JACKSONVILLE HOUSING AUTHORITY

**MINUTES OF THE REGULAR MEETING
OF THE
FINANCE & AUDIT COMMITTEE**

Monday, May 11, 2026

The meeting of the Finance & Audit Committee was held Monday, May 11, 2026, at JHA Corporate Office, 1300 Broad St. N, in Jacksonville, Florida at 12:00 p.m.

Roll Call:

Committee Chair Daniel Blanchard called the meeting to order the following Committee members being present:

Daniel Blanchard	Committee Chair
Heather Horovitz	Committee Vice-Chair
Caleena Shirley	Committee Member (virtual)

The following others were also present:

Hariett Brock	Commissioner
Hank Rogers	Commissioner (virtual)
Robin Smith	Commissioner (virtual)
Cheron Corbett Waller	Chief Executive Officer

Allowing Virtual Participation:

Pursuant to advice from Assistant General Counsel Harry Wilson, Committee Chair Blanchard authorized Commissioner Brock to serve as a Committee member for purposes of a quorum (prior to the arrival of committee member Vice-Chair Horovitz).

Approval of Minutes:

The Minutes of the Finance & Audit Committee Meeting of April 20, 2026, were presented for approval. All Commissioners voted "aye" and no Commissioner voted "nay". Chairman Blanchard declared the motion carried and the minutes were approved with an amendment to reflect Commissioner Smith's participation in that meeting.

Public Participation:

There were no public comments in the room or online.

Agency Financial Update:

BDO and JHA's Deputy Chief Financial Officer SuDelta Henson presented JHA's financial update. The Commissioners and the President/CEO discussed variances identified by BDO. Committee Chair Blanchard requested a Finance workshop meeting to take place upon the onboarding of JHA's new CFO on June 1, 2026. The proposed meeting scheduled date was proposed to take place sometime in August 2026.

CEO's Update:

The President/CEO provided updates on the Franklin Arms proposed Bill to City Council, its schematic drawings, demolition proposed awardee, Westwood occupancy and Daisy Homes.

Old Business:

The CEO and DCFO Henson provided updates on the Capital Plan.

New Business:

Item No. 1 Resolution 2026-JHA-05. AUHTORIZATION TO AMEND THE YARDI SYSTEMS, INC., AGREEMENT TO ALLOW FOR QUARTERLY BILLING AND TO INCREASE THE MAXIMUM INDEBTEDNESS THEREOF BY $30,000 TO ADD SOFTWARE SERVICES FOR THE YARDI CONSTRUCTION MODULE.

The resolution was presented by Cheron Corbett, CEO/President, and Diarra Weathers, Director of Procurement. Commissioner Brock moved to recommend the resolution for approval by the Board. Committee Vice-Chair Horovitz seconded the motion. All Commissioners voted "aye." The resolution was approved for recommendation to the Board.

Item No. 2 Resolution 2026-JHA-06. APPROVAL TO SEEK DEMOLITION LOAN FROM THE CITY OF JACKSONVILLE.

The resolution was presented by Cheron Corbett, CEO/President. Commissioner Brock moved to recommend the resolution for approval by the Board. Committee Vice-Chair Horovitz seconded the motion. All Commissioners voted "aye." The resolution was approved for recommendation to the Board.

Item No. 3 Resolution 2026-JHA-07. AWARD OF FRANKLIN ARMS DEMOLITION CONTRACT.

The resolution was presented by Cheron Corbett, CEO/President. The winning bidder, Reclaim Company, LLC, was present to answer questions. Committee Vice-

Chair Horovitz moved to recommend the resolution for approval by the Board. Commissioner Brock seconded the motion. All Commissioners voted "aye." The resolution was approved for recommendation to the Board.

Upcoming Public Hearing Schedule:

President/CEO Corbett Waller discussed the upcoming public hearing schedule for the FY2027 Draft Admissions and Occupancy Plan (ACOP), the FY2027 Draft Administrative Plan, and other proposed plans including 5-year plan (2025-2029) and Annual Plans (2025/2026).

Public Participation:

There were no public comments in the room or online.

Adjournment:

There being no further business to come before the meeting, Chairman Blanchard adjourned the meeting at 1:55 p.m.