5-16-25 JHA BOC Finance Committee Meeting

JACKSONVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS
FINANCE COMMITTEE MEETING

TAKEN: Friday, May 16, 2025
TIME: 10:27 a.m. to 11:32 a.m.
PLACE: Jacksonville Housing Authority
1300 North Broad Street
Jacksonville, Florida 32202
(and via videoconference)

Taken by Carol DeBee Martin, court reporter.

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APPEARANCES:
CHAIRMAN HANK ROGERS
COMMISSIONER HARRIET BROCK
COMMISSIONER HEATHER HOROVITZ
COMMISSIONER ANDREA REYES
COMMISSIONER CALEENA SHIRLEY
ANTONIO PEREZ
CHERON CORBETT, President/CEO
MAMIE DAVIS, CFO
SUDELTA HENSON, Comptroller
ROSLYN MIXON-PHILLIPS
DIARRA WEATHERS
DANIEL MITCHELL
HARRY M. "Reece" WILSON, IV, ESQ. (OGC)
SHUNTHENIA "Shaun" BROWN
CORDELIA PARKER

VIA VIDEOCONFERENCE
INEEDA JACOBS
CRYSTAL BLACKMER
SATONIA HART
EVEADA FINKLEA
JENNIFER MAHONEY
PAM PANNELLA
LAILA DARBY
SEAN BOWMAN (First Coast Construction)
(Speaker)
LAURA ANNE PRAY (Berman Hopkins) (Speaker)
JOHNNY CUNNINGHAM
TONE KERKADO
KEVIN DEADY
LaKENYA DORSEY
ROBERT M.
CHAD MOORE
VICTOR FIGUEROA
ALYCE DECKLER
WILLIAMS
HAIYMANOT WOLDESELASSE

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P R O C E E D I N G S

May 16, 2025 10:27 a.m.

CHAIRMAN ROGERS: Good morning, everyone. I got the green light that we could start our Finance Committee Meeting at this time. So, at this time, I am going to call our meeting to order at 10:27.

At this time, I am going to ask if there are any public comments in the room at this time.

(no response)

CHAIRMAN ROGERS: Seeing and hearing none in the room, are there any public comments online at this current time?

(no response)

CHAIRMAN ROGERS: Seeing or hearing none, I am going to ask for approval of the minutes from the April 25th meeting.

Can I get a motion to approve the Finance Committee Meeting minutes for April the 25th if everyone had an opportunity to review them?

COMMISSIONER BROCK: Yes, sir.

CHAIRMAN ROGERS: It has been properly moved --

COMMISSIONER REYES: Second.

CHAIRMAN ROGERS: -- and seconded.

Is there any discussion on the minutes?

(no response)

CHAIRMAN ROGERS: Seeing or hearing none, all in favor of approval of the minutes of the April 25th Finance Committee Meeting signify by saying, "Aye."

COMMISSIONER BROCK: Aye.

COMMISSIONER HOROVITZ: Aye.

COMMISSIONER REYES: Aye.

COMMISSIONER SHIRLEY: Aye.

CHAIRMAN ROGERS: Opposed likewise?

(no response)

CHAIRMAN ROGERS: By your action, you have approved the minutes.

I have no Chair's Comments at this time.

At this time, I am going to turn it over to our CFO for the Agency Financial Overview. At this time, I will turn it over to Ms. Davis.

Ms. Davis, the floor is now yours.

MS. DAVIS: Thank you very much.

Good morning.

COMMISSIONER BROCK: Good morning.

MS. DAVIS: I have provided for you budget comparisons in chart and graph forms for April,

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2025. In addition, the graphs contain the prior year, Fiscal Year 2024, actuals, also.

Generally, for COCC, the year-to-date expenses of about $383,000 exceed budget due to the timing of the accounts payable mainly.

Public Housing year-to-date actuals are slightly lower than the prior year activity.

Housing Choice Voucher revenue and expenses align with the budget in the prior year.

The RAD properties are operating in alignment with budget for our fiscal year to date.

At the last meeting, I believe the Board Chair asked about the variance of the Franklin Arms. She wanted to know why there was such a great variance between actual and budget, and we've done that research.

And the difference is a big difference. Revenues are less than budgeted, but a bigger difference is taxes. We have paid property taxes of over $105,000, and none was budgeted.

The property is owned by JHA Franklin Arms, LLC. This entity is not a tax-exempt organization, and, based on that, we are still on the tax roll.

And I'm not sure if it's that way because,

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in order to take advantage of low-income tax credits, you have to be on the roll to do that or not, but that's the main reason the expenses are so high is because we are still paying taxes on this property.

MS. CORBETT: And 40 units.

MS. DAVIS: I'm sorry?

MS. CORBETT: And an occupancy of just 40 units.

MS. DAVIS: Right. We did not budget for that at all.

Okay. So, in addition to comparing the budget with actuals, one matter we're working on now is CRBT, Cedar Rapids Bank & Trust, and they hold the mortgage on The Waves.

They are securitizing that mortgage, and so work is being done in that. And they are -- a lot of parties are involved, and there is a possibility that something will need to come before the board next month to approve what they're doing. It should not have any substantive effect on the mortgage holder, which is The Waves.

The rates, the time of the payment and the overall debt should not change, but CRBT is not a party that Freddie Mac deals with. And they're

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trying to securitize this with Freddie Mac as a partner.

So they're having to trade out CRBT for another bank. Again, all of those details are forthcoming, and I just wanted to just give you some warning that it was coming. And, if the board has to make an approval, it will be at the next meeting.

Accounts payable -- we are progressing with that. Generally, we are paying the payables on time. It comes out every now and then that there's one that we didn't know about for some reason, and we pay those as soon as possible. But we don't have a list of payables that are unpaid. We are working that and paying those on time.

And I believe it was mentioned in the HR meeting that an announcement had gone out for the CFR, and I'd like to just remind this group that I was brought in here on an interim basis.

And so that natural term is about to end. And the date is a tentative date of July 18th, 2025, but it could be as early as June 30th, 2025. But I just wanted to just put you on notice that we know that that interim assignment is

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coming to end in the near future.

Also, we have an ongoing audit with Berman Hopkins, and we have online Laura Pray, who is the managing partner of that audit, to give us an overview of that. And I believe that is the next item on the agenda.

MS. PRAY: Hello.

Can you guys hear me?

COMMISSIONER REYES: Yes.

COMMISSIONER BROCK: Yes.

CHAIRMAN ROGERS: I can.

But, before we go to the audit, let me make sure if any commissioners have any questions as it relates to the financial overview at this time.

Are there any questions?

COMMISSIONER REYES: Yes.

CHAIRMAN ROGERS: Commissioner Reyes.

COMMISSIONER REYES: I have just two, through the Chair to Ms. Davis.

I know that we talked about having the vendor meetings just to kind of, you know, fix and reconcile some of the relationship issues we've had as a result of some of the payables.

CHAIRMAN ROGERS: Commissioner Reyes, if you can, turn your mike on.

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COMMISSIONER REYES: Oh, I am so sorry. I apologize. Thank you.

Through the Chair to Ms. Davis, one of the questions is regarding the vendors' meeting.

So, did we end up having it?

I know we talked about it in the last meeting.

MS. DAVIS: Yes.

COMMISSIONER REYES: What was the status of that?

MS. DAVIS: Yes, we did. I would like to say that we have had a meeting. Mr. Weathers, in procurement -- it was an overall vendors' meeting, an outstanding meeting that was presented for them.

And, on that meeting, I had an opportunity to address the attendees, and I believe there were over 50 that attended on the payables themselves and the problem and announced that we would meet with them with a payables forum.

And the first one is May 21st from 1:00 to 3:00 p.m. in this room, and it's -- we are RSVPing the first 20 who are interested in attending. We made the announcement then, and all vendors that accounts payable are talking

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to who want to come in -- we're inviting them to come in that date.

COMMISSIONER REYES: Great. So it's been received well?

