera federations. 21 Right? 22 So, in addition to saying, "Hey, which funds 23 can we use from a capital standpoint," right, 24 we're also looking at, "Are there any potential 25 grant opportunities?"
Page 26 1 and I should have brought this up at Finance, 2 but I forgot -- as it relates to -- I don't 3 know what we call this. I forgot. 4 As I have traveled our properties, one of the 5 things that has been very concerning to me -- 6 and as I know, "witnessed," if you will, what the 7 City of Jacksonville is doing in the parks -- 8 do we have dollars to modernize and upgrade our 9 playground equipment for our young people in these 10 different complexes? 11 Because some of them are older than me. 12 And so, where are those dollars found, 13 and how can we bring those up-to-date being that 14 many of them need that? 15 MS. DAVIS: We do have funds -- operating and 16 capital funding -- but I think Ms. Corbett would 17 be the best one to address this question 18 specifically. 19 COMMISSIONER ROGERS: Perfect. Thank you. 20 MS. CORBETT: And thank you, too. 21 So I've had an opportunity to walk many of 22 the properties as well, right, along with you-all, 23 too, as well, and I think what's interesting and 24 what we're trying to do right now is get a full 25 assessment in regards to properly allocating	Page 28 1 "Could there be a partnership or synergy 2 with JSO, too, as well?" 3 So it's a combination of things. 4 So right now we're probably assessing everything, 5 and that capital plan is due -- sorry. 6 What was the last date that's -- July. 7 MS. DAVIS: I think it's July. 8 MS. CORBETT: So we do have a capital 9 five-year that's going to be due soon for that 10 assessment. So our team is quickly mobilizing. 11 I don't have the exact date, because I was 12 under the impression it was like July 1 to have 13 that ready. 14 COMMISSIONER ROGERS: Thank you. 15 I'll yield back, Chair. 16 MS. CORBETT: And we'll provide that to 17 you-all, too, as well. No problem. 18 CHAIRWOMAN HOROVITZ: Before I go with my 19 questions, Commissioner Brock, do you have any 20 questions? 21 COMMISSIONER BROCK: I don't. 22 CHAIRWOMAN HOROVITZ: Commissioner Shirley, 23 do you have any questions? 24 COMMISSIONER SHIRLEY: I do not. 25 Thank you.

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Page 29 1 CHAIRWOMAN HOROVITZ: I have a couple. 2 This is kind of going to be related to the 3 resolution we're going to be discussing for the 4 Westwood roof replacement. 5 Do we have that expense budgeted for the 6 roof? 7 MS. CORBETT: So I'll let procurement chime 8 in, because I know, originally, you-all did the 9 roof replacement -- I'm sorry -- the numbers to 10 the roof replacement in which you ran. 11 MR. WEATHERS: Yes. So, yes. 12 The short answer to your question, 13 Madam Chair, is, "Yes. That project was budgeted 14 as part of the overall procurement process." 15 We make sure that the funds are actually 16 budgeted for our particular financial calendar or 17 financial fiscal year prior to even putting things 18 like that out for bid. So, yes. 19 CHAIRWOMAN HOROVITZ: Okay. Thank you for 20 that, and, just as a general ... good to know. 21 It's surprising to me that a project that was 22 acquired so recently would require a new roof 23 and that that wasn't brought to our attention when 24 we were evaluating the project. 25 So there's nothing to do about that now,	Page 31 1 So I concur with you on that. 2 CHAIRWOMAN HOROVITZ: Thank you. 3 I'm happy to hear that we had funds set 4 aside. 5 My next question is, why are we experiencing 6 a loss on that property? 7 Are we not fully leased up? 8 MS. DAVIS: Right. I believe that is the 9 concern at this point. Yes, not fully leased up. 10 CHAIRWOMAN HOROVITZ: What measures are we 11 taking to -- 12 MS. CORBETT: And thank you. 13 So, actually, when we get through the, 14 "CEO's Update," section, I went on ahead -- 15 and, ever since we had our last meeting, 16 I have been working with the vendor and our 17 team with IT, too, as well, to at least start 18 demonstrating for the board vacancy, occupancy, 19 their concerns as it relates to the data 20 right now. 21 But I'm confident by the next board meeting 22 and before that that's going to be fully scrubbed, 23 and this is over what's projected in here. 24 There's already 11,000-plus units, and this is 25 manual Excel data that's being done until we can
Page 30 1 but, just moving forward, if those kinds of 2 details could be highlighted for this board, 3 that's important for us to know. 4 MS. DAVIS: I believe the property was 5 purchased in February, 2024, and money was 6 set aside I believe to replace the roof. 7 That was part of the purchase arrangement 8 agreement money set aside. 9 MS. MIXON-PHILLIPS: (nodded head 10 affirmatively) 11 COMMISSIONER ROGERS: (nodded head 12 affirmatively) 13 CHAIRWOMAN HOROVITZ: That's possible, 14 but I see Commissioner Rogers nodding his head. 15 Do you agree that it's a surprise that we 16 need a new roof? 17 COMMISSIONER ROGERS: I was going to ask 18 the same thing, Madam Chair, and I know I 19 joined the board a little after this was approved. 20 I approved it, but the discussion happened prior 21 to my arrival. 22 But you're absolutely correct. This was 23 not something that was brought to the board's 24 attention as it relates to a new roof or 25 a roof needing replacement when this came up.	Page 32 1 get the proper plug-in to have everything -- 2 I should say, "more of a plug-in --" so that we 3 can utilize power and be able to get our data 4 quickly. 5 At the same time, we do have a secondary 6 backup solution. So I'll be able to get into 7 that. So we're going to most definitely have 8 a very -- I should say -- "aggressive plan," 9 in regards to marketing initiatives. 10 We were recently actually out at this 11 particular site, too, for other matters, 12 and so this is also one of those initiatives 13 having the data, which is really important, 14 so that we can truly understand and see the bigger 15 picture as to, "What's really vacant? 16 "What's ready to be leased? 17 "How long is the turnover period to get a 18 unit ready?" 19 But most importantly this is going to help 20 us really drive our overall marketing strategies 21 for that site, too, as well, and so we do have 22 some data that I would like to kind of talk 23 through during the comment section, too, as well. 24 CHAIRWOMAN HOROVITZ: Excellent. 25 Well, I'm a huge fan of the power of the

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Page 33 1 iDashboard. So I welcome the data that is 2 really actually usable that you can make decisions 3 with. So excited to see that change. 4 Thank you for that. 5 COMMISSIONER ROGERS: Can I say one thing, 6 Madam Chair? 7 And I may have further questions, but, 8 while we're on that, several months ago, 9 I raised the same point as it relates to where 10 we were at when we saw this trend. And I've been 11 out there, and I spoke with staff. 12 And so, previous, prior to your arrival, 13 I had indicated and stated that they are no longer 14 here, but we're working with the staff over there 15 to do certain things. 16 And so, to hear that we're still in this 17 position -- and I'm glad to hear that we're going 18 to put some things in place -- I thought things 19 were already in place prior to, to make sure that 20 the occupancy over there was increasing. 21 Because we started to see that, 22 and staff made us aware of that -- we made staff 23 aware of that. 24 And some of the things -- and now the 25 individuals who were working on that are no longer	Page 35 1 as a result of literally walking the grounds 2 of these properties, especially on the weekend, 3 and just getting an understanding what any 4 potential resident of the future would experience, 5 too. 6 So the data is important, but it's our 7 marketing strategy, too, as well. And so my goal 8 is to make sure by the next meeting, again, 9 or before that, we will have those solutions in 10 place, but we've already started looking and 11 working into that, too, as well. Already on it. 12 So, yes. 13 COMMISSIONER ROGERS: Because we did ask that 14 for weeks and months, that it also be placed on 15 the Jacksonville Housing website, and so we 16 finally got that done. 17 So we know the work that needs to happen with 18 marketing on that. So thank you so much for 19 raising it. 20 CHAIRWOMAN HOROVITZ: Yes. Thank you. 21 I mean we're in an affordable housing 22 crisis. We shouldn't have any -- especially, 23 since these are actually affordable and they're 24 not requiring any subsidy, we shouldn't have 25 vacancies.
Page 34 1 with the agency, but, hopefully, those things will 2 put us in place to bring us up. 3 MS. CORBETT: Yes. So having the data is 4 important. 5 One of the things -- I just recently had a 6 Senior Leadership Meeting -- is what was missing 7 in regards to that particular site and making 8 sure assets are appropriately marketed -- 9 is that it wasn't listed on apartments.com, 10 and it was not listed on any type of search engine 11 for affordable housing. 12 COMMISSIONER ROGERS: Right. 13 MS. CORBETT: And so that's one of the huge 14 strategies, too, as well. 15 When you go to the site, the phone number 16 that was listed was incorrect. 17 Right? 18 So, even if you were interested in renting a 19 space, you could not. The office is not open on 20 the weekend either. So most people -- 21 if you're working Monday through Friday, 22 you're most likely to come out on Saturday, 23 if not on Sunday, for your apartment search. 24 And so these are new process improvements 25 that we're working to have in place, and this is	Page 36 1 Just a comment on Franklin Arms -- 2 we continue to see that. I am sure we did not 3 budget to have full occupancy on this building. 4 So it's just painful to see the loss there. 5 We were certain that we weren't expecting to 6 have many residents there. 7 MS. DAVIS: We also brought up at the 8 Finance Committee Meeting that we did not budget 9 for property taxes either, and we have to pay 10 property taxes on that property. So that accounts 11 for some of the variance. 12 CHAIRWOMAN HOROVITZ: Excited to see the 13 positive things that are happening. 14 What is going on at Lindsey Terrace that 15 there is such a loss? 16 MS. DAVIS: Lindsey Terrace is different 17 from every other property that we have. 18 CHAIRWOMAN HOROVITZ: Right. We talked about 19 it a lot in this room for other reasons. 20 But I'm wondering, why is that a vacancy? 21 That's a partnership we have; is that right? 22 COMMISSIONER BROCK: Yes. 23 MS. DAVIS: It is, and some of it is probably 24 due to just the way we account for it, too. 25 So we would like to come back to you with a

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Page 37 1 response on that. Lindsey Terrace is a little 2 different. 3 CHAIRWOMAN HOROVITZ: Would that include 4 possibly evaluating the relationship? 5 MS. DAVIS: Possibly. It could possibly 6 involve that. Yes. 7 CHAIRWOMAN HOROVITZ: I would like to have 8 a good discussion about that in our next meeting. 9 MS. DAVIS: Okay. No problem. 10 MS. CORBETT: And we'll look at the data, 11 too, for Lindsey Terrace, too. Yes. 12 CHAIRWOMAN HOROVITZ: Commissioner Rogers. 13 COMMISSIONER ROGERS: Thank you, again, 14 Madam Chair. I think you just look at my facial 15 expression and know what I'm about to ask. 16 But Lindsey Terrace, yet again, is one 17 that I walked and raised concerns about several 18 months ago to leadership. 19 Again, they are no longer here, but one of 20 the things that I have continued to ask staff to 21 do is to meet with the staff over there. 22 They gave me a litany -- and I submitted that 23 to prior leadership, who no longer is with the 24 agency -- as to what their concerns were. 25 It was my understanding, prior to their	Page 39 1 MS. CORBETT: Yes. Okay. 2 CHAIRWOMAN HOROVITZ: And then my final 3 question is, did we not discuss having a draft of 4 the audit before this meeting, or was that 5 going to be the next board meeting? 6 Did we circulate a draft? 7 MS. CORBETT: That was going to be the next 8 one, because they're still working through the 9 final audit. 10 CHAIRWOMAN HOROVITZ: Is that it? 11 MS. DAVIS: Right. And the draft was to be 12 of compliance issues, not financial, just the 13 compliance. 14 And they had one potential area, but we're 15 trying to provide them additional data. 16 So, hopefully, there won't be any findings based 17 on what we are providing them. 18 But that's what they promised, just the 19 findings in the compliance area, and so we are 20 working to try not to have any. 21 CHAIRWOMAN HOROVITZ: Sure. As soon as you 22 have it, the sooner we get it. I know we're all 23 working on a lot of different things, 24 but, to get even today's meeting's documents, 25 it was yesterday or the day before. It's just
Page 38 1 departure, that they would get with the 2 individuals over there at Lindsey Terrace to work 3 those issues out. 4 And so this yields to Madam Chair's point of 5 why we're seeing a decline there. 6 But, Ms. Davis, you were not included on my 7 emails, but it was stated to me that those issues 8 would be worked out. And I will resend that email 9 to whomever to ensure that they are brought in the 10 loop. 11 MS. DAVIS: Please send it to me, also. 12 Thank you. 13 COMMISSIONER ROGERS: But they had a whole 14 lot of concerns regarding how they're receiving 15 dollars and how this whole agreement thing is 16 working out. 17 And I think that's why we have a lot of 18 -- apparently they set aside a lot of units, 19 and they purposefully have indicated to me that 20 they're not filling those units until there is a 21 conversation with the housing authority. 22 So that was shared. 23 MS. CORBETT: Okay. 24 COMMISSIONER ROGERS: And so I do want that 25 conversation to now happen now that you know.	Page 40 1 such a tight timeline for us to review things and 2 get prepared for this meeting. So, as soon as you 3 have it -- 4 MS. DAVIS: We gave the information to 5 substantiate what happened as late as this 6 morning. So they are evaluating that information. 7 CHAIRWOMAN HOROVITZ: -- thank you. 8 I don't have anything else. 9 Anyone else? 10 (no response) 11 CHAIRWOMAN HOROVITZ: Okay. Thank you, 12 Ms. Davis. 13 MS. DAVIS: Okay. You're welcome. 14 Thank you. 15 CHAIRWOMAN HOROVITZ: New Business. 16 Should we start with JHA-17, or should we 17 have the Bangor Team go first? 18 Are they going to present, or -- 19 COMMISSIONER ROGERS: Madam Chair, real quick 20 -- a point of order, if I may. 21 I'm not sure if you're going to do this right 22 now or you want to wait towards the end. 23 But I want to recognize members from the 24 Mayor's Team just in the room, if you want to 25 do a recognition.

