JACKSONVILLE HOUSING AUTHORITY

MINUTES MEETING
OF THE BOARD OF COMMISSIONERS
Monday, June 22, 2026

The special meeting of the Board of Commissioners was held Monday, June 22, 2026, at JHA Corporate Office, 1300 Broad St. N, in Jacksonville, Florida at 2:05 p.m.

Roll Call:

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

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

The following others were also present:

Michael Boylan	Jacksonville City Council Member
Cheron Corbett Waller	Chief Executive Officer

The Chair declared the presence of a quorum.

Introduction of new COO and CFO:

The CEO introduced and the Board welcomes new COO Aaron Cooper and new CFO Bryant Lee.

Approval of Minutes:

The Minutes of the Board of Commissioners Meetings of May 18, 2026 were presented for approval. Commissioner Brock moved to approve the minutes and Commissioner Blanchard seconded the motion. All Commissioners voted “aye” and no Commissioner voted “nay”. The Chair declared the motion carried and the minutes were approved.

Public Comments:

There were no public comments in the room or online.

Agency Financial Overview:

BDO, the CEO and the CFO presented JHA's financial update.

CEO's Update:

The CEO presented the agency update, including the pending City Council consideration of a loan to JHA for the Franklin Arms demolition. The CEO and the Board extended thanks to Council Member Boylan for his support in this matter.

HCV Update:

Andrew Denicola (Nan McKay) provided updates on the Draft FY2027 Administrative Plan.

Old Business:

The CEO and Pauline Olden presented the 2027 ACOP and answered questions from the Board.

Presentation:

Alexis Pierre (Soho Housing Partners) discussed the plans for Franklin Arms and answered questions from the Board.

New Business:

Item No. 1 Resolution 2026-JHA-10. Jacksonville Housing Authority Board of Commissioners approval of the FY 2025 Audit and the Auditor Recommendations and authorization for CEO, Cheron Corbett Waller, to submit to HUD along with the Corrective Action Plan.

The resolution was presented by the CEO. Commissioner Shirley moved to approve the resolution. Commissioner Brock seconded the motion. All Commissioners voted "aye." The resolution was approved.

Item No. 2 Resolution 2026-JHA-08. Authorization to appoint Bryant Lee (CFO), in addition to Cheron Corbett Waller (CEO) and Heather Horovitz (JHA Board Chair), as JHA's agents ("Agents") to serve as signatories for JHA on its account with TD Bank, Seacoast Bank, and all other financial institutions (collectively, the "Financial Institutions") with whom JHA currently maintains or desires to open bank accounts in connection with JHA's normal and customary business operations.

The CEO presented the resolution. The Board Chair and Commissioners Blanchard and Smith discussed amendments to the resolution. The Board Vice-Chair moved

to approve the resolution as amended. Commissioner Blanchard seconded the motion. All Commissioners voted “aye.” The resolution was approved.

Item No. 3 Resolution 2026-JHA-09. Authorization of modification to the Bylaws to change the name of the "Tenant Relations Committee" to the "Resident Relations Committee" and to require committee meetings on a quarterly rather than monthly basis, with all other provisions of Article IX of the Bylaws to remain unchanged.

The CEO presented the resolution. The Commissioners discussed and tabled the resolution.

Item no. 4 Resolution 2026-JHA-11. Jacksonville Housing Authority Board of Commissioners approval of payment of property insurance premium in an amount not to exceed $1,272,499 to FPHASIF for the period from May 1, 2026, through May 1, 2027.

Resolution 2026-JHA-12. Approval and Adoption of FY 2027 ACOP, FY 2027 Administrative Plan, 5-Year Plan (2025-2029), and Annual Plan (2025/2026).

Resolution 2026-JHA-13. Authorization for CEO of JHA, or her designee, to execute the Second Amendment to Annual Contributions Contract (Lindsey Terrace) and any ancillary documents.

All three resolutions were addressed together. Commissioner Smith moved to approve the resolutions. Commissioner Brock seconded the motion. All Commissioners voted “aye.” The resolutions were approved.

Public Participation:

There were no public comments.

Adjournment:

There being no further business to come before the meeting, the Chair adjourned the meeting at 3:51 p.m.