MS. DAVIS: Very well.

COMMISSIONER REYES: Good. And then I guess my second question, through the Chair to the CEO, and, in the interest of ... I'm not going to get into an operations conversation. I'm just curious.

Have we received any applicants for the CFO position?

MS. CORBETT: So it's actually set as a national search right now for the CFO. In addition to that, we're going to have a private sector vendor that's going to be here within the month of June, which will be BEO National. So they're the financial consultants that train HUD and other public housing authorities just to make sure that we don't miss a beat, but it's actively out there, too, as well.

So I'll have an update --

MS. DAVIS: I can actually update you next week.

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MS. CORBETT: -- in regards to that who we've got in, and we're going to also have BEO as a part of that interview process to fully vet our new CFO for the future.

COMMISSIONER REYES: Wonderful. Thank you.

CHAIRMAN ROGERS: At this time, Commissioner Shirley.

COMMISSIONER SHIRLEY: Thank you so much, through the Chair.

Being a person who looks at numbers all day, I appreciate your dashboards. I did not get this digitally.

Is it possible that we can get a copy of the comparison as a digital copy?

MS. DAVIS: Yes. Most definitely.

COMMISSIONER SHIRLEY: Thank you.

CHAIRMAN ROGERS: Commissioner Brock.

COMMISSIONER BROCK: Yes. Mr. Chair to Ms. Davis.

Ms. Davis, is the commissioners going to be invited to that vendors' meeting, or we're not?

MS. DAVIS: Yes -- the first 20 people. Yes.

MS. MIXON-PHILLIPS: We just have to be certain that, if we are going to have

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commissioners ... through the Chair, I'm sorry -- that we public notice it if there's going to be more than one commissioner present.

CHAIRMAN ROGERS: Commissioner Brock, did you have a follow-up?

COMMISSIONER BROCK: No. Ms. Phillips just -- thank you, Mr. Chair. Ms. Phillips just answered it, because I was going to say that, if we were coming, we needed to do a public notice.

CHAIRMAN ROGERS: Okay. Commissioner Reyes.

COMMISSIONER REYES: And, to Commissioner Brock's point, we did address that, inviting like a board member, at least the Chair of the board or the Finance Chair, to just show like, you know, an intention of reconciling and kind of mending those relationships that have been a little rocky.

COMMISSIONER HOROVITZ: Okay. Can I say --

CHAIRMAN ROGERS: Yes, Commissioner Horovitz.

COMMISSIONER HOROVITZ: -- and I'm sorry. I apologize through the Chair. I don't remember that conversation. If I'm supposed to be there, please invite me whoever. I don't remember

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what we decided.
COMMISSIONER REYES: Right. We didn't define what it was --
COMMISSIONER BROCK: Right.
COMMISSIONER REYES: -- but it was the idea of like either showing up --
COMMISSIONER HOROVITZ: Yes. Absolutely. Yes. Perfect.
CHAIRMAN ROGERS: Are there any other questions?
(no response)
CHAIRMAN ROGERS: I have one quick question. I'm not sure if you can answer this question today.
But, recognizing that, "in the news," if you will, the Housing Choice Vouchers are, "on the chopping block," if you will, how would that impact our agency?
Or, with that discussion happening, how do we proceed going forward?
MS. CORBETT: Yes. And that budget is back out, again, too, as well, for further discussion, because, originally, it was set in D.C. for about $33,000,000,000 to be potentially slashed overall as it relates to the housing pool HUD

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funds, especially, in particular, the Housing Choice Voucher Program.
I think right now we're at a utilization rate of about 92 percent, right, and so that's within our primary portfolio of the HCV Program.
What's interesting is that, you know, it's -- the likelihood of getting to 100 percent is very slim only because, when we look at our rental rates here locally in Jacksonville, on average, we're shelling out about approximately $980 -- $960 to $980 on average when we're only receiving in about approximately $680 to $690.
And so, as you can see, there is a delta of $300 that we're overly exhausting. So right about now we continue to see that that trend will be probably at like 92 percent. We should be fine in regards to what we have currently.
I think right now, when we look at our voucher program, we have opportunities in VASH, but the utilization isn't necessarily as high. And so our team is going to be working internally to put out an RFP, and I think we have a little bit over 20-plus VASH vouchers readily available. The team is actively working on that.
So we're going to be working in conjunction

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with the VA, too, as well, because this is an opportunity at least, at best, to have an RFP out and get people housed on the Veterans' side of it.
So we still have some flexibility within the Section 8 Program within certain specific demographics right now. So, yes.
In the future, we're hoping to request for more funds, and we'll kind of see what's going to happen in D.C. right about now. But, as of today, we know it's not hopefully going to be that $33,000,000,000. So really more to follow.
CHAIRMAN ROGERS: Sounds good. Thank you.
My last question -- I swear sometimes I sound like a preacher, because I say, "my last question," or, "my last point."
COMMISSIONER REYES: "My last word ..."
(People laughed.)
CHAIRMAN ROGERS: When I joined this board two years ago, one of the things that was provided to us was the number of the programs that we had, and then it gave us the utilization or the percentage.
And thank you for mentioning VASH. VASH was one of our lowest. I think it was at

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27 percent, if I recall. I'm not sure what percentage it is at now, but it was one of the lowest as far as how we was getting done.
We had a whole conversation, if you-all recall -- those who were here -- about how we worked with partners and the city to get that number up, and the VA said it was on Jacksonville Housing's side. Jacksonville Housing said it was on the VA's side. So we had a whole lengthy discussion.
And so I'm curious, as it relates to our other programs, especially -- and Commissioner Reyes, I recall this conversation with you and I at that time -- with our foster care or those who are aging out of the foster care system.
Where are we at that with that program, and how are we doing with that, to ensure that those who are aging out ...
I think it was a voucher program.
COMMISSIONER REYES: Uh-huh.
CHAIRMAN ROGERS: Where are we at with that?
MS. CORBETT: Yes. So thank you. That's a great question.
So, when we think about our foster care program, there's two under there. There's a FUP,

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Family Unification Program, and the second one is FYI, Fostering Youth Independence.

Right?

Fostering Youth Independence is really that, you know -- really at age 16 those local caseworkers would actually know if kids are most likely to go home, right, by the age of 18.

We just had a great senior leadership meeting on -- was it is Tuesday? --

MS. BROWN: Yes.

MS. CORBETT: -- okay. Great. And there the team is most definitely charged in regards to writing reports for utilization.

Also, we look at our traditional public housing portfolio, too, as well, occupancy versus vacancy rates, too. So, for those two specific programs, what we're going to be doing is working with -- excuse me. We go by -- "Department of Children and Family Services," basically to partner with them in an effort to have like a satellite location.

Some of the things I've noticed historically at other housing authorities is that, you know, we actually have to be the ones here at JHA to kind of train and inform more those social

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workers.

At a local level, they don't really necessarily fully understand our programming; although, we're receiving referrals in. So our goal right now is to really work in a way to kind of get a free satellite location so that it can be one-stop shop educating their local staff.

And, also, when those participants are coming in, they're going to know more about our program that we have here.

But keep in mind the FUP and the FYI Program is really referral-based, right?

They give us the referrals over. We work with them and work towards getting them housed.

Another thing that I've noticed, especially in the FYI Program, is that, when we think of housing, they have to pretty much be aging out of foster care in Jacksonville.

So we're going to be engaging those conversations, and say, "Hey, look. Outside of Jacksonville, there are people in the State of Florida, you know, that are aging out of foster care.

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"Can they, too, become a part of this referral process?"

And, on average, you can normally, through the FYI Program, get up to 25 referrals. Once you maximize that, then you can put in another special request for additional referrals, too.

And so we're going to be working to have those numbers up, but the next meeting we're going to have we're going to have those reports for you, too, as well.

Like I said, the utilization rates, as it relates to the HCV Program, Section 8, and then also as it relates to our traditional public housing occupancy versus vacancy. So you-all can be most definitely more informed.