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Page 41 1 (People laughed.) 2 CHAIRWOMAN HOROVITZ: Okay. We do have some 3 distinguished guests. 4 Please strike the notes, Carol. 5 We do have our board liaison who is 6 joining us. 7 Councilman Peluso, thank you for being with 8 us. 9 Would you like to say some words, or are you 10 just hear to listen? 11 MR. PELUSO: Just listening. 12 CHAIRWOMAN HOROVITZ: Excellent. All right. 13 Well, thank you for being here. 14 And we do have Mr. Garrett Dennis. 15 Would you like to introduce yourself? 16 MR. DENNIS: Yes. 17 Good afternoon, everybody. Most of you are 18 familiar, but some may not know me. I'm Garrett 19 Dennis. I'm Director of Boards and Commissions, 20 and then I just recently added to my portfolio is 21 all at independent agencies and authorities. 22 So you'll be seeing me a little more. 23 I'll be your point of contact with the mayor's 24 office. You can always reach the mayor, 25 chief of staff, you know, any of the senior staff,	Page 43 1 other role from OGC. I think it's just an 2 incredible addition to the Leadership Team. 3 I'm grateful that you decided to join us 4 full time and just so excited for you, for us 5 and for this agency. 6 So, welcome. 7 MS. TEODORESCU: Thank you. Thank you very 8 much, and I think I'll just say one thing. 9 There is no such thing as, "too late." 10 If anyone wants to call me any time day or night, 11 I think that's my trademark pretty much. 12 Never let anything wait. Just call me if anyone 13 needs anything. 14 CHAIRWOMAN HOROVITZ: I know that to be true 15 after some late conversations, and I appreciate 16 your willingness to support us. 17 And then, should I let you do the rest of the 18 -- we're way out of order now. So -- 19 MS. CORBETT: No. It's totally fine. 20 CHAIRWOMAN HOROVITZ: -- okay. New Business 21 is the most important business. 22 MS. CORBETT: All right. So you want to do 23 those additional updates? 24 CHAIRWOMAN HOROVITZ: Yes. 25 MS. CORBETT: Okay, okay. So one of our
Page 42 1 but I will be your point of contact. 2 So whatever you need. As you know, 3 Mayor Deegan supports the agency and really 4 appreciates what you-all do. 5 CHAIRWOMAN HOROVITZ: Thank you. 6 I was going to save things for later, 7 because I did want to recognize some of the 8 changes in leadership, which I think is really -- 9 COMMISSIONER ROGERS: My apologies. 10 CHAIRWOMAN HOROVITZ: -- it's all right. 11 It's all right. 12 COMMISSIONER ROGERS: And I apologize. 13 I didn't see Councilman Peluso in the room. 14 So thank you for being with us. 15 CHAIRWOMAN HOROVITZ: He wasn't even talking 16 about you. 17 (People laughed.) 18 COMMISSIONER ROGERS: I apologize. 19 (People laughed.) 20 CHAIRWOMAN HOROVITZ: I would like to then 21 take a moment, since we're being praised -- 22 and I think we've got some really exciting things 23 happening as far as leadership -- a huge welcome 24 to Ms. Adina, who has joined our team full time. 25 She's been engaged with this board in her	Page 44 1 employees was recently promoted to Deputy Chief of 2 Property Operations after being with the agency 3 for 17-plus years. Unfortunately, he couldn't be 4 here today. Something came up actually. 5 And so I want to, you know, extend 6 congratulations to -- 7 MR. WILSON: Daniel. 8 CHAIRWOMAN HOROVITZ: Daniel? 9 MS. CORBETT: -- William Daniel Mitchell, 10 right, right, also, a/k/a, also known as, "Danny." 11 And so we want to just really congratulate him. 12 And, in addition, too, as well, this is the 13 man that's normally behind the scenes of many 14 things. He's a former Marine, by the way. 15 He's been with the agency on both the vendor 16 and also as an employee for approximately six 17 years. 18 So I do want to congratulate Antonio Perez 19 as one of our new Directors of IT. 20 So, Antonio, I thank you for all that you 21 do, especially helping with this data. 22 And, again, we've already congratulated 23 Adina, too. So thank you for being our new 24 CAO. 25 CHAIRWOMAN HOROVITZ: And, Danny, if he's

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Page 45 1 listening, and, Antonio, congratulations. 2 MR. PEREZ: I appreciate it. 3 CHAIRWOMAN HOROVITZ: Thank you for your 4 willingness to step up. 5 All right. We'll move to the resolutions. 6 Are you presenting them, Ms. Waller? 7 MS. CORBETT: You know what? 8 Yes. 9 CHAIRWOMAN HOROVITZ: I'm sorry. 10 Commissioner. 11 COMMISSIONER BROCK: Madam Chair, through the 12 Chair to our CEO, can you tell me, again, 13 what's the role of Mr. Daniel? 14 MS. CORBETT: Yes. Sure thing. 15 And, by the way, this information was sent out to 16 all Board of Commissioners, too, as well, 17 yesterday, to be exact. 18 Right? 19 And so Adina is actually our new 20 Chief Administrative Officer, CAO, 21 for Jacksonville Housing Authority, 22 and she has an extensive educational and 23 professional background in regards to being a 24 former attorney, too, having -- well, 25 of course, we can add FLSAT (phonetic),	Page 47 1 So this is why this resolution is key and 2 critical for the agency just giving me that 3 authority, too. 4 CHAIRWOMAN HOROVITZ: Thank you. 5 Can I get a motion to approve the resolution? 6 COMMISSIONER ROGERS: To approve it or to 7 entertain it? 8 CHAIRWOMAN HOROVITZ: You like to do two. 9 COMMISSIONER ROGERS: Because I have a 10 question. So -- 11 CHAIRWOMAN HOROVITZ: Okay. Can I get a 12 motion to discuss? 13 COMMISSIONER BROCK: Yes. 14 CHAIRWOMAN HOROVITZ: Are you going to second 15 it? 16 COMMISSIONER ROGERS: Second. I'll second 17 that. Absolutely. 18 CHAIRWOMAN HOROVITZ: Any questions? 19 COMMISSIONER ROGERS: Yes. 20 CHAIRWOMAN HOROVITZ: Okay. 21 COMMISSIONER ROGERS: So, in our committee, 22 we did make the change -- and, Madam Chair, 23 I know you were online -- no. You were here -- 24 we did make the change to add the CFO name to 25 the resolution.
Page 46 1 you know. She's very successful in her career 2 of over 17-plus years with the City of 3 Jacksonville -- specialty in regards to labor 4 relations, employment law, too. 5 And so she's a huge asset to our housing 6 authority, and so we most definitely, again, 7 welcome her and, again, welcome you to the team. 8 Thanks again for joining us. 9 MS. TEODORESCU: Thank you. 10 COMMISSIONER BROCK: Thank you. 11 Thank you, Madam Chair. Thank you. 12 CHAIRWOMAN HOROVITZ: All right. So we have 13 JHA-17. 14 Are we starting there? 15 MS. CORBETT: Yes. And so this resolution is 16 basically for signatory authority to allow me to 17 be able to sign and execute on documents. 18 In addition to that, this also identifies our 19 CFO, too, as well, and then also has it listed for 20 the Board Chair. 21 So, whenever we're dealing with financial 22 institutions from transactional type 23 initiatives, too, as well, they normally want to 24 make sure that the new CEO can fully authorize and 25 approve key initiatives and transactions.	Page 48 1 CHAIRWOMAN HOROVITZ: Yes. 2 COMMISSIONER ROGERS: And so I'm not sure if 3 you want to do a friendly, or that's going to be 4 done prior to your signature? 5 CHAIRWOMAN HOROVITZ: I remember -- 6 I'm sorry. 7 COMMISSIONER ROGERS: Go ahead. 8 CHAIRWOMAN HOROVITZ: We made the change, 9 and I don't -- I was expecting to see my name 10 still there. That doesn't matter. 11 But the discussion was we wanted to see -- 12 oh, there it is -- we wanted to see the names, 13 but I think that motion died. 14 And we need a new resolution or a new motion; 15 is that right? 16 MR. WILSON: Yes. That would be correct. 17 MS. BROWN: I have the one with the names. 18 MS. CORBETT: You have the one with the 19 names. Okay. So -- 20 MR. WILSON: I think what we could do is just 21 add Ms. Davis's name in. 22 MS. CORBETT: Do you have it? 23 Let me see it. 24 MR. WILSON: Yes. I guess the one that's 25 prepared for signature, in fact, does have

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Page 49 1 Ms. Davis's name on it. 2 COMMISSIONER ROGERS: Okay. So the final one 3 has it. Okay. I'm fine with that, and I'll make 4 the motion to approve it if the final has what we 5 recommended in committee. 6 CHAIRWOMAN HOROVITZ: Yes. Thank you for 7 drawing attention to that. 8 COMMISSIONER ROGERS: Yes. So I make a 9 motion to approve Resolution No. 2025-JHA-17 at 10 this time. 11 COMMISSIONER BROCK: Second. 12 CHAIRWOMAN HOROVITZ: Any further discussion? 13 (no response) 14 CHAIRWOMAN HOROVITZ: All right. All in 15 favor? 16 COMMISSIONER ROGERS: Aye. 17 CHAIRWOMAN HOROVITZ: Aye. 18 COMMISSIONER BROCK: Aye. 19 CHAIRWOMAN HOROVITZ: Commissioner Shirley? 20 COMMISSIONER SHIRLEY: I'm sorry. 21 It was hard coming off mute. 22 Aye. 23 CHAIRWOMAN HOROVITZ: Thank you. 24 All right. We're at JHA-18. 25 Can I get a motion to discuss?	Page 51 1 budget dollars set aside. 2 So, does that mean we automatically can't 3 accept a bid that comes in over that, or what if 4 our budget authority was unrealistic? 5 MS. DAVIS: Monies were set aside from the 6 purchase of this property for this roof. 7 So there is money set aside for it. 8 MS. CORBETT: Right. And thank you, 9 Ms. Davis. 10 So, in regards to bids, right -- 11 so let's just say, hypothetically speaking, 12 this was 30 years from now -- probably not a good 13 example -- and we had allocated within our budget 14 that maybe a new roof replacement for this 15 development would be at \$700,000, right? 16 CHAIRWOMAN HOROVITZ: Yes. 17 MS. CORBETT: You know, prior to even 18 proposing or getting to the board on this 19 initiative, it's important that we go out on the 20 street in front, you know, ahead of this and do 21 our due diligence and research just to get an 22 understanding, before we put the solicitation out, 23 how much would it actually cost for a roof 24 replacement. 25 And that is how we should most definitely
Page 50 1 COMMISSIONER ROGERS: So moved. 2 COMMISSIONER BROCK: Second. 3 MS. CORBETT: Okay. For this particular 4 resolution, this is in regards to Westwood 5 Apartments. The property requires a roof 6 replacement. The amount will not exceed 7 \$619,432. 8 This was done through a solicitation, 9 and a total of six bids were responsive back to 10 the agency, and so, with this, we are recommending 11 the contract to be awarded to Lewis Walker 12 Roofing, Inc.. And, again, the amount is not to 13 exceed \$619,432. 14 CHAIRWOMAN HOROVITZ: Are there any 15 questions? 16 (no response) 17 CHAIRWOMAN HOROVITZ: I have a question while 18 we wait. 19 What did we budget for this? 20 MS. CORBETT: This was already previously in 21 the budget that was proposed when it was 22 submitted. It would have had -- 23 CHAIRWOMAN HOROVITZ: So I understand -- 24 this might be for you, Ms. Waller -- before we put 25 a project out for bid, we ensure that there are	Page 52 1 be building our budgets in the future going 2 forward, too. So the next budget we should 3 really start from zero-based budgeting and looking 4 at these quotes to kind of project out what we 5 need for the future just to make sure that we 6 don't go above and beyond those amounts. 7 CHAIRWOMAN HOROVITZ: Excellent. I am also a 8 fan of zero-based budgeting. So I appreciate that 9 approach. 10 Thank you. 11 I have no other questions. 12 Commissioner Shirley, any questions? 13 COMMISSIONER SHIRLEY: I have no questions. 14 CHAIRWOMAN HOROVITZ: All right. Can I have 15 a motion to approve? 16 COMMISSIONER BROCK: I make a motion. 17 COMMISSIONER ROGERS: Second. 18 CHAIRWOMAN HOROVITZ: All right. All in 19 favor? 20 COMMISSIONER SHIRLEY: Aye. 21 CHAIRWOMAN HOROVITZ: Aye. 22 COMMISSIONER BROCK: Aye. 23 COMMISSIONER ROGERS: Aye. 24 CHAIRWOMAN HOROVITZ: All right. And then 25 I have JHA-19.

