MINUTES OF THE REGULAR MEETING

OF THE

BOARD OF COMMISSIONERS

Monday, December 8, 2025

The regular meeting of the Jacksonville Housing Authority Board of Commissioners was held Monday, December 8, 2025, at 1300 N Broad St., Jacksonville, FL, 32202, at 2:00 p.m.

Roll Call:

Board Chair Heather Horovitz called the meeting to order, the following Commissioners being present:

Heather Horovitz	Board Chair
Hank Rogers	Board Vice-Chair
Daniel Blanchard	Commissioner
Hariett Brock	Commissioner
Caleena Shirley	Commissioner
Robin Smith	Commissioner

The following others were also present:

Cheron Corbett-Waller	President & Chief Executive Officer

The Chair declared the presence of a quorum.

Approval of Minutes:

The Minutes of the Board Meeting of November 6, 2025, were presented for approval. Commissioner Shirley moved that the minutes be accepted as presented. The motion was seconded by Commissioner Smith. Upon a roll call vote, all Commissioners voted "aye." The Chair declared the motion carried and the minutes were approved as presented.

Agency Financial Overview:

BDO provided JHA's financial overview.

CEO's Update:

The CEO provided the agency report.

Presentation of Resolutions:

Item No. 1 Resolution 2025-JHA-31. Recommendation to approve a development agreement with Paces Preservation Partners, LLC, and authorize JHA's CEO to execute the agreement. -Cheron Corbett, CEO, -Jane Dixon (TAG Associates, Inc.) and Tracy Woodard (Saxon Gilmore & Carraway, P.A.)

Following discussion, Commissioner Shirley moved to approve the resolution. Commissioner Rogers seconded the motion. All Commissioners voted "aye." The resolution was approved.

Item No. 2 Resolution 2025-JHA-32. Recommendation to approve and authorize the issuance of up to twenty VASH project-based vouchers at the Westwood Apartments. -Cheron Corbett, CEO

Following discussion, Commissioner Rogers moved to approve the resolution. Commissioner Brock seconded the motion. All Commissioners voted "aye." The resolution was approved

Item No. 3 Resolution 2025-JHA-33. Recommendation to approve and submit to HUD the FY2025 SEMAP indicators report and certification for October 1, 2024 – September 30, 2025. -Cheron Corbett, CEO and Andrew Denicola (Nan McKay & Associates)

Following discussion, Commissioner Shirley moved to approve the resolution. Commissioner Brock seconded the motion. All Commissioners voted "aye." The resolution was approved.

Other Business:

The Commissioners discussed the 2026 proposed BOC and Committee meeting and training schedule.

The Commissioners voted for Board Chair, Board Vice-Chair, and Board Secretary:

- Board Chair: Commissioner Shirley nominated Commissioner Horovitz for the position of Board Chair. Commissioner Rogers seconded the motion. Five Commissioners voted "aye" (Commissioners Blanchard, Brock, Rogers, Shirley, and Smith). No Commissioner voted "nay." Commissioner Horovitz was elected Board Chair.
- Board Vice-Chair: Commissioner Shirley nominated Commissioner Rogers for the position of Vice-Chair. Commissioner Blanchard seconded the motion. Five Commissioners voted "aye" (Commissioners Blanchard, Brock, Horovitz, Shirley,

and Smith). No Commissioner voted "nay." Commissioner Rogers was elected Board Vice-Chair.

- Board Secretary: Commissioner Blanchard nominated Commissioner Brock for the position of Secretary. Commissioner Rogers seconded the motion. Five Commissioners voted "aye" (Commissioners Blanchard, Horovitz, Rogers, Shirley, and Smith). Commissioner Borck was elected Board Secretary.

Board Chair Horovitz made the following appointments to Board Committees:

- Finance Committee:

Committee Chair:	Commissioner Blanchard
Committee Vice-Chair:	Commissioner Horovitz
Committee Member:	Commissioner Shirley

- Resident Relations Committee:

Committee Chair:	Commissioner Brock
Committee Vice-Chair:	Commissioner Rogers
Committee Member:	Commissioner Shirley

- Governance Committee:

Committee Chair:	Commissioner Shirley
Committee Vice-Chair:	Commissioner Rogers
Committee Member:	Commissioner Brock

Public Comment:

There were no public comments in the room or online.

Adjournment:

There being no further business to address, Board Chair Horovitz adjourned the meeting at approximately 3:50 p.m.