And I want to also give you an update in regards to those potential partnerships, too, as well. So that's going to be with the VA Office, and, also, like I said, as we work towards serving the FUP, the Family Unification Program, and then also the FYI Program. So that's something, too.

COMMISSIONER HOROVITZ: Love it (gave a thumbs-up).

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CHAIRMAN ROGERS: Perfect.

Commissioner Reyes and then Commissioner Horovitz.

COMMISSIONER HOROVITZ: I just said, "Love it," and I gave a thumbs-up.

(People laughed.)

CHAIRMAN ROGERS: Commissioner Reyes.

COMMISSIONER REYES: So thank you so much, Commissioner Rogers, for bringing that up, because I wasn't sure if it was in this space or what space.

But I remember, when I did the tour with the Acting CEO, we had requested two things, and one of them was the program -- like a program listing the occupancy that we were using.

And, at that time, I think we had seven programs. We had VASH, FYI, FUP, had VASH, Mainstream Voucher, Emergency Housing Vouchers, SROs and a homeownership program I think were the programs that were listed.

We had requested a rundown of where we were in those programs and the occupancy percent. So we'd like that I guess for this.

And then, separately, I had also specifically requested some sort of a chart or physical format

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for us to see all the different properties, because I went to like see properties in one day. And it was amazing, but just to keep track of like what kind of, you know, property it is, you know, if it's a single-family home, the amount of units, like whatever the parameters were. And we can talk about that more specifically.

MS. CORBETT: Yes.

COMMISSIONER REYES: I think they did provide it at some point, and then they never continued doing it. So there's a chart out there somewhere.

MS. CORBETT: So we'll be able to provide it, but, when we think about those scattered sites, specifically for our HCV participants or, well, traditional public housing -- but of our HCV participants -- the thing about that is that we don't necessarily list addresses and things of that nature for their safety and protection.

But we can most -- I will have that prepared, at least a preliminary, so you can take a look at that too, as well.

COMMISSIONER REYES: Yes.

MS. CORBETT: And then, collectly, we can fine-tune whatever you're thinking that you

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would need as a board to be more informed. So not a problem.

COMMISSIONER REYES: Thank you.

CHAIRMAN ROGERS: And I know Commissioner Shirley is one of our newest commissioners, and so she might not have had the opportunity to get all that information. So it would be good for her to receive that information and see the different programs and the occupancy in those programs, as well, that we were provided with.

MS. CORBETT: We will provide that.

COMMISSIONER SHIRLEY: I was going to say, if you wanted to have -- I know we had an Asset Management Subcommittee at one point in time, as well. I'm more than happy to share my Governance Committee time with asset management, because it kind of falls hand in hand.

MS. CORBETT: Okay.

COMMISSIONER SHIRLEY: We have to oversee the physical as well as the policy side. So I'm willing to share that in my committee, because I think we have to have that to both govern some of the things in governance, as well.

COMMISSIONER HOROVITZ: Why don't just go ahead and chair that committee?

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COMMISSIONER SHIRLEY: Why not? We'll combine the two.

MS. CORBETT: And we can make it right after. So that would be a good idea.

COMMISSIONER REYES: And, to Commissioner Shirley's point, we did have this conversation, because I believe, even with Ms. Roslyn, we had the conversation about putting that under the assets. So I did ask for this at some point in this year.

MS. CORBETT: Okay.

COMMISSIONER REYES: And we did talk about putting it under the Asset Management Committee.

COMMISSIONER SHIRLEY: So we get that for the next Governance Committee Meeting?

MS. CORBETT: We can do that, and I can still give an update in between.

And I think it's important to also capture any space that we have identified as, "office space," so we can most definitely hone in on the vacancy percentage of the plans for the future, too, as well. So I got it. I understand.

COMMISSIONER HOROVITZ: Just as a follow-up, is the next governance meeting scheduled?

CHAIRMAN ROGERS: Yes.

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COMMISSIONER SHIRLEY: It's after Resident Relations.

COMMISSIONER HOROVITZ: Is that next week?

MS. MIXON-PHILLIPS: The 20th (sic), yes. Next Friday.

COMMISSIONER HOROVITZ: Thank you.

CHAIRMAN ROGERS: Commissioner Brock, did you have a follow-up or question?

COMMISSIONER BROCK: No -- well, I did, Mr. Chair. I just wanted to give you thumbs-up, because I was going to ask the same thing about the Foster Care Vouchers. And I wanted to give you a thumbs-up on that.

And then, yes, to our Chair, to Commissioner Horovitz, yes. Governance is nine o'clock next Friday.

COMMISSIONER HOROVITZ: Thank you. And we were just sidebarring on scheduling here. It's not on my calendar from the JHA. I'm adding it now so I have it.

I don't have a conflict, but, if we could have a series of calendars sent out so I don't -- because I'm missing things.

COMMISSIONER REYES: Yes. Me, too.

MS. CORBETT: So, will you take care of that

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today.
MS. BROWN: Yes.
COMMISSIONER HOROVITZ: Thank you.
CHAIRMAN ROGERS: All right. Are there any other questions or comments for the financial overview?
And thank you for allowing us to hear just a little bit. It wasn't in there. So thank you for allowing us to do it.
(People laughed.)
MS. CORBETT: No. This is good. This is good.
CHAIRMAN ROGERS: So, at this time, we'll now go into the 2024 Audit Update at this time.
And thank you to our presenter for allowing us the opportunity to get that out of the way. So I'll turn it now over to you.
MS. PRAY: Yes. Of course. Thank you guys for having me.
Ms. Davis asked me to do a 3-minute update. So I will try to be brief but as informative as possible. I know you guys have been in meetings most of the morning.
My name is Laura Anne Pray. I'm a partner

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with Berman Hopkins. I was actually on-site earlier this month or end of last month for your board meeting. So I did get to meet some of you then.
So a very quick update on the audit process. There is two pieces to the audit that we do. There is the financial aspect and then the compliance aspect, testing of the programs and the awards and the utilization of those funds.
You-all may remember last year's audit report. We had to issue what's referred to as, "a qualified opinion," and, basically, that says that, for a variety of reasons, we were not able to get comfortable with some of the numbers that were in the financial statements.
So that's, you know, not what you're wanting as an organization. Obviously, we're all trying to move forward from that. So I thought I would start there.
There were really three or four key areas that we struggled with last year. First being grant revenues specifically around your Capital Fund Program and being able to reconcile what was received and what should have been earned

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and how that was recognized in the financial statements.
We do have all of that information as of now. So we're already looking better. We're still in the process of testing it. So we don't have all of the answers to know, you know, is everything cleared?
And we don't have any, you know, other questions, but we do have the information. I know that the team has gone through that, as well as consultants that the team is using. So they feel comfortable with those numbers.
The other area that we had was there was a new standard last year that was implemented. It's related to how you account for your software and various subscription agreements that you might have.
The team, at the time, just really wasn't able to get the information and do that implementation and get that updated as needed.
So we do have all of that information this year. You know, we are, you know, still working through it and evaluating it. But that shouldn't be an issue, because we have the support. And now it's just, you know, getting the

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adjustments that are needed for the financial statements.
And then the last area that we had was really the cash balances. There were not, you know, sufficient reconciliations done, proper timely reconciliations done for cash, and that's just so impactful to an organization, that, you know, we weren't able to get comfortable with those numbers.
As of right now, you know, we're still working through it. We received most of the cash information. You know, we're still working through. We still have some differences that we're going back and forth with the team on, but I think, you know, overall we're in a better position than we were last year and, you know, should be able to figure those issues for the audit this year.
There is a lot of other financial type of information that we asked for support for. I won't go through all of it, but I would say, just at a very high-level, we have accepted what the staff has provided to us.
We reviewed it. We tested about a third of that information. We have received and are in the

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process of still testing about a third of that information, and then there is about a third of that information that is still outstanding in some manner.