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1 MS. CORBETT: All right. Thank you. 2 So, for this particular solicitation 3 -- so we've had an existing security management 4 firm that actually manages and oversees our public 5 housing portfolio. 6 We actually currently have an RFP that's out 7 on the street in regards to safety and security, 8 and so, with this, we're looking to convert this 9 to a month-to-month potential renewal in regards 10 to our existing contractor, which is Bangor 11 Security Services. 12 We want to make sure that this doesn't exceed 13 a max of six months, and that's as a result of 14 recently putting our RFP out on the street. 15 We're anticipating that we're going to have 16 the RFP results for our new safety and security 17 contractor back by -- is that July? -- 18 MR. WEATHERS: (nodded head affirmatively) 19 MS. CORBETT: -- in hopes of -- 20 I believe that's correct. July. 21 MR. WEATHERS: Correct. The bids are due 22 on June 12th. So we should have a Selection 23 Committee in place and be ready to -- 24 MS. CORBETT: Perfect. And so the bids are 25 due back June 12th of 2025. We already have a	1 Too, having proper training and making sure that 2 the vendor of Bangor is actually training his 3 security guards, and they have the right security 4 credentials. 5 Just correct me, and chime in from 6 procurement how it's done historically. 7 MR. WEATHERS: So, traditionally, we have 8 heard some of the complaints and the issues that 9 have been brought up, both in this meeting and 10 from our residents before. 11 So one of the strategies that we, 12 in procurement, used to address that is, 13 as part of the overall RFP and RFQ when it was 14 constructed, we put in certain elements that would 15 be required from the vendors, even as they bid 16 as part of their bidding proposal, to address 17 professionalism and what the structure is for 18 their reporting of incidents, their uniforms, 19 their attire, their greeting, their mannerisms. 20 All of these things have kind of been 21 structured and baked into this RFQ, by the way, 22 different from the previous RFQ in hopes that this 23 will address and mitigate some of the issues that 24 we've had with our current incumbent vendor. 25 MS. CORBETT: And so I think it's also
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1 team actually that's identified for the evaluation 2 process in hopes it's the best that I believe 3 process to ensure this RFP -- the new RFP can be 4 in place we're hoping at least by September 1 for 5 a realistic time frame. 6 And, again, we would have to give at max 7 to this existing vendor, Bangor Security Services 8 -- it should be a 45-day notice for termination. 9 So this is just to kind of pass the time. 10 So we're just looking go month-to-month in regards 11 to our existing security vendor and not to exceed 12 the amount of \$375,000. 13 CHAIRWOMAN HOROVITZ: I know we discussed 14 this agreement at a number of different committee 15 meetings. 16 Have we addressed the issues and concerns 17 we've had? 18 MS. CORBETT: Okay. So I'll have procurement 19 speak to it, but those issues and concerns are 20 really around multiple things, the presence of the 21 security guard being at their station. 22 In addition to that, the way they address our 23 clients, our residents in which we serve, 24 just their overall mannerism or qualification 25 skill set as it relates to safety and security.	1 important to talk about -- in regards to this RFP, 2 we actually did a search for top public housing 3 authorities, just to kind of look at their RFP in 4 regards to safety and security, even down to 5 if we have to have roving at certain locations, 6 that we find that maybe it's heightened activity 7 during the summertimes and key and critical 8 months, too, as well. 9 So that's a part of our new RFP as it relates 10 to safety and security, and, as Mr. Weathers 11 said, we also have a script that's listed in 12 there, of how you actually greet and treat our 13 residents, too, as well. 14 I think that that's important in regards to 15 your dress code. That is important. It must be 16 uniform. It must be neat. It must be sized 17 appropriately, too, as well, and then we also have 18 key credentials in regards to certification. 19 So we leave it to the vendor that's employing 20 them -- that safety security vendor -- to make 21 sure that the staff is appropriately trained, 22 too. 23 And so we're really excited about this new 24 upcoming RFP, and I do believe that it's going to 25 most definitely make a difference within our

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Page 57 1 traditional public housing portfolios. 2 CHAIRWOMAN HOROVITZ: Thank you. 3 And, just a quick follow-up. I think I asked 4 this question in a previous meeting -- maybe a 5 committee meeting. 6 Who holds the team accountable? 7 And I know we've had some change in 8 operations and leadership, but it's a tall order 9 in this new process. You know, uniforms, 10 and there are a number of things. 11 And, thanks to Commissioner Rogers, 12 who visits the sites a lot and has witnessed a 13 number of things on his own that I think are very 14 concerning. 15 So I just really want to make sure that we 16 have the right framework in place to make sure 17 that everyone's being held accountable for -- 18 MS. CORBETT: Yes, yes. 19 And so, when we think about accountability, 20 especially with any and all of our vendors, 21 too, as well -- so multiple levels here, too. 22 So we do have our procurement contract -- 23 excuse me -- our Procurement Team. I wanted to 24 also say, within the contract -- excuse me -- 25 that solicitation that we put out, we also have	Page 59 1 expectations in reducing this vendor's fees 2 if they're not performing. So, yes. So we'll 3 work on our compliance strategy internally. 4 CHAIRWOMAN HOROVITZ: Excellent. 5 Thank you. 6 And, where appropriate, I think it makes 7 a lot of sense to loop in Commissioner Shirley 8 over Governance making sure the policy is in 9 place. 10 Commissioner Shirley? 11 COMMISSIONER SHIRLEY: Yes. Thank you. 12 Through the Chair, I just wanted to just 13 maybe, as we talked about the property management 14 and the additional Resident Services kind of being 15 engaged and having a space for the residents to 16 bring up issues -- this would be one of those 17 things that they would be able to utilize that 18 new process for. 19 This is a question. 20 Are we anticipating that all things 21 property-related, including security issues, 22 would be a part of what's taken care of through 23 the new process that you spoke of this morning, 24 Ms. Corbett? 25 MR. WEATHERS: I can speak to that
Page 58 1 agree initials, deductions of points, deduction of 2 payments. 3 Right? 4 MS. CORBETT: If you're not appropriately 5 dressed, if your team is not trained, if they're 6 late and so forth, too, as well -- and this is how 7 we really push back in regards to this vendor, 8 to say, "Hey, if you're not performing X, 9 we're never going to pay increases, but we're 10 going to most definitely reduce it based upon this 11 entire grid." 12 So we've already designed that, but this is 13 going to be synergy and collaboration as it 14 relates to boots on the ground with our local 15 property managers. 16 So they're going to have to be educated and 17 trained, too, as well. This is still going to be 18 required, that procurement will still be involved 19 in this process, again, based upon the new grid. 20 And I think that we should probably submit 21 this grid out to our Board of Commissioners so 22 they can see how this is way more robust that what 23 we've had in general, which was nothing. 24 And what I mean -- "nothing --" 25 it was really silent in regards to our	Page 60 1 partially. 2 As part of the actual RFQ, Commissioner, 3 one of the stipulations is that whoever the 4 winning vendor is, it's already baked into the 5 scope of work that we're expecting, that they will 6 be present at our Resident Relations Committee 7 Meetings, that they will be present on-site 8 at Governance Committee Meetings, as requested, 9 and to be an actual active participant and to 10 actually be able to report and add feedback on the 11 said meetings, not just even necessarily show up 12 at those meetings. 13 So we have implemented some of those 14 requirements in this RFQ. 15 CHAIRWOMAN HOROVITZ: Wonderful. That's a 16 wonderful change. Thank you. 17 COMMISSIONER SHIRLEY: Thank you. 18 CHAIRWOMAN HOROVITZ: Any comments? 19 COMMISSIONER ROGERS: No. And thank you, 20 Madam Chair. 21 And, to staff, I'm excited to see and hear 22 about these new changes. I am elated and can't 23 wait to see what comes out of this, because, 24 again, what we have -- this is not working. 25 And, to move in a different direction and to

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Page 61 1 ensure that, at the end of the day, our residents 2 feel safe and we have things in place -- 3 and, Number One, that our residents and 4 individuals in the building know that we have a 5 security company that we have hired. 6 And, again, I -- I said this to the 7 management of the current security service that we 8 have. I appreciate the honesty that he brang 9 forth, as far as they just cannot handle what we 10 have required of them. 11 And so, with that being said, I'm honored and 12 excited that we're moving in a different direction 13 with individuals or a company that can handle what 14 we're requiring of them. 15 And so thank you to leadership for moving 16 very quickly on this request. 17 CHAIRWOMAN HOROVITZ: Excellent. 18 All right. If there is no further 19 discussion, can I get a motion to approve JHA-19? 20 COMMISSIONER ROGERS: So moved. 21 COMMISSIONER BROCK: Second. 22 CHAIRWOMAN HOROVITZ: All right. All in 23 favor? 24 Aye. 25 COMMISSIONER ROGERS: Aye.	Page 63 1 then moving on to the next general contractor 2 development firm that's in line, which is actually 3 present here, based upon the IFB rules as it 4 relates to it. 5 So we can do 1 minute, and then we were going 6 to have them kind of present and give some 7 updates, too, if that's okay. 8 CHAIRWOMAN HOROVITZ: Wonderful. 9 MS. CORBETT: All right. So let's kind of 10 give like a historical overview very quickly. 11 1 minute. Sorry. Yes. 1 minute. 12 (People laughed.) 13 MR. WEATHERS: All right. Here we go. 14 As we have discussed previously, as part of 15 this Durkeeville Daisy Homes Development Project, 16 as you are aware, this group -- we previously had 17 a solicitation put out or an IFB. 18 We're all aware that this came with a couple 19 of really challenging stipulations in terms of the 20 budgeted amount and the time frame that we needed 21 to construct these homes. 22 We went through the process, held the 23 solicitation and actually selected a vendor, 24 Corporate Vision, who, by virtue of the process 25 and following through, were the original winners
Page 62 1 COMMISSIONER BROCK: Aye. 2 COMMISSIONER SHIRLEY: Aye. 3 (Councilman Peluso left the room.) 4 CHAIRWOMAN HOROVITZ: Excellent. 5 I would like to move Old Business up, because 6 this involves the permit and construction 7 discussion, if that's all right with everyone. 8 (no response) 9 CHAIRWOMAN HOROVITZ: All right. 10 So Old Business, Durkeeville New Home 11 Construction. 12 (Ms. Fitzgerald left the room.) 13 CHAIRWOMAN HOROVITZ: I have some questions 14 about the agreement. 15 Ms. Waller, are you presenting this agenda 16 item? 17 And I'm sorry. 18 Is there a noise? 19 MS. CORBETT: So we were starting 20 construction. We'll tell them to stop 21 construction. 22 So there is multiple things that are going 23 to actually happen in regards to this. 24 So Mr. Weathers will actually speak to 25 the IFB first that was selected and defaulted and	Page 64 1 of the bid. 2 Subsequently, through the process of trying 3 to get things started to meet the subsequent 4 timelines that are aggressive, it was determined 5 that that vendor would be unable to meet the 6 stipulations and obligations that we required in 7 order to meet the deadline of completing these 8 five homes to provide affordable housing for our 9 constituents here in Jacksonville. 10 So, as part of the due diligence and the 11 process of the IFB, we reviewed the bid proposals 12 that we had gotten as part of this solicitation, 13 and it was determined that First Coast 14 Construction was the vendor who was best able to 15 meet the obligations of the solicitation in terms 16 of meeting the budgetary requirement by being able 17 to provide an effective cost for building all 18 five homes, meeting all of the reasonable 19 responsive checks required to do business in 20 Duval County, as a rising homebuilder and 21 constructor. 22 I believe Commissioner Shirley, at some 23 point earlier in previous meetings, had a few 24 questions of the original vendor that we 25 had selected.

