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<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6 JACKSONVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS</p> <p>7 FINANCE COMMITTEE MEETING</p> <p>8</p> <p>9</p> <p>10 TAKEN: Thursday, September 21, 2023</p> <p>11 TIME: 9:00 a.m. to 9:53 a.m.</p> <p>12 PLACE: Jacksonville Housing Authority</p> <p>13 1300 North Broad Street</p> <p>14 Jacksonville, Florida 32202</p> <p>15 Taken by Carol DeBee Martin, court reporter.</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20 Carol DeBee Martin</p> <p>21 Jacksonville Court Reporting, Inc.</p> <p>22 1620 Bartram Road, Apt. 6111</p> <p>23 Jacksonville, Florida 32207</p> <p>24 (904) 465-0787 (cell)</p> <p>25 debeemartin@aol.com</p>	<p>1 PROCEEDINGS</p> <p>2 September 21, 2023 9:00 a.m.</p> <p>3 CHAIRWOMAN HOROVITZ: All right.</p> <p>4 It is nine o'clock. I'll call the meeting to</p> <p>5 order. Let me get the agenda. I apologize.</p> <p>6 Here we go. It is Thursday, September 21st,</p> <p>7 9:00 a.m. This is the finance meeting.</p> <p>8 I'll start with, are there any public comments?</p> <p>9 (no response)</p> <p>10 CHAIRWOMAN HOROVITZ: All right.</p> <p>11 Hearing none, we'll move on to the next agenda</p> <p>12 item, the approval of last meeting's minutes.</p> <p>13 Do I have a motion to approve the last</p> <p>14 meeting's minutes?</p> <p>15 COMMISSIONER BROCK: I make a motion.</p> <p>16 CHAIRWOMAN HOROVITZ: And now remind me.</p> <p>17 Do I second it?</p> <p>18 MS. HODGES: You can, because there's just</p> <p>19 two of you.</p> <p>20 CHAIRWOMAN HOROVITZ: Okay. All right.</p> <p>21 I'll second it.</p> <p>22 All in favor of approving the minutes?</p> <p>23 Aye.</p> <p>24 COMMISSIONER BROCK: Aye.</p> <p>25 CHAIRWOMAN HOROVITZ: All right. The minutes</p>
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<p>1 APPEARANCES:</p> <p>2 DWAYNE ALEXANDER, PRESIDENT/CEO</p> <p>3 CHAIRWOMAN HEATHER HOROVITZ</p> <p>4 COMMISSIONER HARRIET BROCK</p> <p>5 EVANN MORRIS</p> <p>6 ANTONIO PEREZ</p> <p>7 DANIEL MITCHELL</p> <p>8 VANESSA DUNN</p> <p>9 DENNIS LOHR, CFO</p> <p>10 GREGORY WILLIAMS</p> <p>11 LAWSIKIA HODGES, ESQUIRE,</p> <p>12 KORTE PARDE, ESQUIRE,</p> <p>13 CATHY HUNT</p> <p>14 CORDELIA PARKER</p> <p>15 LINDA SIMS</p> <p>16 TODD AUBUCHON</p> <p>17 DAVID GARFUNKEL (Lift Jax)</p> <p>18 MR. MALLORY (guest)</p> <p>19 ---</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>1 are approved.</p> <p>2 COMMISSIONER BROCK: Yes.</p> <p>3 CHAIRWOMAN HOROVITZ: I'll move on to the</p> <p>4 agency financial overview, Mr. Lohr.</p> <p>5 And, for the group's awareness, Mr. Lohr and</p> <p>6 Mr. Alexander and I met last week to talk through</p> <p>7 the financials to be more prepared for this</p> <p>8 meeting so we could have a more productive</p> <p>9 conversation.</p> <p>10 And I think similarly how Commissioner</p> <p>11 Walker needs to get our board meeting ready,</p> <p>12 I think it's a really good way for us to get some</p> <p>13 questions asked and answered before we get to this</p> <p>14 meeting. So we'll continue to do that.</p> <p>15 And thank you, Mr. Lohr, for your time.</p> <p>16 CFO: Absolutely.</p> <p>17 Good morning, everybody. We're looking at</p> <p>18 our financials today as of August, 2023.</p> <p>19 So we are in our 11th month of our fiscal year,</p> <p>20 and we're getting ready to wrap it up and start</p> <p>21 the audit process, again.</p> <p>22 So, looking at our net income for our</p> <p>23 properties, we see the Central Office Cost Center</p> <p>24 has a loss for the month of \$72,423 due to extra</p> <p>25 expenses that we weren't anticipating,</p>