Meaning, you know, we are in the progress of going back and forth with the staff on what we need or getting all of the support. So, you know, we're well through the audit process, which is an improvement from where we've been at this point in previous years.

You know, we are eight months past year-end. I know everyone would like this process to be sped up, and we've talked about, you know, how we accomplish that in the future.

But I think, you know, when you have some of the struggles that you've had as an organization, it just takes a little bit of time to get back on the right path and the right timeline. So then that's the financial side.

On the compliance side, we have, you know, quite a few major programs this year that we're testing. So a lot of testing is being done. We do disbursement testing. So that's just regular expenses across all categories that are going out, procurement testing, payroll testing,

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tenant file testing, waiting list testing. You know, we do a lot of different types of testing as part of our compliance.

And we have completed our disbursement test and our payroll test. We're through all of that. We don't have any issues that we came across as a result of that testing.

We are still very much in the thick of things in our tenant file testing and our, you know, waiting list testing.

So, generally, what happens is we get the files. We go through them. We have questions or documents that we can't find -- maybe because of lack of familiarity on our part, or sometimes there is permanent filed documents that are in a different location that need to be provided to us.

So, you know, we've gone through the information. We've sent our tests back -- or our questions back to the team. And they are working on those but still very much, you know, in the, you know, weeds with that testing right now to be able to tell. I'm not at a point where I can tell you guys, you know, the results of that testing just yet.

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So that was my maybe 3-minute -- maybe 5-minute update. So I'm happy to answer any questions that you-all may have.

MS. CORBETT: I promise we did not give her a time.

(People laughed.)

MS. CORBETT: He did.

CHAIRMAN ROGERS: Are there any questions from the commissioners at this time?

(no response)

COMMISSIONER HOROVITZ: Thank you.

CHAIRMAN ROGERS: You did good. There are no questions.

COMMISSIONER HOROVITZ: Yes. Excellent. Thank you for the recap.

CHAIRMAN ROGERS: Good job. Thank you so much.

MS. PRAY: Thank you guys.

CHAIRMAN ROGERS: All right. At this time, we will move ... unless there is any other things for our, Old Business, we'll move into our New Business at this time.

Commissioner Reyes, you had a comment?

COMMISSIONER REYES: Just because I'm a deadline-driven person, is there an expected

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time frame for completion on this for the audit?

MS. CORBETT: So let's get a brief update in regards to the audit completion. So the goal was to make sure that we have a draft over ...

Laura, what was the date for the draft?

Because I know that we were trending the percentage. We were looking at it from a compliance standpoint. We just had a conversation about this.

MS. PRAY: Yes.

MS. CORBETT: Yes.

MS. PRAY: So the hard deadline is June 30th. So that is the hard deadline. It's due to HUD, and it's due to the, you know, Federal Clearing House.

In our conversations, we were really hoping to have a draft by the end of this month. That will be tight. That will be tough, but we're still, you know, working towards that.

Again, improvements than the prior year.

MS. CORBETT: So, as soon as we receive the draft from our auditors, right, what we're going to do is quickly circulate it individually to everyone that's on the board, right?

The key thing for that is that we want to

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identify if there is any type of material weakness in regards to the findings so that you can most definitely be aware of that and still invite the team, the audit team, back out for, of course, our June meeting.

Regardless of June 30th, unfortunately, we're still going to have to submit on time.

You know?

And, in most cases, you want to most definitely get board acceptance of it, but, just please note that it will still have to go in -- and, in most cases, approval sometimes happens after the fact. But it's just a requirement for the clearing house and so forth and per HUD's regulatory compliance.

So we're going to get a draft out to you. We're working around the clock right now. So, yes.

CHAIRMAN ROGERS: Commissioner Reyes.

COMMISSIONER REYES: Sorry. So June 30th? Is that --

MS. CORBETT: That is the submitted deadline.

COMMISSIONER REYES: Okay. But that's also -- are we also scheduled to have a board meeting -- it's the last Monday of the month.

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Or, would it be the 23rd?

MS. MIXON-PHILLIPS: You will get a draft -- I think what Ms. Cheron is saying -- at the board meeting in June, and then have a subsequent meeting -- maybe July -- the final approval of the audit. I think that's what she's saying.

COMMISSIONER REYES: You have to submit that.

MS. CORBETT: Yes. So we still have to make sure it's submitted, right?

COMMISSIONER REYES: Right. By June 30th.

MS. CORBETT: By June 30th is the requirement so that we're compliant; however, again, I think planning for the future, when we think of this overall process as it relates to audits, the goal would be going forward to have the audit clearly at least two months in advance of it having to be submitted.

But I think that this is just a good step right now thus far. Like we're reactive to things historically, but going forward we will have a plan in place in regards to like the overall drafts. So you will be fully informed, and we're going to open it for anyone, for the Finance Committee. Any and every board member can come out, you know, Commissioner, and we can

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talk through those logistics, too, before we even get to the point of submitting it, too.

So, ideally, we would hope to have it two months in advance of the submittal going forward. So, yes.

COMMISSIONER REYES: So, just to close my loop -- so we'll get an email draft -- the draft emailed to us directly, and we'll be able to ask questions?

MS. CORBETT: Absolutely.

COMMISSIONER REYES: And then we will be presented with like whatever at that point we have as a final draft --

MS. CORBETT: Yes --

COMMISSIONER REYES: -- at the June meeting.

MS. CORBETT: -- correct.

COMMISSIONER REYES: Are we having a June board meeting?

COMMISSIONER HOROVITZ: Yes.

MS. MIXON-PHILLIPS: Yes, yes.

COMMISSIONER BROCK: Yes.

COMMISSIONER HOROVITZ: Thank you for sending all that.

MS. CORBETT: Yes.

COMMISSIONER REYES: Thank you.

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CHAIRMAN ROGERS: Commissioner Horovitz.

COMMISSIONER HOROVITZ: I'm sorry. Not to discount what you're talking about. I'm looking at the email that Ms. Phillips just sent scheduling, and, since all of this timing around the audit makes a lot of sense, maybe we should scuffle our June meetings around.

So right now the board meeting is scheduled for Monday, June 23rd, but there is a 30th in the month. And we've got finance early on June 13th, and we've got governance on June 20th.

It might make sense to switch those two so finance comes later, right?

MS. CORBETT: Yes, yes.

COMMISSIONER HOROVITZ: Okay. We could even move finance to the 23rd and then move our board meeting to the 30th.

Does everyone have the email in front of them?

MS. MIXON-PHILLIPS: Yes.

CHAIRMAN ROGERS: You sent it out?

MS. MIXON-PHILLIPS: It was previously circulated. We sent it, yes.

COMMISSIONER HOROVITZ: Let's have a discussion around shuffling everything.