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1 So this time around what I have done is 2 I have invited the gentlemen from First Coast 3 Construction. This is Kevin and Sean here 4 today, who have generously decided to attend and 5 donate some of their time and their expertise in 6 perhaps availing themselves to you to allow any 7 questions that the board may have regarding this 8 particular project. 9 So here they are today, and, with that, 10 I will turn it over to you in less than 11 60 seconds. 12 Thank you. 13 MR. DEADY: Hello. I'm Kevin Deady, 14 President of First Coast Construction. 15 MR. BOWMAN: This is Sean Bowman, 16 project manager for the project. 17 MR. DEADY: Do you have any questions about 18 the permitting process? 19 I'll answer them. 20 Any scheduling and site work questions 21 you can ask your questions to Sean. 22 MR. BOWMAN: Sean Bowman, PM, First Coast 23 Construction. 24 And just -- I don't know -- just a quick 25 summary real quick just from the site conditions	1 we'll be done by that -- I think it's a -- 2 September 30th deadline. So maybe a little 3 sooner, but that's -- that's what we've got right 4 now. 5 CHAIRWOMAN HOROVITZ: Excellent. Thank you. 6 Before we open it to questions, I want to 7 just say thank you to Commissioner Shirley. 8 She had such great questions and got this 9 conversation going on that actually got us all 10 more and more worried. Rightfully so. 11 I'm really, really glad that we've ended up 12 here. Thank you for being a partner in this 13 project and for understanding how important it is 14 for us to hit this deadline, and we're looking 15 forward to seeing these houses built. 16 Any questions from the rest of the 17 commissioners? 18 COMMISSIONER ROGERS: (shook head negatively) 19 COMMISSIONER BROCK: (shook head negatively) 20 CHAIRWOMAN HOROVITZ: Commissioner Shirley? 21 COMMISSIONER SHIRLEY: Yes. I just want to 22 say thank you-all for jumping in and getting 23 started so promptly, and I would just like to -- 24 I'm sure you've already been told this, 25 but communication is going to be key and critical.
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1 right now, we are working with Johnny and talking 2 with everybody. We wanted to get everything 3 rolling. We know this is an important project, 4 right, and I'm excited to be a part of it. 5 We pretty much -- Kevin can speak with the 6 permitting and everything, but the city pretty 7 much said we can go ahead and move forward even 8 with things working and rolling. 9 So, as far as on-site, if you go over to 10 Durkeeville right now, you'll see pads cleaned 11 out. You know, we went ahead and did that, 12 scraped the pads, set pins, poured letser 13 (phonetic) out, got three temp poles in place that 14 need to be hooked up to power, but the poles are 15 in place and getting ready to move dirt and 16 everything starting next week. 17 So we're in a really good spot. I know 18 I believe there's going to be some type of 19 something going on maybe Friday next week. 20 So we'll be prepared for that. There will be 21 dirt out on-site, and then, hopefully, 22 formboards the following week, which will be the 23 start of the actual vertical construction process. 24 And then the way our schedule -- if you look 25 at it, the way it currently pans out right now,	1 If there's anything you see that's going to 2 inhibit you from being able to move forward in the 3 schedule as anticipated knowing that it's such a 4 tight schedule, the sooner we can be -- 5 that those items can be brought to the attention 6 the sooner we can, you know, activate to assist 7 you in any way that we can. 8 And I'm just really appreciative of you 9 getting in there and getting going so promptly. 10 So thank you. 11 MR. BOWMAN: You're welcome. 12 MR. DEADY: You're welcome. 13 MR. BOWMAN: And that's exactly what we've 14 been doing, just a lot of actually collaboration, 15 especially with Johnny, Ms. Corbett who has jumped 16 in and helped out, just to make sure that 17 everything that was going on with the permitting 18 process was all flowing in the right direction. 19 So the site permits are approved, 20 building permits are running through their 21 process, and, like I said, they pretty much 22 allowed us to go ahead and move forward. 23 So, yes. 24 CHAIRWOMAN HOROVITZ: Well, if there are no 25 further questions, you can sit down, or you're

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1 excused. 2 MR. BOWMAN: Sure. 3 CHAIRWOMAN HOROVITZ: I have a question 4 about their contract, but I think that's for 5 Mr. Weathers. 6 So, in reviewing the contract, I saw that 7 the teams are only allowed to work between 8 8:00 and 5:00. 9 Is that a normal thing to put in our 10 contract? 11 It's only on my mind, because we've recently 12 done some work at my house. And we're going into 13 summer, and we've got this really tight deadline 14 in September. 15 It feels like it would be -- 16 well, in construction, you need to start early, 17 and having to end by 5:00 feels like we are 18 putting more restrictions on their ability to 19 achieve ... 20 Did I not see that correctly? 21 MR. WEATHERS: So what you're referring to 22 is what we try to typically do, because there are 23 some cases, in different municipalities, 24 where there isn't construction allowed within 25 certain hours, i.e., a Saturday or past certain	1 that's better. So this seemed like we were kind 2 of boxing them in a little bit. So happy to hear 3 that we're being flexible. It's just something 4 that stood out to me. 5 MS. CORBETT: He said, "There's shade trees 6 over there." 7 (People laughed.) 8 CHAIRWOMAN HOROVITZ: Trees was my next 9 comment. 10 I did not see in the contract ... 11 For the total cost of this project, 12 are we including landscaping? 13 MR. BOWMAN: Yes. 14 CHAIRWOMAN HOROVITZ: Okay. Great. 15 Thank you. 16 MS. CORBETT: They came in a little bit 17 less. I just want to point that out. 18 CHAIRWOMAN HOROVITZ: I have no other 19 comments on this. 20 Does anyone else have any questions about 21 the agreement? 22 COMMISSIONER ROGERS: Absolutely. 23 (People laughed.) 24 COMMISSIONER ROGERS: Sorry. 25 But I guess my question -- and I thought,
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1 hours. 2 What you are looking at -- I will, again, 3 stress basically -- isn't the absolute final 4 version of the contract. It's just the latest 5 iteration of the draft. 6 But we had had this discussion already, 7 given the tight timelines that we have with this 8 particular project in particular. We had 9 discussed working on weekends and working extended 10 hours during the weekday on this project. 11 MR. BOWMAN: So we'll do what we need to do. 12 MS. CORBETT: So they start as early as 13 7:00 a.m. and at late as 8:00 the time I think 14 I drove by. 15 Okay? 16 All right. And I think there is just like 17 some language that we can most definitely look at 18 as it relates to ordinance, zoning, noise and so 19 forth, too, as well. 20 But, currently, that's their time, 21 and so they are working pretty fast. 22 CHAIRWOMAN HOROVITZ: Sure. I am just really 23 aware of how hot it gets, and I wouldn't want to 24 -- if people are willing to work and able to work 25 at 6:00, seven o'clock in the morning, I know	1 Madam Chair, the last time this was brought to us 2 -- because, again, I continue to raise this 3 issue. I get it. They're Number Two, 4 but I still thought that a resolution was supposed 5 to come before this board for approval. 6 And so I think, if someone ... 7 So, procedurally, if I understand this moving 8 forward -- so I'm clear to our general counsel -- 9 any time moving forward, if the agency decides now 10 that, "Okay. The Number One that this board has 11 approved can no longer execute the work that has 12 been voted upon," the agency can have the 13 discretion to move to the Number Two without this 14 board having any resolution come before it 15 is the way I'm understanding this. 16 Is that accurate? 17 If so, then I'm fine, if that's what it is, 18 but I -- 19 MR. WILSON: Yes, sir. That is correct. 20 COMMISSIONER ROGERS: -- that is correct. 21 So we don't have to approve anything, and nothing 22 has to be in writing from this board to say that 23 we're in agreement with the Number Two -- 24 MR. WILSON: As I understand it, 25 the threshold would be \$1,000,000 I believe,

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1 and, below that, the second placing bidder 2 I think the agency could enter into an agreement 3 with. 4 MS. CORBETT: And this was set up as an IFB. 5 MR. REECE: And this – yes. This was an IFB 6 where Mr. Weathers could perhaps speak to it, 7 but I believe it's the lowest responsive 8 responsible bidder is who needs to be selected. 9 COMMISSIONER ROGERS: No. I get – no, no. 10 I'm not crazy. I get that. 11 What I'm not clear on is, as we move forward 12 – because we have other projects that we have now 13 moved to the Number Two – what I'm hearing 14 I'm not comfortable with at all. 15 Madam Chair and Commissioner Brock, 16 you-all may be. I'm not. 17 What I'm hearing is the agency can choose to 18 move to the Number Two, and then we're now an FYI. 19 That's what I'm assuming it is to be. 20 Because really -- and I'm not in a 21 disagreement with the second -- what I'm hearing 22 is we don't have no authority to do anything. 23 This is just informational purpose only is the way 24 I'm taking it. 25 Is that correct?	1 So, according to HUD guidelines and matching 2 with the bylaws of this local PHA, it's more about 3 the threshold and the dollar amount of any 4 procurement activity that goes on at this agency, 5 which is \$250,000 or more. 6 We are required, as a Public Housing 7 Authority, to notify our board of any procurement 8 activity as it relates to that dollar threshold. 9 So, to answer your question, Commissioner, 10 that is why this board is always presented with 11 the resolutions for these activities that are 12 above that dollar threshold. 13 I believe, in this case, what the difference 14 is is that that approval had already been given 15 through the approval of the initial resolution 16 with the original vendor, and this is simply a 17 notification for transparency's sake to the board 18 to say, "You approved the activity. We approved 19 the procurement activity over \$250,000; however, 20 we want to notify you." 21 Again, HUD is very clear and structured about 22 how we handle situations like this in case there 23 is a change of vendor. Because it was an IFB and 24 this vendor was the only one that was able to 25 meet the HUD stipulated guidelines by using the
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1 MR. WILSON: That is my understanding, 2 that this would be an operational decision that 3 would not require separate board approval, 4 but I suppose, you know, if it is the will of the 5 board to be apprised and informed, that would be 6 a discussion with management. 7 COMMISSIONER ROGERS: I'm confused. 8 Thank you. 9 And thank you, Madam Chair, for allowing me 10 to make sure I get this understood. 11 So the previous resolution, when it came 12 before us, we had to approve. 13 MR. WILSON: Right. 14 COMMISSIONER ROGERS: We approved the 15 previous resolution based on the fact that the 16 agency wanted this board to do, what, know that 17 those five properties were being built? 18 Because the amount is the same. 19 So, why did a resolution come before us for 20 approval for the first one, but we don't have to 21 have no actions for the second one? 22 MR. WEATHERS: So let me give a point of 23 clarification, because this actually has to do 24 with the guidelines from the housing authority, 25 Federal Housing Authority & Urban Development.	1 bids and proposals that we'll provide as part of 2 that solicitation making sure that they met 3 the reasonable responsive checks as the next 4 available vendor who could do the work. 5 So that was why we were bringing that 6 information -- and Ms. Corbett is bringing that 7 information -- to you today, as more of an FYI. 8 So that's how we're doing that. 9 COMMISSIONER ROGERS: Thank you so much for 10 that clarification. I am very now clear. 11 So, as it relates to our window project, 12 we have already approved that. So I'm assuming we 13 will not see a resolution coming before this board 14 based on that as it relates to other projects. 15 MR. WEATHERS: Correct. 16 COMMISSIONER ROGERS: So those will be -- 17 I want to be clear. 18 MS. CORBETT: IFBs, IFBs. 19 COMMISSIONER ROGERS: Right. 20 MR. WEATHERS: IFB, correct. 21 MS. CORBETT: You know how it was -- 22 depending on how that was procured, 23 that's strictly related to an IFB process. 24 So, if it was an RFP and so forth, too, 25 as well, I think that that's why it's really