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<p>1 and Brentwood Park has a loss of \$23,794 --</p> <p>2 still positive year to date. So everything is</p> <p>3 looking really good.</p> <p>4 Year to date our total operating income by</p> <p>5 source -- \$5,283,272, plus an additional</p> <p>6 \$1,776,632 from our RAD properties. So we're</p> <p>7 right at \$7,000,000 in that operating income</p> <p>8 from the year. So we're doing very well overall.</p> <p>9 Looking at our income for central office,</p> <p>10 we're at \$494,581 for the month, a little below</p> <p>11 budget, but we're still doing very well overall.</p> <p>12 And, for our expenses, we're at \$567,005.</p> <p>13 Again, it's a little bit over budget, but we're</p> <p>14 still doing pretty well.</p> <p>15 CHAIRWOMAN HOROVITZ: Mr. Lohr --</p> <p>16 CFO: Yes --</p> <p>17 CHAIRWOMAN HOROVITZ: -- what's driving the</p> <p>18 variance?</p> <p>19 CFO: -- the variance is there is some extra</p> <p>20 expenses related to Hogan Creek that we weren't</p> <p>21 anticipating. So that's driving the variance a</p> <p>22 little bit.</p> <p>23 CHAIRWOMAN HOROVITZ: So like construction or</p> <p>24 a utility?</p> <p>25 CFO: It's security-related. There's a</p>	<p>1 So we're doing really well with our reserves.</p> <p>2 And then for our Quick Ratio and our MEANAR,</p> <p>3 our MENAR for the month is at 17. So we're at</p> <p>4 one year and five months of operations for our</p> <p>5 public housing properties, and our Quick Ratio --</p> <p>6 our lowest is 8. HUD says 4 is where we want to</p> <p>7 be. So we're twice where HUD wants us to be.</p> <p>8 Every other property is higher than that.</p> <p>9 So we're doing very well with our Quick Ratio and</p> <p>10 our MENAR.</p> <p>11 And then, looking at our RAD properties,</p> <p>12 we're into our eighth month of the year.</p> <p>13 Looking at The Waves, we're at \$148,261 with our</p> <p>14 revenue, and we're at \$57,012 for our expense.</p> <p>15 So we're doing very well at The Waves.</p> <p>16 Centennial Towers -- we're right on budget at</p> <p>17 \$146,950, and, for our expenses, we're at</p> <p>18 \$125,125, just below budget.</p> <p>19 For our Hogan Creek property, we're at</p> <p>20 \$160,845 for our revenue, and our expenses are</p> <p>21 down at \$64,879.</p> <p>22 So any questions?</p> <p>23 CHAIRWOMAN HOROVITZ: I don't have any</p> <p>24 questions.</p> <p>25 Commissioner Brock?</p>
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<p>1 couple of things that we're trying to even out at</p> <p>2 that property. So the central office is picking</p> <p>3 it up.</p> <p>4 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>5 CFO: For our public housing, we're right</p> <p>6 on budget. \$1,440,050 for the month, and,</p> <p>7 for our expenses, we're under budget at</p> <p>8 \$1,241,656.</p> <p>9 For our Housing Choice Voucher Program,</p> <p>10 we received some additional admin fee funding.</p> <p>11 So, for the month, we're at \$1,232,411,</p> <p>12 and our expenses are \$774,652.</p> <p>13 For our Gregory West property, we're right on</p> <p>14 track for the year of \$136,210 for our income,</p> <p>15 and our expenses are nice and low at \$64,742.</p> <p>16 For our Jax Beach Rehab Property,</p> <p>17 we are right on track with our income at</p> <p>18 \$82,579, and our expenses for the month came in at</p> <p>19 \$53,530.</p> <p>20 For our Brentwood Park, we are at \$203,251</p> <p>21 for our revenue, just slightly below budget,</p> <p>22 and our expenses came in right in budget at</p> <p>23 \$227,045.</p> <p>24 And then, looking at our reserves,</p> <p>25 we're at \$44,223,000 ending in August.</p>	<p>1 COMMISSIONER BROCK: No, I don't.</p> <p>2 I don't have any right now.</p> <p>3 CHAIRWOMAN HOROVITZ: Thank you, Mr. Lohr.