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COMMISSIONER REYES: Yes. I think that would make sense.
COMMISSIONER HOROVITZ: Okay.
COMMISSIONER REYES: 100 percent.
COMMISSIONER HOROVITZ: Yes. I'm not in charge.
(People laughed.)
CHAIRMAN ROGERS: So I'm sorry. If we can put this in proper posture as it relates to this conversation, because we are in Old Business. So we can close out Old Business, because it's not.
COMMISSIONER HOROVITZ: Well, the Old Business is the audit.
CHAIRMAN ROGERS: Correct.
COMMISSIONER HOROVITZ: We're having a discussion around getting a draft to the board.
So we're still kind of in that discussion, right?
CHAIRMAN ROGERS: Okay.
COMMISSIONER HOROVITZ: We're talking about how we can get together, again, and talk about it.
MS. CORBETT: Oh, I'll just pull it up. That's fine.
CHAIRMAN ROGERS: So, Madam Chair, it is your

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recommendation that we move finance to June 23rd, Monday, June 23rd, and then our regular scheduled board meeting to June the 30th.
Is that your recommendation?
MS. CORBETT: I think you were swapping the Finance Committee with governance.
COMMISSIONER REYES: Why don't we join finance with governance instead of having HR with finance?
Move finance to June 20th.
MS. CORBETT: And governance swaps and does June 13th. So it's a swap.
COMMISSIONER BROCK: Mr. Chair --
CHAIRMAN ROGERS: Sorry.
COMMISSIONER SHIRLEY: Just to further confuse things, I know we, at one point said --
COMMISSIONER BROCK: -- we have --
COMMISSIONER SHIRLEY: -- we'd have governance monthly, and then we came back and said we were doing bimonthly.
So it's just like a holding space on a monthly so that, if we needed it, we had it. But we don't have to do governance monthly, because we're still compiling the totality of what we're discussing. So, if we need to completely

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take out governance to be able to deal with the audit, we can.
CHAIRMAN ROGERS: Commissioner Brock.
COMMISSIONER BROCK: I just want y'all to keep in mind that, on the 27th of June, we have the Resident Relations Committee Meeting, and we have Resident Relations Resident Meeting on the 27th.
COMMISSIONER HOROVITZ: Thank you for bringing it to my attention. I don't see that in the chart.
COMMISSIONER REYES: It's not on the chart.
COMMISSIONER BROCK: I gave it to Ms. Phillips.
CHAIRMAN ROGERS: That's not what was presented to me just a few minutes ago. So I don't see it on this.
MS. CORBETT: We have Resident Relations Committee on May 23rd.
COMMISSIONER HOROVITZ: Moving the finance and the governance to the 27th gives them even more time. We don't currently have anything on this calendar, and then that would be a few days before the board meeting.
MS. CORBETT: The 27th.

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COMMISSIONER BROCK: We always -- the Resident Relations -- Ms. Phillips, when she was operating as the CEO -- me and her had a conversation. Because we were reviewing the bylaws of the board, and it was saying that we had to at least have seven meetings a year.
And so what happened is we had to go back-to-back for June, because July -- I couldn't select July. Because July is our off month. We don't do any meetings in July, and so that's why it's set up for June the 27th that me and Ms. Phillips talked about.
Am I correct?
COMMISSIONER HOROVITZ: But we all -- we all do meet during July.
MS. MIXON-PHILLIPS: I would have to go back and look at my notes.
COMMISSIONER BROCK: Okay, okay.
MS. MIXON-PHILLIPS: I know that there was a --
CHAIRMAN ROGERS: I have directions for that 25th.
COMMISSIONER HOROVITZ: Yeah. We have meetings in July.
COMMISSIONER BROCK: No. We have no meetings

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in July. July has always been our off month.
MS. MIXON-PHILLIPS: The board can cancel the meetings that are on the schedule, through the Chair, I'm sorry.
COMMISSIONER HOROVITZ: I think we should keep them for now.
MS. MIXON-PHILLIPS: Yes. They are on the schedule based on the regular meetings.
COMMISSIONER HOROVITZ: Correct.
MS. MIXON-PHILLIPS: They, typically -- historically, the board has opted not to have them.
COMMISSIONER REYES: And, through the Chair, I remember last year the only meeting that we had in the month of July was the HR Committee, because we were in the thick and thin of finding the CEO. But we did not have a general board meeting in July.
So that is true. We'd have to make a decision whether or not we want to keep it for this July.
COMMISSIONER HOROVITZ: I think I have respect for Commissioner Weatherby, who chairs finance. I think, if we could reach out to her, and ask her. I would say the latest day,

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which would be the 27th, gives the team the most time and then gives us the most productive conversation as a board.
I'm hearing that it doesn't matter what we say really. We have to submit on time.
MS. CORBETT: It matters.
COMMISSIONER HOROVITZ: Yes, of course. Yes.
And then everyone is pretty much flexible otherwise on Mondays and Fridays for shuffling?
CHAIRMAN ROGERS: Let me move to Commissioner Brock and then Commissioner Reyes.
COMMISSIONER BROCK: I'm just trying to get some clarity.
So, is the board saying that June the 27th, we don't want to do the Resident Relations on June the 27th?
COMMISSIONER HOROVITZ: I'm not saying -- sorry.
Through the Chair, I heard us say, "Are we all willing to shuffle all the meetings around in order to get finance as late as possible?"
COMMISSIONER BROCK: Yeah. I know.
But I'm just trying to figure out,

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is we going to do June 27th for Resident Relations?
CHAIRMAN ROGERS: Commissioner Reyes.
COMMISSIONER REYES: So I do think that we need to give them as much time as possible, but I would recommend, instead of the 27th, Commissioner Horovitz -- I would recommend that Friday before, June 20th, so that way we can have a conversation here in the Finance Committee.
And that gives them a week to maybe do -- you know, if we give them any feedback or make any recommendations, that gives them a week to kind of tighten that up.
COMMISSIONER HOROVITZ: Sure.
COMMISSIONER REYES: Because, if we have it on the 27th and they have to submit by that Monday, you know, they might not have a whole lot of time to do anything that we might recommend. I don't know if that makes sense to you.
CHAIRMAN ROGERS: I agree.
MS. CORBETT: And one of the things I was going to point out -- so one of the things I wanted to mention, in regards to the audit -- really, once the auditors have in place what needs to be submitted, no changes could really be

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added.
And the only thing we'll have is just like comments in regards to the plan going forward to tackle those, but we won't be able to take, you know, the board's input in regards to, "Hey, Auditors, change X, Y, Z."
So it's really an FYI to kind of walk the board through the entire audit more so, but, you know, the 20th -- I mean it works for us.
At the end of the day, we're going to be working around the clock with the auditors to bring this in as early as possible, but next year we can most definitely plan just to have this ready months in advance.
You know?
So, yes. But we're open to the time if you want to swap it.
COMMISSIONER REYES: Well, then, if there is not going to be any action from the board from our recommendations then, yes. The 27th would make sense to give you guys the most amount of time.
And then we could potentially shift finance with Resident Relations and do that on the 20th. I don't know if that makes sense.

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MS. CORBETT: June 20th?
COMMISSIONER REYES: June 20th.
COMMISSIONER BROCK: Okay. Because we had already set up for June the 27th.
MS. CORBETT: You advertised the meeting?
COMMISSIONER BROCK: Yeah (sic). We were going to be at The Waves. So that's why I was trying to figure out what we are doing.
If we're not going to do it, then we need to cancel it. I was just -- we were just trying to complete what the bylaws said. That's why they were back-to-back, because, normally, they every other month. Yes.
MS. CORBETT: She has advertised for it.
COMMISSIONER REYES: Right. We're just switching it one week. So you don't have to cancel. You can just reschedule it for one week before.
MS. CORBETT: Are you saying you advertised?
Did you advertise for it already is what you're saying?
COMMISSIONER BROCK: No. We haven't advertised for it, no, no, no, no, no, no.
CHAIRMAN ROGERS: Can we do the 20th?
COMMISSIONER BROCK: So we're going to do

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Resident Relations on the 20th?
CHAIRMAN ROGERS: On the 20th.
COMMISSIONER REYES: Correct.
COMMISSIONER BROCK: Okay. All right. And, usually, the committee meeting is usually at 10:00, 10:00 to 11:00. So finance would have to be at 9:00.
CHAIRMAN ROGERS: No, no. Finance is the 27th.
COMMISSIONER BROCK: Oh, okay, okay, okay.
COMMISSIONER REYES: We can move HR then so that we can put it --
COMMISSIONER BROCK: Okay. No worries. Okay, okay. No worries.
CHAIRMAN ROGERS: Commissioner Reyes.
COMMISSIONER REYES: -- my recommendation is this. We move the HR Committee meeting to Friday, June 20th, at 9:00 a.m. followed by the Resident Relations Committee Meeting at 10:00 a.m. on June 20th.
Move the Finance Committee to June 27th at 9:00 a.m. and not have a Governance Committee Meeting for that month to make room for this audit.
That's my recommendation.