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1 important to have those grids in place, 2 to show you who's Number One, who's Number Two, 3 who's Number Three, in the event if X cannot 4 fulfill the obligations, you know, we can then 5 by then default to two. 6 Right? 7 And so maybe that that's another level of 8 transparency that will help going forward in the 9 future, as a suggestion. 10 MR. WEATHERS: Yes. 11 MS. CORBETT: So I'm not sure how this was 12 originally. 13 MR. WEATHERS: Yes. This is an IFB, 14 and, again, I know, for the majority of the people 15 in the room, they probably aren't as nerdy about 16 the procurement process, but it's very important, 17 as part of the procurement process, to understand, 18 how are we bidding and asking for our procurement 19 procured goods and services upfront, whether it's 20 an IFB, whether it's an RFP, whether it's an RFQ? 21 They are all shades of difference in between 22 them on how the actual proposals are selected, 23 and the input that is available from other sources 24 as part of determining who actually wins that bid 25 and proposal.	1 timing in which the other one had to be 2 terminated. 3 We had to default to Number Two. 4 We made notice in the committee just to say, 5 "Hey, FYI. This is coming," and then we wanted to 6 bring the actual vendor in. 7 CHAIRWOMAN HOROVITZ: And I think that's 8 terrific, and this is very high profile. 9 So I think this was the right way to handle this. 10 I think that where this board has an 11 opportunity to have more -- not control, 12 because we want to stay out of operations -- 13 but how do we frame things so we can prevent 14 the first vendor being selected who we all had a 15 lot of problem with? 16 So maybe that's a policy discussion, 17 but we don't want to end up in that situation, 18 again. Because that was doomed from the start. 19 And so, if we had a role, we could have 20 helped prevent that from happening. We don't need 21 to be involved in second choice, third choice. 22 Being notified -- I think that's also a nice 23 courtesy. 24 But maybe there's a role for us to play 25 earlier in the process.
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1 COMMISSIONER ROGERS: Got it. Okay. 2 Thank you. Thank you for that clarification. 3 I'm clear. 4 I just wanted to make sure, as other projects 5 such as these come before this board, we're clear 6 as to what we're approving. So now I understand 7 it. 8 We're now approving, when we get these, 9 is, One, Two and whomever and giving you-all 10 authorization. Got it. I'm good. Sorry. 11 CHAIRWOMAN HOROVITZ: No. Thank you. 12 Two quick things. Oh, my gosh, 13 they just disappeared. 14 COMMISSIONER ROGERS: Sorry. 15 CHAIRWOMAN HOROVITZ: It's too many things, 16 Commissioner. 17 (People laughed.) 18 CHAIRWOMAN HOROVITZ: Okay. So we are not 19 always going to be notified when you do choose the 20 second, right? 21 This is a courtesy, because we had so much 22 discussion about this particular project; 23 is that right? 24 MS. CORBETT: Yes -- well, in general, 25 we want to notify you, but I think it was just the	1 MS. CORBETT: Yes. I agree. I would say 2 -- and just thinking of IFBs, RFPs, RFQs, right, 3 sometimes, in the universe, you will have vendors 4 that will have the perfect submittal. 5 Right? 6 And I'm not saying this was the case with the 7 original vendor. 8 They are claiming they can do the work, 9 and they get in. And they may actually lowball 10 it, too, as well, right? 11 And they get in, and it's just like, 12 "Oh, my goodness." 13 Right? 14 But I think that having those two reference 15 checks, you know, in regards to this particular 16 situation -- maybe they should have had 17 development projects that were here locally or 18 at least within the State of Florida or most 19 definitely Jacksonville. 20 Were they used to building homes of a 21 certain size? 22 At least 1200-square feet versus 5,000. 23 Did they have an existing team that was put 24 in place? 25 Right?

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Page 81 1 So there are most definitely key checks from 2 a compliance standpoint that we will have in place 3 as we continue to work through our Senior 4 Leadership Meetings and directly even with our 5 Procurement Team, too, as well. 6 CHAIRWOMAN HOROVITZ: Sure. 7 MS. CORBETT: So -- 8 CHAIRWOMAN HOROVITZ: Even as much as -- 9 are we realizing the best pricing by looking at 10 a project one at a time? 11 I feel like every couple of board meetings 12 we're approving a roof, and it's always a new ... 13 I'm sure we can get more competitive pricing 14 if we're like, "Hey, price all of our roofs." 15 Okay. Thank you. 16 If there is no further discussion -- 17 COMMISSIONER ROGERS: I'm sorry. 18 And this is to our guests from First Coast 19 Construction. One of the things -- and maybe this 20 is to Mr. Weathers. I don't know. Let me make 21 sure I didn't miss it. 22 Do you-all have a portfolio of work here in 23 Jacksonville -- 24 MS. CORBETT: Yes. 25 MR. BOWMAN: Yes.	Page 83 1 MR. BOWMAN: I came on to work with 2 the Jacksonville Housing Authority back in 3 probably 2006 and 2007 when Tim Whitehurst 4 was one of the PMs. Tim and Keith Chatman. 5 So, you know, what is that? 6 20, 18 -- 17, 18, 19 years. 7 MS. CORBETT: That's fine. 8 Is there rehab that you worked on, though? 9 MR. BOWMAN: Yes, a lot of rehab, yeah, 10 brought a lot of different properties online, 11 a lot of fire and restoration work, specifically 12 with the housing authority. 13 The 3rd Street property was a couple years 14 ago, and we did the duplex over there. 15 MR. DEADY: That duplex had fire damage 16 during COVID, and there was a lot of challenges. 17 But we got it done. 18 MR. BOWMAN: You couldn't get trusses. 19 You couldn't get trusses. 20 MS. CORBETT: So we'll get the portfolio over 21 to the Board of Commissioners -- no problem -- 22 in addition to that security grid RFP. 23 We'll just send it over. That's on our website 24 here. 25 COMMISSIONER ROGERS: Thank you.
Page 82 1 COMMISSIONER ROGERS: -- or something that we 2 can take a look at, or ... 3 I didn't see one, but I would love to see the 4 work that you-all have done here in Jacksonville, 5 or a list of work that you-all you have done here 6 in Jacksonville. I'm comfortable with you-all. 7 I just want to see the work. 8 MS. CORBETT: Can he talk to it? 9 Can they mention some and -- 10 COMMISSIONER ROGERS: Yes. If you can, 11 I would love to hear what you-all have done here 12 in Jacksonville, because it was not included in 13 the packet that we received. 14 MR. BOWMAN: I mean just real quickly, 15 I've been in construction in Jacksonville since 16 2001 I guess. You know, my last two projects 17 actually were multifamily projects around the 18 Apopka area. 19 I've probably built -- I don't know -- 20 just new construction homes -- I'd say probably 21 350, 400 new construction homes in the 22 North Florida area. 23 MS. CORBETT: And, how long have you worked 24 with Jacksonville Housing Authority? 25 I think that's important to share.	Page 84 1 MS. CORBETT: Good job. 2 CHAIRWOMAN HOROVITZ: All right. I don't 3 think there is anything to discuss -- 4 I mean or to vote on. 5 So thank you guys for being here and for 6 doing this project. 7 And thank you to the team for everything 8 you've done. 9 We'll move on to Committee Reports. 10 Commissioner Weatherby is not here. 11 We've had a lot of discussion about finance. 12 So I think we can move on. 13 And then we'll go -- actually, Commissioner 14 Reyes was not able to attend either. 15 Commissioner Brock, are you able to make -- 16 so, Commissioner Brock, will speak to HR. 17 MR. BOWMAN: Thank you. 18 MR. DEADY: Thank you. 19 CHAIRWOMAN HOROVITZ: Thank you-all. 20 MR. BOWMAN: Thank you. 21 (Mr. Deady and Mr. Bowman left the room.) 22 COMMISSIONER BROCK: Thank you, 23 Madam Chair. 24 For Resident Relations -- 25 CHAIRWOMAN HOROVITZ: Oh, I'm sorry.

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1 Were you reporting on HR? 2 COMMISSIONER BROCK: -- oh, I'm sorry. 3 I thought you said, "Resident Relations." 4 CHAIRWOMAN HOROVITZ: No, no. It's okay. 5 COMMISSIONER BROCK: I didn't get a report 6 for HR. 7 CHAIRWOMAN HOROVITZ: That's fine. 8 And I think we've talked about all of the 9 significant ... 10 Was there additional HR -- 11 MS. CORBETT: No. 12 CHAIRWOMAN HOROVITZ: -- okay. All right. 13 COMMISSIONER BROCK: I know we were supposed 14 to have -- in our next HR meeting, we're going to 15 have, before our meeting -- 16 COURT REPORTER: What? 17 I'm not hearing you. 18 MS. CORBETT: Oh, I'm not sure. I don't 19 -- 20 COMMISSIONER BROCK: I was just asking. 21 Okay. 22 MS. CORBETT: So we could take it off. 23 COMMISSIONER BROCK: Okay. Yes. I didn't 24 want to say -- 25 CHAIRWOMAN HOROVITZ: All right. So we will	1 Also, we had another concern of a resident 2 that was located at one of our properties over 3 at our eastside property, which is Centennial 4 Townhomes East. 5 And Mr. Mitchell informed us that that one 6 has not been completed yet. They are working on 7 it, but that one was not completed yet -- 8 that concern. 9 We also had one came in from Colonial 10 Village, another one of our properties -- 11 a concern from a resident. That resident was 12 offered -- that concern was completed. 13 That resident was offered two separate 14 units to move based on her concern, but she turned 15 them down. And so we just wanted that to be put 16 on record, that they did -- the property manager 17 did offer her -- but she did turn the unit down 18 based on she didn't want it because of the size 19 of the unit. 20 But, as I explained to that particular 21 resident, they have to -- all of our residents 22 have to understand that we're in the business of 23 housing residents, not in the business of housing 24 all of their furniture. 25 Because that was the reason she turned it
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1 skip HR and Finance and go to Resident Relations, 2 please. 3 COMMISSIONER BROCK: Okay. Thank you. 4 Thank you, Madam Chair. 5 Our Resident Relations Meeting Report for 6 March the 21st, 2025 -- we had in attendance 7 50 attendees to that meeting. We had a total of 8 14 concerns. 9 We had one out of the 14 -- we had one 10 Petition that were given for Twin Towers, and, 11 if I make no mistake, thanks to my Co-chair, 12 Commissioner Rogers, I think that Petition was 13 complete about the door. 14 If you could speak to that, Commissioner 15 Rogers, I think it was complete -- the Petition we 16 got about the door at Twin Towers. 17 COMMISSIONER ROGERS: Thank you, Commissioner 18 Brock. The issue with Twin Towers -- that issue 19 has been completed, as it relates to staff making 20 sure that the seniors can go in and out of the 21 back door. So that was addressed. 22 Thank you to Mr. Mitchell for working on that 23 issue along with Ms. Phillips. Thank you so much. 24 COMMISSIONER BROCK: Thank you. 25 Thank you, Commissioner Rogers.	1 down, because she said that her furniture would 2 not fit in the unit. It was the same size unit 3 that was moving her for when it comes to bedroom 4 size. 5 It was -- she was offered a two-bedroom size. 6 Both of the units was two bedrooms, and so -- 7 but she say it was smaller than the one she was 8 in. 9 So I did explain that to her, that we are 10 trying to house people and not furniture. 11 I was sorry that she turned it down, but she did 12 turn it down. But we did address that issue, 13 though. We did address it. 14 And so I wanted to say that all of the other 15 concerns, out of the 14 concerns that we had, 16 according to Mr. Mitchell, we did take care of 17 those, and so I was very grateful for that. 18 But I also would like to inform our 19 Board of Commissioners -- sad to report this 20 -- that on this weekend over at Centennial 21 Townhomes West, we lost one of our residents 22 in a car accident -- a mother of five kids. 23 And so I'm asking y'all to please pray for 24 that family, but our property manager over at 25 Centennial Townhome West -- she has been doing an

