

**MINUTES OF THE REGULAR MEETING OF
THE COMMISSIONERS OF THE JACKSONVILLE HOUSING AUTHORITY**

Friday, September 26, 2025

The regular meeting of the Jacksonville Housing Authority Board of Commissioners was held Friday, September 26, 2025, at 1300 N Broad St., Jacksonville, FL, 32202, at 8:15 a.m.

The Chair called the meeting to order. The following were present:

Heather Horovitz	Chair
Hank Rogers	Vice-Chair
Daniel Blanchard	Commissioner
Caleena Shirley	Commissioner
Cheron Corbett-Waller	President & Chief Executive Officer

Approval of the prior Board meeting minutes:

A motion was made and seconded to approve the minutes of the 6/27/2025 Board meeting. All four Commissioners voted “yay” (Commissioners Horovitz, Rogers, Blanchard, and Shirley).

Presentation of JHA’s financial overview:

BDO provided JHA’s financial overview.

Presentation of resolutions:

Resolution 2025-JHA- 20: Approval of JHA FY 2024 Audit.

- Following discussion, a motion was made by Commissioner Shirley and seconded by Commissioner Rogers to approve the audit. The resolution passed unanimously.
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Resolution 2025-JHA-22 – Approval of JHA FY 2025-2026 Budget.

- Following discussion, a motion was made by Commissioner Shirley and seconded by Commissioner Rogers to approve Resolution 2025-JHA-22. The Resolution passed unanimously.
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Resolution 2025-JHA-23 – Authorization of Award of Contract to Veritas Construction, Inc, for Centennial West Window Replacement – C25-039 Contract Award.

- Following discussion, a motion was made by Commissioner Rogers and seconded by Commissioner Shirley to approve Resolution 2025-JHA-23. The resolution passed unanimously.
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Resolution 2025-JHA-24 – Authorization of Award of Contract to American Guard Services – C25-040 Contract Award.

- Following discussion, a motion was made by Commissioner Rogers and approved by Commissioner Shirley to approve Resolution 2025-JHA-24. The resolution passed unanimously.
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Resolution 2025-JHA-25 – Approval of Revised Employee Handbook.

- Following discussion, a motion was made by Commissioner Shirley and seconded by Commissioner Rogers to approve Resolution 2025-JHA-25. The resolution passed unanimously.
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Resolution 2025-JHA-26 – Authorization to Enter Lease Agreements with Episcopal Children's Services to Operate Head Start Programs.

- Following discussion, a motion was made by Commissioner Blanchard and seconded by Commissioner Shirley to approve Resolution 2025-JHA-26. The resolution passed unanimously.
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Resolution 2025-JHA-27 – Authorization for the CEO of JHA to Enter into Negotiations with Paces Preservation Partners to Establish Terms for Proposed Co-Developer Services Agreement, Subject to Further Board Approval.

- Following discussion, a motion was made by Commissioner Rogers and seconded by Commissioner Shirley to approve Resolution 2025-JHA-27. The resolution passed unanimously.
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Resolution 2025-JHA-28 – Authorization to Enter Easement Agreement with JEA.

- Following discussion, the resolution was tabled.
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Old business and President/CEO's update

Various matters were discussed.

Public comments

The public was allowed to present comments.

Meeting adjournment

Meeting adjourned by Board Chair Horovitz.