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CHAIRMAN ROGERS: Commissioner Shirley, you are the Chair of Governance.
Are you okay with that?
COMMISSIONER SHIRLEY: I accept that.
CHAIRMAN ROGERS: It has been accepted.
Madam Chair, do we need to take --
COMMISSIONER REYES: Commissioner Weatherby --
CHAIRMAN ROGERS: -- yes. Commissioner Weatherby is not here.
But, Commissioner Horovitz, do we need to take an official vote on this?
COMMISSIONER HOROVITZ: I don't think so.
MR. REECE: It's not official business. Yes.
COMMISSIONER ROGERS: So all right. We have that taken care of.
Any further discussion on that?
(no response)
CHAIRMAN ROGERS: Seeing or hearing none, thank you so much. Thank you so much for that.
Onward to New Business. We will move into our New Business. I'm not sure who is presenting Resolution 2025-JHA-17. This is the signature authorization.

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Who is presenting?
MS. CORBETT: Very brief. I mean I can most definitely.
CHAIRMAN ROGERS: Real quick. I'm sorry.
Let me get us in proper posture.
Can I have a motion to entertain Resolution 2025-JHA-17 at this time?
COMMISSIONER BROCK: I make a motion.
COMMISSIONER REYES: Second.
CHAIRMAN ROGERS: It has been properly moved and seconded.
Is there any discussion?
(no response)
CHAIRMAN ROGERS: Seeing or hearing none, are you presenting it, Ms. Corbett?
MS. CORBETT: Yes. This is just a brief resolution in order to convey signatory authorization basically from Roslyn Phillips to myself going forward as it relates to the banking, our financial institutions, banking accounts, also, transactions, too, as well, in the dealings as it relates to our trust.
What we're finding is that we need to be able to provide a resolution to our financial institutions to let them know to basically replace

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her signature with my signature going forward. So that's what this resolution is.

CHAIRMAN ROGERS: Is there any discussion?

COMMISSIONER HOROVITZ: Through the Chair --

CHAIRMAN ROGERS: Commissioner Horovitz.

COMMISSIONER HOROVITZ: -- so I understand -- so the resolution -- this is a timing issue.

This should have happened before?

Because we already made the changes, right?

MS. CORBETT: I think that you are still listed.

MS. DAVIS: Yes. We made the changes with TD Bank --

COMMISSIONER HOROVITZ: Yes --

MS. DAVIS: -- but there are other --

COMMISSIONER HOROVITZ: -- yes. Got it. Okay.

MS. DAVIS: -- financial institutions.

COMMISSIONER HOROVITZ: All right. Thank you.

MS. CORBETT: So this should have been an entire -- just a signatory authorization.

COMMISSIONER HOROVITZ: Okay.

MS. CORBETT: This would really suffice versus an individual one off TD Bank's.

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COMMISSIONER HOROVITZ: Thank you.

CHAIRMAN ROGERS: Are there any further questions?

COMMISSIONER HOROVITZ: A follow-up through the Chair --

CHAIRMAN ROGERS: All right.

COMMISSIONER HOROVITZ: -- assuming that OGC has reviewed it, and this is exactly what we need.

MR. WILSON: We have reviewed this. Yes.

COMMISSIONER HOROVITZ: Yes. Okay. Perfect. Thank you. All right.

CHAIRMAN ROGERS: My only question being that we named all of the individuals. The CFO is not named in this one.

Is there a justification as to why we're not naming the CFO in this document as we have done in previous years?

MS. CORBETT: And that was identified through the said date as being an interim potentially up to, as Ms. Davis had shared, maybe up to July.

Right?

So that would require an additional change, too, as well. But, having it listed as, "CFO," just because we may have a new CFO eventually for the future.

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But, do you think we need to make the edit?

Because I know you-all had a chance to review it from a legal standpoint.

MR. WILSON: I mean I think as it is it's broad enough to encompass any CFO. If you're okay with any CFO having access to the financial records, then I think it could be approved.

MS. CORBETT: If not, we will just have to present another one with the named said CFO currently right now. Then we will have to do another resolution for our financial institutions.

CHAIRMAN ROGERS: Because, currently, if I recall from the previous resolutions, currently the current CFO is listed and named.

MS. CORBETT: Yes.

COMMISSIONER BROCK: It is.

CHAIRMAN ROGERS: This would remove, based on the way I understand it -- and legal can help me with that -- based on the way I understand it, it will remove said name and just leave it whomever is in the position.

Is that accurate?

MR. WILSON: That's correct. I don't think it would remove her, if she's still the CFO, but it will allow any future CFO to have the

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authority to be on the bank accounts and trust operations.

COMMISSIONER HOROVITZ: And, in the same way -- sorry.

CHAIRMAN ROGERS: Commissioner Reyes and then Commissioner Horovitz.

COMMISSIONER REYES: You point out exactly what I was thinking, too, because I do remember seeing Ms. Davis on there.

I think, for consistency purposes, we should have the named individual, and, then, when we have a new CFO, change that.

MS. CORBETT: Okay.

COMMISSIONER REYES: Just because I think we have, you know, two other named individuals on this. I would prefer to have the named individuals, especially dealing with our financial records.

MS. CORBETT: Yes.

MR. WILSON: Okay. If that's the will of the board, we can make that edit and add Ms. Davis's name so it pertains only to her.

CHAIRMAN ROGERS: Commissioner Horovitz, you had --

COMMISSIONER HOROVITZ: Thank you, through

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the Chair.
I was actually going to just say I would have been comfortable with it saying, "positions," across the whole resolution.
My term as Chair I think is up in October. So there will be another change, but I'm happy to -- I believe it was October.
COMMISSIONER REYES: What do you mean?
COMMISSIONER HOROVITZ: Well, I'm saying like we could say, "CEO," "Board Chair," but we can also just make these changes as they come.
CHAIRMAN ROGERS: It is at the will of this board I believe --
COMMISSIONER HOROVITZ: To name --
CHAIRMAN ROGERS: -- how we want to do it.
COMMISSIONER HOROVITZ: -- yes.
CHAIRMAN ROGERS: But, to be consistent with what we have done -- I know we have said we're going to do some changes, and we don't have to do what we have done in the past.
But, for right now, I would be comfortable with adding the CFO name to this one, and then moving forward, if we need to remove all said names so we don't have to -- unless, again --

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unless the banks or whomever request -- I think that's the question I have.
Is it that they are requesting who the individuals are when we submit these resolutions, or it doesn't matter?
MS. CORBETT: As it realtes to my name, yes. We're finding that the financial institutions are just trying to really make sure that the CEO is the person that can truly bind the organization in addition to the Board Chair, but we can have --
CHAIRMAN ROGERS: But, does it have to be said names?
Does it have to be said names?
MS. CORBETT: At least for the CEO, given the transition from Roslyn to me, it at least has to be a set name listed. Yes.
COMMISSIONER HOROVITZ: That's okay.
MS. CORBETT: That's fine. We can take care of it now.
CHAIRMAN ROGERS: So, with that friendly amendment for this resolution, Resolution 2025-JHA-17, are there any further discussions on that?
(no response)

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CHAIRMAN ROGERS: Seeing or hearing none, can I get a motion to approve Resolution 2025-JHA-17 with the amendment to add the CFO, Mamie Davis, to the resolution?
COMMISSIONER REYES: I move.
CHAIRMAN ROGERS: It has been properly moved.
COMMISSIONER BROCK: I second.
CHAIRMAN ROGERS: It has been properly seconded.
Is there any further discussion?
(no response)
CHAIRMAN ROGERS: Seeing or hearing none, all in favor signify by saying, "Aye."
COMMISSIONER BROCK: Aye.
COMMISSIONER REYES: Aye.
CHAIRMAN ROGERS: Any opposed likewise?
(no response)
CHAIRMAN ROGERS: By your actions, you have approved Resolution 17.
At this time, I don't know what this is. I think they just put stuff in my binder. I'm not sure what this -- The Waves -- I'm not sure what this is.
Let me move on to Resolution 2025-JHA-18.
MS. CORBETT: So The Waves -- I'm sorry --