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1 excellent job with, you know, trying to help that 2 family walk through this tragedy that has 3 happened. 4 And so everyone over there just had all 5 -- had good comments about this particular 6 resident. She was working. I mean, you know, 7 she had good -- all good things to say. 8 The other residents that lives over there had all 9 good things to say about this particular mother. 10 So please remember that family. It happened this 11 weekend. 12 CHAIRWOMAN HOROVITZ: Thank you for all of 13 that information and for that report. 14 Do we have social services of some kind that 15 can step in and support? 16 MS. CORBETT: We can most definitely. 17 So I can, right after this, get the information. 18 I wasn't aware of that specific incident, 19 and we can make sure we have some of those 20 services to better support that family and the 21 children and so forth, too, as well. No problem. 22 COMMISSIONER BROCK: Yes. 23 And, also, thank you so much, Ms. Cheron. 24 Also, I want to say that the coordinator over 25 there at that site, as well, Ms. Emily, who was up	1 CHAIRWOMAN HOROVITZ: Well, my question is 2 I see these complaints, and, to me, this is like 3 an escalation, right, if it gets to you. 4 And I assume, because you're talking about it a 5 lot, that our residents know the proper process 6 for getting issues resolved and to go through the 7 channels. 8 Right? 9 And so, by the time it gets to you, 10 now we're escalating to, well, this boardroom, 11 right? 12 I can be comfortable with it; although, 13 I feel like there's a better way, and I certainly 14 want to allow our leadership to have the 15 opportunity to resolve. 16 But, on timing, if this is a complaint from 17 March and now it's just getting reported, 18 that's -- we missed our opportunity to solve a 19 problem. 20 And so now, are we talking about it here now 21 for the record? 22 Is that the best use of our time? 23 And, is that the best way to solve this 24 issue? 25 COMMISSIONER BROCK: Okay. So, again,
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1 under the leadership of Ms. Cordelia Parker -- 2 she has done an excellent job, too, with, 3 you know, navigating -- helping to navigate this 4 family, as well. Yes. 5 And I think, unless Commissioner Rogers have 6 anything he wants to add to the March 21st, 2025 7 meeting with the concerns that we had -- 8 do you have anything you would like to add to it? 9 CHAIRWOMAN HOROVITZ: Is it March or April? 10 COMMISSIONER ROGERS: Is it March or May? 11 COMMISSIONER BROCK: March, March. 12 We'll do April next month. Because we have 13 to give them an opportunity to answer the concerns 14 that came up in the May meeting. 15 Would you like me for to report on May? 16 CHAIRWOMAN HOROVITZ: Well, I have a 17 question. 18 Do you have -- 19 COMMISSIONER ROGERS: I can't remember what 20 happened in March and then May -- 21 COMMISSIONER BROCK: Okay. I'm sorry. 22 COMMISSIONER ROGERS: -- because I don't have 23 my notes. No. I don't. I thought we was in 24 May. 25 COMMISSIONER BROCK: I can do May.	1 these are concerns from residents that have 2 reached out to their property manager, and, 3 for whatever reason, it wasn't resolved or however 4 that look. 5 They went through the proper protocol, 6 and then they came to Resident Relations. 7 CHAIRWOMAN HOROVITZ: Got it. 8 Did they then get handed to Ms. Cheron or 9 someone under her? 10 COMMISSIONER BROCK: Yes. Mr. Mitchell -- 11 CHAIRWOMAN HOROVITZ: So, Cheron, you have a 12 copy of all of these? 13 COMMISSIONER BROCK: -- Mr. Mitchell -- 14 not March. She doesn't have the copies of March. 15 Mr. Mitchell and Mr. Figueroa had the copies 16 of these complaints, and we covered them in our 17 committee meeting in May. 18 CHAIRWOMAN HOROVITZ: Got it. 19 COMMISSIONER BROCK: And so we did not report 20 -- we just only gave the report of how many 21 concerns came in, in our April meeting, 22 but we didn't give what was resolved in our April 23 meeting. 24 So I was giving a report on what was resolved 25 from the March meeting. We can give you the

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1 update for the May meeting, but even the May 2 meeting -- the concerns that came in for the 3 May meeting -- I don't believe -- Ms. Cheron can 4 help me -- I don't believe that they have been 5 completed yet for May. 6 MS. CORBETT: So I think it would be good to 7 get some status updates. So I had a chance -- 8 of course, I was present at the recent Resident 9 Relations Resident Meeting with -- 10 COMMISSIONER BROCK: The residents. 11 MS. CORBETT: -- with of course the 12 residents. I was going to say, "Commissioner 13 Brock and also Commissioner Rogers." 14 And what was interesting is that it was 15 a recurring concern in regards to the appliances, 16 right? 17 And so the appliances are dated at Southwind 18 Villas -- I always have to do that, because I want 19 to think of a different site when I say that -- 20 and I think what was interesting is that we found 21 that -- and we did a tour after that, too, 22 as well. 23 And so there was a magnitude of things that 24 we have to have under a capital plan, but I think 25 what's interesting enough is that the recurring	1 brand, just like, if you went to a different 2 market rate, you know, development. 3 But, in addition to that, there is a lot of 4 existing gas connections that are there, too, 5 and so we also need to be looking at it from a 6 capital standpoint. 7 How do we convert this from gas to 8 electrical for the safety of our families? 9 And so we just don't want to just put a new 10 appliance item in there, right, but we want to 11 just make sure that we do this the right way and 12 be able to buy in bulk for it. 13 So that's what we're actively working on. 14 We did walk the site. We did look at the matters 15 in regards to the signage for if you -- maybe if 16 you have a disability and you need parking 17 signage, too, as well. That property manager 18 at best, right, is going to be complying with 19 zoning. 20 And we want to let residents know that, 21 just because it is a sign for handicapped, 22 you have to have a sticker, but that doesn't 23 mean that that one is specifically reserved for 24 you. Whoever is first -- first come, first serve. 25 So we're going to be ramping up those
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1 concern was, again, the appliances. 2 Right? 3 The appliances are rusting out. They're just 4 old. And it's interesting, because, when I look 5 at our existing portfolio, we tend to put white 6 appliances in. And the reality of it is that, 7 for a public housing authority, we need to most 8 definitely be extremely competitive, especially 9 with affordable housing developers, market rate, 10 too, as well. 11 Although, we're not there to put stainless 12 steel in, we can upgrade it to at least black 13 appliances, right, so you're not seeing that rust 14 and things of that nature. 15 So I already reached out to that property 16 manager, Sabrina, which was present too, as well, 17 procurement and then also the team to say, 18 "Can we have that as a huge buying plan 19 initiative?" 20 And so what we're aiming for -- again, 21 it's not going to be tomorrow that we put them in, 22 but this is going to be for this upcoming planning 23 season for the capital plan. 24 And we want to make sure that, you know, 25 your refrigerator matches your stove, the same	1 services to make sure, if you don't have that 2 hanging tag, right, then your car needs to tagged 3 and noticed. 4 Right? 5 "Don't park there anymore." 6 And so we've actively started working on 7 that. I think the final portion was those 8 cameras, right, again, with some other concerns 9 that are capital. 10 Right? 11 But the cameras -- we do need to look at a 12 federation program. We have the Camera Team 13 for Johnson Controls. They were out on-site. 14 Antonio, was it yesterday? 15 MR. PEREZ: Yes. 16 MS. CORBETT: That's right. One o'clock. 17 Right. 18 So they were out yesterday on-site walking 19 the site to see what those spots are, and we're 20 working to get an estimate for that. 21 They're actually adding in potential additional 22 cameras. 23 My concern is that, again, the cameras 24 need to be also aesthetically pleasing, too. 25 Right?

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1 We need to be able to capture this 2 information. 3 So, could we have like maybe a darker camera 4 that's up there versus -- you know, so there's a 5 magnitude of things that we're actively working 6 on. 7 They're not all resolved, but I think that 8 our team has collectively come together as a 9 result of that meeting. 10 We spoke to the property manager, too. 11 I'll quickly wrap it up. 12 We spoke to the property manager, too, 13 as well, and said, "Hey, look. We need to most 14 definitely enforce having monthly recurring 15 meetings to serve our residents." 16 And I know you were there. 17 We said, "We also need a JSO representative 18 to be present that's really a part of the 19 community fabric, right, that can bring 20 opportunities for mentorship, potential job 21 opportunities." 22 And the final thing is that we have to get 23 programming there at that site, too, as well. 24 I think that's really important for our residents 25 and the children that reside there, and so we're	1 oh, I'm sorry. 2 CHAIRWOMAN HOROVITZ: We're only getting them 3 at the meeting, or can you pick one up like 4 tomorrow? 5 MS. MIXON-PHILLIPS: You could pick it up 6 tomorrow. We work on them all throughout the 7 month. 8 CHAIRWOMAN HOROVITZ: Thank you. Okay. 9 And I know we're out of order. 10 Did you have another comment? 11 COMMISSIONER ROGERS: I didn't. I just want 12 to thank staff real quickly. Again, once I leave 13 those meetings, you-all know, I go immediately to 14 the site and send an email. 15 And so I did send an email as it relates to 16 -- what site was that -- 17 COMMISSIONER BROCK: Southwind. 18 MS. CORBETT: No, no, no, no. 19 COMMISSIONER ROGERS: -- Riviera. 20 That's where it's at. So residents there have 21 some very valid, very, very valid complaints over 22 there, and I look forward to those being addressed 23 very, very quickly. 24 But one thing I will say. I have always been 25 -- and I continue to be -- impressed with every
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1 actively working on initiatives. 2 Right? 3 So I just wanted to say that. I'm done. 4 CHAIRWOMAN HOROVITZ: Thank you for all 5 that. 6 Just on the timing, are these forms -- 7 is that a form that a resident could like pick up 8 throughout the month? 9 COMMISSIONER BROCK: Yes, ma'am. 10 CHAIRWOMAN HOROVITZ: Okay. My worry is 11 that, by the time it gets to you, to us, 12 to the leadership, it's just stale, and we're not 13 actually serving anybody. 14 So that was all very helpful to me. 15 Commissioner -- I'm sorry. Ms. Phillips. 16 MS. MIXON-PHILLIPS: Immediately following 17 the meeting, the staff and the CEO receives that 18 information, and they immediately start working on 19 it. 20 It may not get to be reported, 21 because sometimes the meetings are bimonthly. 22 COMMISSIONER BROCK: Exactly. Thank you, 23 Ms. Phillips. 24 MS. MIXON-PHILLIPS: So it may be a month 25 down the line, but they are already --	1 time I go to a site the level of maintenance of 2 our properties. 3 Kudos to the team for ensuring that they are 4 well-maintained, and so thank you for that. 5 And so, with that, I'll yield the floor. 6 COMMISSIONER BROCK: And, just to ditto what 7 Commissioner Rogers said, that was going to be in 8 my closing remarks. 9 Again, I want to thank Ms. Sabrina, 10 who is the property manager there, and her team 11 for hosting Resident Relations. And, just as 12 Commissioner Rogers said, they've done an 13 excellent job as far as making sure that 14 everything was on point and in place for that 15 meeting. And I thank them so much. 16 And I thank our CEO and Ms. Phillips for all 17 the work that y'all do and y'all bring to the 18 table. 19 Thank you, too, Ms. Phillips for pointing 20 that out. 21 Thank you. 22 CHAIRWOMAN HOROVITZ: Just a quick follow-up, 23 because you mentioned Riviera. 24 So I'm looking at the financial package, 25 and that's a pretty profitable site. So we're

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1 talking about having a number of complaints 2 there. 3 Are these just things that aren't impacting 4 our leasing? 5 Or, what kind of complaints are we talking 6 about? 7 And, what are they doing so right that it's 8 I guess a desirable place to live? 9 MS. CORBETT: So I'll just point out a few 10 things from the list. 11 Right? 12 So there was one for parking. 13 Right? 14 Resident's concerns -- they wanted to make 15 sure they have additional handicapped parking, 16 and so our team is exploring. But we do know that 17 we can only have a max amount depending on the 18 site's overall density, too, as well. 19 In addition to that, there was an 20 air conditioning unit -- 21 CHAIRWOMAN HOROVITZ: I know about the 22 parking. 23 So, when you say, "density," do you mean how 24 many people are living there? 25 Because, if there are more seniors living	1 offline. 2 MS. CORBETT: Yes. 3 COMMISSIONER ROGERS: And what I saw out 4 there that was very concerning that was raised 5 is apparently Building D is the senior building. 6 There's only two handicapped spots. 7 CHAIRWOMAN HOROVITZ: Yes. 8 COMMISSIONER ROGERS: But they are not 9 technically in front of Building D. The third one 10 is all of the way in the back, and so the 11 residents literally have to trek in order to get 12 into their units. 13 One -- she is a -- and I witnessed this. 14 She showed me while I was out there. 15 One, she's in a wheelchair, and, if she doesn't 16 have help getting up the little steep, 17 her wheelchair will tilt. And so she's very 18 concerned about that. 19 So I know staff is working on things like 20 that, and the seniors just -- we have to figure 21 out a way of putting more parking in the front, 22 especially on -South. Because my understanding 23 is apparently Building D -- I did not know that 24 until they brought it up -- is the senior and 25 disabled billing, but there is absolutely no
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1 there, doesn't the ratio change? 2 MS. CORBETT: -- it does. It most definitely 3 changes. 4 Right? 5 And so, when I speak of density in regards to 6 overall parking, right -- so they had a set -- 7 I'm trying to think. They may have had -- 8 was it the five -- no. I think it was five 9 that you identified and maybe two additional. 10 So it was just an ask that they were 11 requesting to just have additional parking there. 12 And so, for seniors, that ratio does actually 13 change, because, in most cases, you know, 14 most seniors, not all -- I'm not saying it like 15 that -- will actually require or may request a 16 handicapped sticker, too, as well, to be able to 17 utilize. 18 And so we can't make and designate all 19 of the parking spaces for handicapped stickers, 20 but can revisit sites just to kind of make sure 21 that, you know, if additional handicap 22 placeholders are there for parking -- if we can 23 even have that in place. So we're looking at 24 it. 25 CHAIRWOMAN HOROVITZ: We can take this	1 parking for them. 2 CHAIRWOMAN HOROVITZ: Yes. It's a good call. 3 Thank you. 4 MS. CORBETT: And we can look at it. 5 These are older buildings, too. I think that's 6 part of an assessment, too, as well, to kind of 7 like walk and just to understand the parking 8 layout configuration. 9 And I believe a lot of the buildings are just 10 of an older portfolio, and a lot of it is with the 11 design too, as well. 12 But, again, we'll go out. We just want to 13 make sure, you know, for any and everyone that 14 resides at any of our developments, even if it's 15 handicapped parking or just even it's a spot 16 that does not necessarily have handicapped 17 parking for it, handicap parking is 18 first come, first serve if you have a handicap 19 sticker. 20 Right? 21 So we can't say, "It's reserved solely for 22 you because of X disability," because disabilities 23 can be physical and some that you cannot see. 24 But we're going to assess the site. So we're 25 already on that.

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Page 105 1 COMMISSIONER ROGERS: Another thing that came 2 up – it wasn't noted at the meeting, but, 3 when I walked both properties, I did see this – 4 more so at Southwind. 5 And I actually talked to the residents over 6 there when they were out, and I did knock on a 7 couple of doors. Because I was concerned about 8 one. 9 Apparently, when the AC units go out, 10 staff – and thank staff. I appreciate staff for 11 moving quickly and putting portables in, 12 but they all said the same thing. They put the 13 portables in. They never come back. 14 So I'm like, "How long have you lived with 15 this portable?" 16 And everybody said, "Weeks." 17 CHAIRWOMAN HOROVITZ: Even when they don't 18 need them? 19 COMMISSIONER ROGERS: They never come back to 20 fix the problem. 21 MS. CORBETT: So let's talk about that, 22 right? 23 COMMISSIONER ROGERS: But we can talk about 24 that offline, if you want. It's up to you. 25 (Councilman Garrett left the room.)	Page 107 1 COMMISSIONER ROGERS: This wasn't at 2 Brentwood. I'm not talking about Brentwood. 3 (Councilman Garrett reentered the room.) 4 MS. CORBETT: Where is this at? 5 COMMISSIONER ROGERS: This was at -- 6 and I sent it to you in the email -- this was at 7 Riviera. 8 MS. CORBETT: That was the air conditioners. 9 COMMISSIONER ROGERS: Yes. That was the 10 air conditioners. Those are the ones that's been 11 there for weeks that they are still waiting for 12 someone to come take a look at that. 13 MS. CORBETT: Okay. So we'll take a look at 14 that then. 15 CHAIRWOMAN HOROVITZ: Commissioner Shirley, 16 we didn't have you on the agenda for a Governance 17 Report, because we didn't have a Governance 18 Committee Meeting. 19 But, did you have any update or any comments? 20 (no response) 21 CHAIRWOMAN HOROVITZ: Okay. We'll move on to 22 the CEO Report. 23 MS. CORBETT: Okay. All right. So just two 24 things. I'll make this just abbreviated. 25 So the first is that we're going to be launching
Page 106 1 MS. CORBETT: So I would say a good example 2 is – so we just had an incident in which the 3 water chillers went out. 4 Right? 5 And I know I sent that out via email. 6 I think it was really important to make sure that 7 our team was able to quickly mobilize. 8 I do understand that we cannot satisfy 9 everyone, but I will say that our team was really 10 quick in regard to getting 90-plus 11 air conditioning units quickly ordered and 12 installing them too, as well. 13 Right? 14 And so we've had individuals on the roof 15 dealing with those chillers around the clock. 16 I do think we have a new update in regards to 17 that. 18 So our team does come back, but we have to 19 have the units there in place, for one. 20 Health and safety, especially when extreme 21 conditions become really hot. 22 So, again, we will continue to do our 23 very best, but our team mobilized over 90-plus 24 units to get them ordered and installed. 25 So, yes.	Page 108 1 on June 15th our scholarship for students, 2 high school students that will enter their first 3 year of college and universities, and that's 4 through our traditional Public Housing Portfolio 5 in which that's going to occur. 6 So we're excited about that. That's going to 7 be an opportunity for max \$10,000 but up to \$500 8 for each student, but the max allocation is that. 9 I'm hoping in the future, because I've had 10 this great conversation with Commissioner Brock, 11 too, as well -- is that there is opportunities, 12 hopefully in the future, to have, you know, 13 outside parties to match those dollars so we can 14 really extend this program and/or we, internally, 15 look for funding mechanisms to increase it. 16 It would be nice with another 10,000 17 as many students that need help that are looking 18 to go off to college. So we're excited about 19 that. More to follow in regards to the 20 initiative. 21 What I would like to do next is just really 22 kind of get into the data that was requested 23 before, and, again, I just want to ... 24 Ray, if you're on, we'll let Ray share the 25 screen, too, as well. This data is really

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1 significant in regards to shaping the future of 2 the housing authority. 3 That is important, because we need to also 4 understand the spacial distribution in regards to 5 where our assets are located. 6 And so I'm going to have Ray chime in, 7 but I just want to kind of kick this off, too, 8 as well. So this is raw data. Keep in mind that 9 this is data that is manually pulled and 10 manipulated, too, as well. This is why we've got 11 to get those plug-ins from Power BI. 12 Behind the scenes, we also have to quickly 13 clean up or data, too, as well. There are just 14 some fields that are redundant and so forth, 15 too, as well, but I can guarantee you by the next 16 meeting we'll have that cleaned up. 17 You're going to be able to see data in 18 regards to occupancy, vacancy, and, again, 19 we'll be cleaning this up. There are key 20 categories that we've noticed that are in the 21 system. 22 We've already had a meeting with our IT Team, 23 and we're going to be pulling in these portfolio 24 managers and property managers, too, as well. 25 This map in the middle is really important	1 working together on taking a look at your data and 2 providing a 360 view of the housing portfolio. 3 I'm still working through it, like she said. 4 So there is some -- 5 MS. CORBETT: Can you turn it up a little 6 bit, Ray? 7 Is your volume up, Ray? 8 Sorry. And I'll turn mine off. 9 MR. DIAZ: Can you hear me okay? 10 MS. CORBETT: So-so. All right. 11 MR. DIAZ: Can you hear me? 12 MS. CORBETT: Okay. That's fine. Yeah. 13 MR. DIAZ: Okay. I'm speaking pretty loud -- 14 as loud as I can. 15 So what you see here is an overall portfolio 16 for JHA. You'll see that we've kind of grouped 17 the data and we've grouped the properties based on 18 programs according to how they're coded in the 19 system today. 20 You'll see that we've grouped it according to 21 Section 8, Public Housing, Section 8 Operations, 22 what you're calling, "Affordable Housing Market 23 Development," other business and properties like 24 Lindsey that was spoken about earlier, which are 25 not directly managed by JHA.
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1 when we think about GIS or ISRE mapping. 2 We have it in color categories, too, as well. 3 This is that spacial distribution so that we can 4 start focusing in, in conjunction with our wait 5 list, you know, when we're building things. 6 We're doing PVVs (phonetic). We're doing 7 tax credit developments in the future. 8 Where should we be developing and making sure 9 that we're not oversaturating one geographical 10 location within Jacksonville based upon 11 census tracked data? 12 And so, yes. So, Ray, I'll let you take it 13 away. I probably have to get some water right 14 now. But go ahead, and just kind of jump into the 15 data. And then I'll chime in, too, as well. 16 So -- and, again, we don't have any of that at 17 all. It's just the first time this has happened. 18 MR. DIAZ: Can you hear me okay? 19 MS. CORBETT: You could turn it up a little 20 bit. 21 All right. Let's kind of zoom in a little 22 bit. 23 MR. DIAZ: Good afternoon. So let me know 24 if you can see this okay. 25 And, like CEO Corbett said, we've been	1 You'll see on the bottom here we've then 2 grouped the properties by bedroom size and by 3 program, and we're able to drill down to see 4 what's a regular voucher, what's affordability, 5 what's your VASH, what does your PVV look like. 6 Just, again, high-level, right, but all of 7 this is -- all of this will be built out and 8 expanded upon. We're then able to also see, 9 on the right-hand side here, as the CEO mentioned, 10 an interactive map that staff like herself or 11 others can use to quickly look at where these 12 properties are distributed geographically across 13 the City of Jacksonville. And you can see 14 what that distribution looks like today. 15 MS. CORBETT: And I want to chime in, too, 16 Ray, because I think it's important, when you look 17 at the spacial distribution, in here, we have data 18 that's embedded for HCV participants. 19 And so we have that basically blotted out so 20 no one can click on that. That will be internal 21 data that we'll have, and, again, that's important 22 just to kind of even see with the smaller dots 23 from HCV. 24 One of the things I do want to point out is 25 that, when you look at -- and this is the