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was just added in there just to kind of show you as the backup. That's what -- that's what the intent was -- The Waves -- so you can see from a trust transaction standpoint what they're basically requiring. So that's why that was in there.
CHAIRMAN ROGERS: Thank you so much. Okay. Perfect.
MS. CORBETT: Yes.
CHAIRMAN ROGERS: Thank you. So that is the documentation for The Waves. Thank you so much for that.
We are now moving on to Resolution No. 2025-JHA-18, Westwood Apartments roof replacements Solicitation CN-011-25 contract award.
At this time, who is presenting?
MR. WEATHERS: I will be presenting. Good morning.
PEOPLE: Good morning.
MR. WEATHERS: Diarra Weathers, Procurement Supervisor, Jacksonville Housing Authority.
So this resolution is regarding the roof replacement project at our Westwood Apartments property.
In late July, we held a public solicitation,

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CN-011-25, to conduct solicitations for the services --

CHAIRMAN ROGERS: I apologize, Mr. Weathers. One moment. Let me put us in proper posture.

Can I get a motion to entertain Resolution 2025-JHA-18 for discussion?

COMMISSIONER BROCK: I make a motion.

COMMISSIONER HOROVITZ: Second.

CHAIRMAN ROGERS: It has been properly moved and seconded.

Sorry, Mr. Weathers. You may continue.

MR. WEATHERS: No problem.

As I was saying, in late April, we held Public Solicitation CN-011-25 to procure the services of a roofing contractor to replace the roofs at our Westwood Apartment properties.

We received six sealed bids as part of the invitation for bid process. They were all received and reviewed for responsiveness and responsibility, and we are presenting this resolution today to authorize the contract to Lewis Walker Roofing, who was deemed the winner of that bidding process for a sum total $619,432.

CHAIRMAN ROGERS: You have heard the summary

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of Resolution 2025-JHA-18.

Is there any discussion?

(no response)

CHAIRMAN ROGERS: Seeing and hearing none, can I get a motion to approve said resolution at this time?

COMMISSIONER BROCK: Yes, sir.

CHAIRMAN ROGERS: It has been properly moved.

Can I get a second?

COMMISSIONER REYES: I second.

CHAIRMAN ROGERS: It has been properly moved and seconded.

Are there any further discussions?

Seeing or hearing none, all in favor of approving said resolution signify by saying, "Aye."

COMMISSIONER HOROVITZ: Aye.

COMMISSIONER BROCK: Aye.

CHAIRMAN ROGERS: Any opposed likewise?

(no response)

CHAIRMAN ROGERS: By your action, you have approved said Resolution 2025-JHA-18. Thank you so much.

We are now moving on to resolution -- sorry.

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Commissioner Reyes, I apologize.

COMMISSIONER REYES: Commissioner Rogers, I hate to do this to you, but, since you love posture so much, for the record.

So, for the past two resolutions, we've had an initial vote, and then you have a first and a second, and then, at the end, you're also requesting a first and a second for both of them.

So there's going to be four names per resolution just for Ms. Carol. I don't know if she wants to use the first one or the second set of names.

CHAIRMAN ROGERS: So the first one is the entertaining it.

MR. WILSON: Yes, yes.

COMMISSIONER REYES: Okay, okay, okay. Sorry. Because we have, "Any further discussion," and then start talking. So we're not closing.

COMMISSIONER HOROVITZ: The first ones need to close. I thought it, too.

COMMISSIONER REYES: Yes. Right. So, if we're going to have a vote for discussion and one for the vote, then we need to close the one for discussion. But we don't need to vote

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for discussion as part of the vote.

MR. WILSON: Right. You don't. It's at the Chair's discretion if he would like to open with a motion to discuss, and then, on the second, it's closed if the discussion happens and then the question to approve it is called.

COMMISSIONER REYES: Okay. So then you can have two sets --

MR. WILSON: You can have two, yes.

COMMISSIONER REYES: -- okay. Got it, got it. Thank you. I just wanted to clarify.

COMMISSIONER HOROVITZ: I was unclear, too. Thank you.

COMMISSIONER REYES: Okay.

CHAIRMAN ROGERS: I thought I was in the proper posture, but I was making sure.

COMMISSIONER HOROVITZ: You are.

(People laughed.)

CHAIRMAN ROGERS: I thought we were good.

At this time, we are now on Resolution 2025-JHA-19. JHA security guard -- we have done this month-to-month renewal.

And so, at this time, can I get a motion to entertain this resolution?

COMMISSIONER BROCK: I make a motion.

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CHAIRMAN ROGERS: It's properly moved.
Can I get a second?
COMMISSIONER REYES: I'll second.
CHAIRMAN ROGERS: It has been properly moved and seconded.
Are you presenting?
MR. WEATHERS: Yes, sir, I am.
CHAIRMAN ROGERS: All right. The floor is yours.
MR. WEATHERS: So --
COMMISSIONER HOROVITZ: Sorry. Before you go, I have to step out for an 11:30.
COMMISSIONER REYES: Me, too. I have a hard stop.
CHAIRMAN ROGERS: I assure you we're going to get through this before then.
COMMISSIONER HOROVITZ: Not if we have four seconds.
CHAIRMAN ROGERS: So I'll cut it down. All right. I'm sorry.
MR. WEATHERS: Okay. I'll try to be as efficient as possible.
This has been an issue that has been a discussion in several board meetings before. So this represents kind of the next phase of where

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we're at regarding security guard services JHA-wide for our properties.
So we are proposing to move our current vendor, who is Bangor Security, and pay them on a month-to-month basis rather than the traditional yearly renewal and most recently the six-month packet that we have been doing.
We're now going month-to-month. A little background. The reason we're doing so is we currently have a solicitation, as we speak, out for the security services JHA-wide that was put out this week via public notice.
We expect bids to be due for that particular solicitation mid-June. So this resolution is asking that we simply pay Bangor Security on a monthly basis month-to-month with the monthly renewal amount in the amount of $62,387.43 monthly, not to exceed a total value of six months' worth of payments for the remainder of the contract.
CHAIRMAN ROGERS: You have heard said resolution on JHA-19.
Are there any discussions?
(no response)
CHAIRMAN ROGERS: I only have one question,

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and that is, when does this take effect?
When does the six months start?
MR. WEATHERS: This would take effect effective May, and then it would have maximum end prior to the next fiscal year in October.
CHAIRMAN ROGERS: Thank you so much.
If there are no questions, all in favor of said resolution, signify by saying, "Aye."
COMMISSIONER BROCK: Aye.
COMMISSIONER HOROVITZ: Aye.
MR. WILSON: Sorry, Mr. Chair.
Was there a motion to approve it?
I am sorry if I missed it.
CHAIRMAN ROGERS: Well, they told me to cut it out. So I was trying to --
COMMISSIONER REYES: My bad.
(People laughed.)
COMMISSIONER HOROVITZ: I'll make a motion.
CHAIRMAN ROGERS: Is there a motion to approve?
COMMISSIONER BROCK: I second.
CHAIRMAN ROGERS: It has been properly moved and seconded.
Are there further discussions?
(no response)

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CHAIRMAN ROGERS: See, I got like 100 motions going on.
(People laughed.)
CHAIRMAN ROGERS: All in favor of approving said resolution, signify by saying, "Aye."
COMMISSIONER BROCK: Aye.
COMMISSIONER HOROVITZ: Aye.
COMMISSIONER REYES: Aye.
CHAIRMAN ROGERS: Any opposed likewise?
(no response)
CHAIRMAN ROGERS: By your action, you have approved said Resolution JHA-19.
All right. I'm trying to keep up. At this time, I will move into -- we have, Closing Comments, and then we have the CEO's Comments.
I'm going to withhold my comments, because I have a lot of questions as it relates to the five houses.
But, because we don't have time to discuss that -- because my question -- we approved -- and I'll do it here, but I'll withhold all of my statements.
But we approved the resolution regarding one company. Said company is no longer doing it.