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1 discrepancy regarding this report, too, as well -- 2 when we look at like financial reporting, 3 it's important to see that we have something 4 titled, "Section 8 Operations," "Section 8." 5 And so there is some redundancy in there, 6 but I believe that what ... 7 You can click that one. 8 So, when we look at the Section 8 Operations, 9 I look at this Mod Rehab, SROs. We're assuming 10 this this is Mod Component 1 maybe. 11 So this is that data that has to be cleaned 12 up, too, as well, you know, and then we think of 13 -- you can click, "Affordable Housing." 14 Affordable Housing is a good example. 15 You're like, "What is really affordable 16 housing?" 17 So, can we click on that one it, as well. 18 CHAIRWOMAN HOROVITZ: When it's done, 19 will you have a published view for us to play 20 with? 21 MS. CORBETT: Yes. I look forward to it, 22 and I'm hoping in the future -- well, yes, 23 for June. But, in the future, I'm hoping that we 24 can also, you know, have more partnerships most 25 definitely with the city Data Analytics Department	1 MS. CORBETT: So let's talk about that, 2 too, Ray. 3 MR. DIAZ: Your leasing and utilization. 4 MS. CORBETT: Let's talk about this. 5 So this is that raw data that was in the 6 system. 7 Right? 8 And so that's why it's important 9 when we look at unit status. There is a lot of 10 redundancy, but it's not clear based upon the 11 coding. 12 Right? 13 And so, when you see, "Occupied. No notice," 14 right, or, "Notice. Unrented." "Vacant. 15 Rented." "Not ready," that needs to be clear. 16 So this is why it's important that we're going to 17 pull in our Deputy Chief of Property Operations 18 and those property managers, too, along with our 19 IT Team. 20 Because they can be putting individuals in 21 the system too, as well, and clicking an 22 incorrect drop-down, and so we just need to make 23 sure that that's how we're going to take that 24 approach in cleaning up the data. 25 CHAIRWOMAN HOROVITZ: Okay. Thank you.
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1 so that we can have this raw data as an overlay in 2 regards to where affordable housing is actively in 3 Jacksonville for our properties and things of that 4 nature. 5 So, again, this is the first attempt. 6 This is manual data. We're going to drill into 7 the market rate and so forth too, as well. 8 So, yes. 9 Ray, you got it. I just wanted to kind of 10 show them that. 11 CHAIRWOMAN HOROVITZ: Excellent. I love the 12 direction we're going. Thank you so much. 13 MR. DIAZ: No problem. 14 Just really quick, I just want to show 15 some of the other reporting dashboards that we put 16 together that we worked with the CEU on. 17 You know, there is the -- we're able to see 18 the unit statuses, right, in the system. 19 That gives you a quick look at what's occupied, 20 what's vacant, what's vacant, but ready, 21 what's vacant and not ready. 22 Okay? 23 All of that will help with the 24 decision-making and prioritizing what units need 25 to come online.	1 MR. DIAZ: This makes it very -- 2 CHAIRWOMAN HOROVITZ: I think that -- 3 MS. CORBETT: Okay. And, Ray, I think we may 4 be good. I guess we can open it up for questions 5 just in case, but we just wanted to show looking 6 forward that we're going to have a lot of data. 7 CHAIRWOMAN HOROVITZ: Were there questions 8 about any of this? 9 (no response) 10 CHAIRWOMAN HOROVITZ: Ray, thank you for all 11 the work. I know that building needs -- the first 12 part of it is a huge lift, and then you just 13 refine. So thank you for putting in that effort. 14 MR. DIAZ: Happy to help. 15 CHAIRWOMAN HOROVITZ: Is there anything else 16 in your report? 17 MS. CORBETT: I'm good. No. This is good. 18 It's pretty late. 19 CHAIRWOMAN HOROVITZ: One question that has 20 come up -- and we haven't talked about it recently 21 -- is we have the Normandy Project that we have 22 the vacant land. And I know we've been discussing 23 what to do next. 24 Are we still on hold, or is there any update 25 for the board?

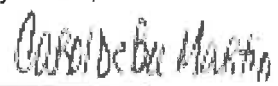
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1 MS. CORBETT: No new updates officially 2 right now, and we are fully — I believe we have 3 that data that's listed in there, too, as well, 4 with Normandy. So we're looking at the data, 5 and we're going to go forward with that, too. 6 So more to follow. 7 CHAIRWOMAN HOROVITZ: Questions on that? 8 COMMISSIONER ROGERS: I didn't. I just was 9 curious. Thank you. 10 CHAIRWOMAN HOROVITZ: Yes. We haven't talked 11 about it in a while. 12 COMMISSIONER ROGERS: We haven't talked about 13 it. 14 MS. CORBETT: We can talk about Durkeeville 15 a little bit, too. The Oaks of Durkeeville. 16 I know I had mentioned that before, but, 17 as it relates to, in Durkeeville, the shopping 18 center that's currently in place, we know that 19 lease is set to naturally expire. 20 I believe we said the end of September, 21 right? 22 And so, with Governance, this is really good. 23 We're going to have a meeting on next week in 24 hopes of being able to walk that space, once, 25 again, have some vendors to walk that space and	1 MS. CORBETT: Right? 2 And I personally never disclose confidential 3 information about employees directly, and so I'm 4 assuming that the way health care works, 5 depending on the insurance provider, is that 6 it doesn't go — that it's higher a month. 7 So let's just say you were to leave on 8 May 1, does it go until the time frame of your 9 pay, or does it go the entire month? 10 So that's a question, but, again, 11 we don't speak specifically. This is just in 12 general. 13 Right? 14 And so I start work in August. I retire in 15 December or December 1. Will I have health care 16 insurance for the remainder of December? 17 MS. ST. CLAIR: It goes to the 15th if you 18 leave. 19 MS. CORBETT: Based upon that. 20 CHAIRWOMAN HOROVITZ: Do we offer COBRA or 21 something like it? 22 MS. CORBETT: Yes. COBRA is always in those 23 packages. 24 COMMISSIONER ROGERS: Thank you. 25 MS. CORBETT: Yes.
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1 kind of give us an update in regards to how much 2 would it cost per square foot in regards to tenant 3 improvement allowances. 4 We're going to also be working with the city 5 to see if there is funding that could be 6 potentially available as we work towards putting 7 an RFP out on the street for a retail grocer that 8 can provide meat and produce for that area. 9 So more to follow, and then we'll have a 10 Part 2 of the RFP for retail later on. 11 CHAIRWOMAN HOROVITZ: Excellent. 12 COMMISSIONER ROGERS: One question through 13 the Chair to Ms. Waller. 14 The two employees that are no longer with us 15 — as it relates to health insurance — 16 and she's now in a new role, but I was going 17 to ask the question. 18 As it relates to health care, health 19 insurance, were they provided — do you know 20 whether or not they were provided with — 21 MS. CORBETT: So that would be more of an 22 HR question in regards to that, and I know that 23 that's — so I think the thing with this is that 24 these are confidential matters. 25 COMMISSIONER ROGERS: Right.	1 CHAIRWOMAN HOROVITZ: Was there any other 2 discussion? 3 (no response) 4 CHAIRWOMAN HOROVITZ: And I apologize for 5 going over. 6 Anything Commissioner Shirley? 7 COMMISSIONER SHIRLEY: Can you guys hear me? 8 CHAIRWOMAN HOROVITZ: Yes. 9 COMMISSIONER SHIRLEY: I was trying to follow 10 when you asked about Governance earlier, but I was 11 just saying that, as much as I want to jump into 12 that subcommittee, we also added the 13 Asset Management function to that, as well. 14 And I want to say thank you for Ms. Corbett 15 and Mr. Danny for coming out. We were able to go 16 out and walk Franklin Arms in lieu of our meeting 17 as well as the Durkeeville space and look at our 18 vacant properties. 19 And so there is just a need to kind of really 20 gather some additional information, and we're 21 going to have some follow-up meetings in this 22 coming week. 23 That will be in with staff so that we can 24 have a deeper conversation, because we have some 25 really pressing items that we've got to really

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1 get moving on in relations to some of the 2 properties. Specifically, Franklin Arms. 3 That needs to come back. 4 So that's what's been happening as we really 5 just kind of try to make sure that we have a 6 thorough assessment, pick up from where we've 7 changed consultants and now being able to bring 8 those back into our regular conversations so 9 that we can get some forward movement and some 10 maybe additional community participation. 11 So I just want to let you know that update 12 as we did not have the meeting so that we could 13 gather some of this additional information and 14 make sure that we have a stronger foundation than 15 when we started the conversations. 16 CHAIRWOMAN HOROVITZ: Excellent. 17 COMMISSIONER SHIRLEY: That's all I have. 18 CHAIRWOMAN HOROVITZ: Thank you. 19 And Franklin Arms is very much always on our 20 minds. It really brings me stress that the 21 residents that live there now -- those residents 22 belong to us, and this project is taking much 23 longer than I think any of us expected. 24 So we really need to prioritize it. 25 I know we've got a ton on our plates,	1 with Travis Williams. 2 Travis has also been working with me to put 3 together a resident kind of community relations 4 type of plan, as those residents do not fall under 5 our Resident Services and do not have currently 6 an on-site kind of Resident Support Group. 7 So LIFT JAX is going to work with us and the 8 community to be able to bring some levels of 9 support to those residents and ongoing 10 occurrences that are scheduling a cadence of 11 meetings. 12 So we stay in communication. There is not 13 a month that has gone past that we have not been 14 in communication regarding next steps, and so we 15 stay in communication; although, we have not had a 16 meeting, per se, for the subcommittee in a few 17 months now. 18 It's because we really shifted to try to 19 really look at the building itself, and then we 20 had the change of our Consultant Team to the new 21 team that we currently have. 22 And we just really need to look at -- 23 and Mr. Mitchell has been extremely helpful in 24 really helping us understand the current state of 25 the building.
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1 but it really needs to be a priority. 2 COMMISSIONER SHIRLEY: For sure, yes. 3 MS. CORBETT: We have that meeting next week 4 with Commissioner Shirley to revisit the study to 5 take a totally different approach given that, 6 you know, supplies, interest rates, everything is 7 much higher and just come to an agreement. 8 I was just on the site yesterday, too, 9 as well, with the city. So, yes. 10 CHAIRWOMAN HOROVITZ: Thank you. 11 COMMISSIONER ROGERS: Quick question to 12 Commissioner Shirley as it relates to that 13 particular property. 14 I know we -- LIFT JAX I believe has new 15 leadership. 16 So, where are we at as it relates to being in 17 partnership with LIFT JAX? 18 I know they raised several concerns. 19 Where are we at as it relates to that, 20 and are we on the same page? 21 COMMISSIONER SHIRLEY: We're 100 percent 22 on the same page and stay in communication. 23 We actually -- I actually spent several days 24 in Houston for the Prosperity Prosperous 25 Communities Conference with the new leadership,	1 And there is just a number of things that 2 I don't think that was fully knowledgeable as to 3 the extent of deferred maintenance that had taken 4 place at that building at the time that we 5 acquired it. 6 And so there is a much larger undertaking 7 that's necessary, and that is directly related to 8 why the vacancy is what it is. 9 And so we are dealing with those issues as 10 they are the most critical, and, also, in working 11 with LIFT JAX and the prior property manager, 12 to try and get together a Community Support Group 13 for Resident Services. 14 CHAIRWOMAN HOROVITZ: Thank you. 15 COMMISSIONER SHIRLEY: But we remain in 16 communication. 17 COMMISSIONER ROGERS: Thank you so much, 18 Commissioner Shirley, for that. 19 And, lastly and finally, Madam Chair, 20 I will close my comments by saying this, 21 and I don't want to address what was stated in 22 public comments. 23 But I would like to raise this, and we say 24 this all the time. And you hear me say this all 25 the time at this table.

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1 We hear the concerns, and we quickly try to 2 address them. 3 Some of the comments that we heard today, 4 Ms. Waller, just so you're aware, are comments 5 that we heard months ago, and we heard those 6 comments. 7 And I personally, along with Ms. Phillips, 8 walked, how many apartments? 9 MS. MIXON-PHILLIPS: It was a lot. 10 COMMISSIONER ROGERS: It was a lot over 11 there, and so you will find we hear them. 12 Their concerns are what their concerns are, 13 but we have walked every apartment. 14 And that's not what we have found when we have 15 walked those apartments. 16 And so I just want to put that on the record, 17 because I don't want anyone to feel as if their 18 concerns are not being heard, because we do have 19 our Residents Relations Resident Meeting. 20 They do come. They do share. 21 And me and Ms. Phillips, along with the whole 22 staff – we left here one meeting and walked over 23 there and went door to door. And she – 24 she will bring you up to speed on the very ones 25 we went door to door on, and they were here	1 educate even our property managers and just staff 2 in general in regards to what we expect going 3 forward for Jacksonville Housing Authority. 4 Yes. It will be taken care of. 5 Thank you. 6 CHAIRWOMAN HOROVITZ: And I also wanted to 7 point out it may not always be entirely true. 8 So set the standard and make sure it's being 9 followed, and that's my only comment on that. 10 If there's nothing else, thank you-all 11 for all the extra time. Have a wonderful day, 12 everyone. 13 (Whereupon, the proceedings in the 14 above-titled cause concluded at 4:08 p.m.) 15 16 --- 17 18 19 20 21 22 23 24 25
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1 today. 2 And so I just wanted to make sure that that 3 is for the record. 4 CHAIRWOMAN HOROVITZ: Yes. That's a good 5 point. Thank you. 6 Just on that, there were previously issues 7 around potential bullying by property management, 8 and, you know, we obviously take everything 9 seriously. 10 But we just trust that y'all – 11 you know, sometimes it's perception, and we'll 12 just let you deal with that. 13 MS. CORBETT: We're set up for a meeting next 14 week still even after walking it. We have an 15 email that has went out to the property manager, 16 Chad, and Felicia there already, and so we will 17 most definitely address that. 18 And I think it's really important to say, 19 like we are actively, especially with our 20 HR Department, working towards this training 21 that's really around customer-client service 22 relationships and like how do you speak to others, 23 too, as well. 24 And so I'm hoping that that will be mobilized 25 quite quickly so that we can at least inform and	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 13th day of June, 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