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I guess we're going to have another resolution for the new company to come back to this board. I thought we did, but I guess not.

If you-all recall, it was this board -- and I've have got some issues with that -- it was this board who originally denied the first company, and we were told we had to go with that company for legal reasons.

And then -- so I got a lot of questions as it relates to if those five properties will be completed on time as we -- but I know we have a hard 11:30. So I'll yield all of that to our ... but that is some stuff that I want to bring up at our next meeting. Because I was --

COMMISSIONER HOROVITZ: I'm unclear. Through the Chair, the company that was out-of-state is no longer building the five houses?

CHAIRMAN ROGERS: That is correct.

COMMISSIONER HOROVITZ: I missed that.

MS. CORBETT: That's an update I'm about to give.

COMMISSIONER HOROVITZ: Okay.

CHAIRMAN ROGERS: So I'll yield.

MS. CORBETT: That was actually my update.

CHAIRMAN ROGERS: Okay. So I will yield.

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MS. CORBETT: So, in regards to the Daisy Plan Home Development, which is five single-family homes located in the Durkeeville area community, there was $1,000,000 that was allocated to Jacksonville Housing Authority.

What's happened is that Corporate Vision are no longer going to be able to supply us with -- well, to be able to construct those five single-family homes.

We had a recent in-depth discussion with this particular developer/general contractor, and a letter was actually issued to them as a result of default for their inability to be able to perform.

They were not able to obtain all of the permits that's required. In addition to that, their team was not placed -- fully put together as of date. So that letter, that notification went out certified to them and also electronically via email.

However, the great thing about this is just having solutions in place. The second developer/general contractor that was in place, which is actually here today online, is First Coast Construction.

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I think it's very important to know that they can indeed perform. The deadline date is for September of 2025. They wanted to jump-start the permitting process. They are here local versus the other developer was out-of-state in Georgia -- has not physically truly had boots on the ground, based on our in-depth discussion with that particular developer.

But First Coast has an extensive background and was basically the second one, and they had confirmed that they could indeed have these homes built on time at an amount of $965,600.57. So that's still less than the $1,000,000.

Each of these five single-family homes will be up to approximately 1,270 square feet. So we do have them, because I think it's important, before we get to the board meeting, just to kind of talk about their capability, their experience, too, as well, their commitment.

And we're still requiring an in-depth completed project schedule that shows your team and your ability to fulfill this mission for our agency. So all right.

COMMISSIONER HOROVITZ: Thank you for that.

CHAIRMAN ROGERS: My only question,

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Madam Chair -- and maybe Commissioner Horovitz can answer this or to the attorney -- do we need a resolution for this new company, or will there be an emergency resolution for this company?

How does that work when we have already approved one, and they cannot fulfill?

"Is board action required," I guess is my question.

COMMISSIONER HOROVITZ: There's a process in place for that, right?

If the Number One based on the -- go ahead.

MR. WEATHERS: Correct. So the background information is exactly as Ms. Corbett said regarding this particular vendor.

So, just as a point of reference so everyone knows, the Notice of Termination was formally sent to the previous vendor, Corporate Vision, with a certified notification in the mail as well as an email. So that part of it has been completed.

The new vendor has been notified according to the bid tabulation sheets that we had from the original solicitation. They were rereviewed, and they were identified, First Coast Construction, as the vendor who adequately

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qualified to meet the specifications of the RFP.
So I do have to say I apologize.
I originally had arranged for the vendor to be here. He arrived promptly at ten o'clock, but the meeting ran a little long. So he had to kind of step out to another obligation.
But I am sure, if there are any additional questions for this vendor, if at another time -- perhaps maybe even later this month at the board meeting -- First Coast Construction is more than willing to come in and answer any questions you may have.
Just so you know, in addition to that in advance, knowing how this process went the first time, we have outlined specifically what we are looking for in terms of local experience, our subcontractor list and everything available.
I'm looking, and I'm getting thumbs-up.
MS. CORBETT: And, before we get into it, I know Reece has -- I'm sorry.
MR. WILSON: Yes. I was going to say, just to tie things up, Commissioner Rogers, at the next official board meeting, there should be a resolution to confirm the award to this vendor.

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CHAIRMAN ROGERS: Commissioner Shirley.
COMMISSIONER SHIRLEY: Thank you so much.
Just for the next meeting, as well, if there is a change, I'm not sure if we're asking this new contractor to accept the last bidder's amount that was awarded for that contract.
(Commissioner Horovitz left the room.)
COMMISSIONER SHIRLEY: Or, were these proposed in their contract as the award amount?
If there is a difference, if you could just have a breakdown at the next meeting that shows the difference in what we originally approved pricewise, which is where we are now, just so that we have that clear in the public.
MR. WEATHERS: Absolutely.
MR. BOWMAN: I'm sorry.
Can you guys hear me?
This is Sean Bowman with First Coast.
Mr. Weathers?
MR. WEATHERS: Yes, sir. We can hear you.
MR. BOWMAN: Okay. Is there anything you needed from me at this time?
I know Kevin had something that he had to take care of.
CHAIRMAN ROGERS: The only request from the

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Board of Commissioners is if you can have a representative available at our Board of Commissioners Meeting on May 30th, Friday, May 30th?
MR. BOWMAN: Yes, sir. Okay. No problem.
CHAIRMAN ROGERS: Are there any other questions as it relates to that?
I will say this and go back now to Chair's Comments. I will say this. It was this board who saw this ahead of time, tried to get ahead of this ahead of time, voted this -- voted it down.
And so my question, as we move forward with these type of awards, regarding legal action, if this board sees something like this in the future and we vote it down but we're told legally we have to accept it. But then it comes back to us, and we have to go -- I just need to understand how the legal -- and we don't have to have this discussion right now.
But it does bother me that we could have avoided this and went with the second vendor as we wanted to go with in the very beginning but was told something totally different.
So ...
MS. CORBETT: This was the IFB --

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MR. WILSON: It was --
MS. CORBETT: -- the type of solicitation.
MR. WILSON: -- the type of solicitation. It could expose the board to a legal challenge. I don't think there was any room to accept anything but the lowest responsible responsive bidder --
MS. CORBETT: For IFBs.
MR. WILSON: -- for IFBs.
COMMISSIONER SHIRLEY: I will say, through the Chair, though, that's why it became so essential that we did the amendments that we did to add the additional documents to the contract so that we had a legal standing to fall back on if there was any breach to what was submitted.
And that's exactly what happened. There was a breach to that construction schedule and his ability to formulate a local team, and so that gave us the standing we needed to be able to take this action.
So I think, as a policy standard, those type of documents should be a part of any type of construction-based contract going forward for these type of reasons.
CHAIRMAN ROGERS: Thank you, Commissioner

Shirley.

All right. Is there any further action to come before the Finance Committee at this time?

(no response)

CHAIRMAN ROGERS: Madam CEO, did you have any further comments for your report?

MS. CORBETT: No. I've been all around town, but, no. I'll talk about that next time. Thank you.

CHAIRMAN ROGERS: Seeing or hearing none, can I get a motion for adjournment?

COMMISSIONER SHIRLEY: Motion to adjourn.

CHAIRMAN ROGERS: The meeting is adjourned at 11:32. Thank you, everyone.

(Whereupon, the proceedings in the above-titled cause concluded at 11:32 a.m.)

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C E R T I F I C A T E

STATE OF FLORIDA)
COUNTY OF DUVAL)

I, Carol DeBee Martin, Certified Court Reporter and Notary Public, certify that I was authorized to and did stenographically report to the best of my ability the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

Dated this 25th day of May, 2025.

Carol DeBee Martin
Notary Public State of Florida
My Commission: HH 588635
Expires: 12-29-2028