</p> <p>4 All right. We'll move on to the presentation</p> <p>5 of operations resolutions.</p> <p>6 Mr. Alexander, please.</p> <p>7 CEO: Yes. Thank you, Commissioner.</p> <p>8 Resolution 2023-JHA-27 is the annual budget,</p> <p>9 and Mr. Lohr will go through that for us.</p> <p>10 CHAIRWOMAN HOROVITZ: And I know this is</p> <p>11 our second time going through the budget,</p> <p>12 and I think that we all had some questions.</p> <p>13 So, Commissioner Brock, just jump in ask them</p> <p>14 as we go.</p> <p>15 COMMISSIONER BROCK: Okay.</p> <p>16 CFO: Do you want to go through the whole</p> <p>17 presentation, again, or just the couple of areas</p> <p>18 that we talked about?</p> <p>19 We talked about public housing.</p> <p>20 We talked about Section 8. We talked about</p> <p>21 affordable housing, and we talked about central</p> <p>22 office last time.</p> <p>23 Were there any specific questions about those</p> <p>24 areas?</p> <p>25 CHAIRWOMAN HOROVITZ: I think that most of</p>

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<p>1 our conversation was around the central office.  2 If you could highlight any changes that were  3 made, that would be great, and anything that you  4 think is important for the group to hear.  5 CFO: So there weren't really any changes  6 with the central office. We're looking at  7 operating income for the year of \$27,081.  8 Revenues are increasing by about \$50,000 from the  9 prior year, and our expenses are increasing about  10 \$252,597 from the prior year. And most of that  11 is due to salaries and benefits.  12 CHAIRWOMAN HOROVITZ: But the salary  13 increases do not include what would have been  14 discussed in the HR meeting yesterday; is that  15 right?  16 CFO: Correct.  17 CHAIRWOMAN HOROVITZ: Okay.  18 CFO: Correct.  19 CHAIRWOMAN HOROVITZ: For my knowledge,  20 if we do decide to move forward, will that  21 get incorporated into this budget?  22 And I don't know if this is appropriate to  23 discuss in this meeting, but we'll be voting on  24 that next week in the board meeting.  25 COMMISSIONER BROCK: I think so.</p>	<p>1 something that would be determined if we had a  2 full discussion with the union on the wage  3 increases.  4 CHAIRWOMAN HOROVITZ: Even a range to  5 understand our full exposure would be helpful in  6 making the decision. So any estimate would be  7 great.  8 CFO: I don't have an estimate.  9 So that would be something that will be ...  10 Do we have an estimate?  11 CEO: I'd have to go back.  12 CFO: We don't really know what they're  13 asking for yet. So ...  14 CHAIRWOMAN HOROVITZ: Thank you.  15 COMMISSIONER BROCK: You mean --  16 oh, I'm sorry --  17 CHAIRWOMAN HOROVITZ: No, no. Please.  18 COMMISSIONER BROCK: -- Ms. Chair.  19 So you mean, on the existing contract,  20 you don't know what they're asking for?  21 Because I thought we wasn't doing a whole  22 contract yet.  23 CFO: Right. I believe the question was  24 related to opening up the whole contract for  25 discussion versus just doing the COLA increase.</p>
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<p>1 CFO: Yes.  2 CHAIRWOMAN HOROVITZ: While we're talking  3 about that, when we did have our pre-meeting,  4 we discussed what kind of financial impact it  5 would have to the housing authority.  6 CFO: Right.  7 CHAIRWOMAN HOROVITZ: So, are you able to  8 share that number?  9 CFO: So it's about \$550,000 just in  10 salaries for the existing employees. There would  11 be some additional expense with benefits related  12 to the pension. So that would be a factor on  13 that, as well.  14 CHAIRWOMAN HOROVITZ: And I believe we were  15 talking about the risk if we don't do this  16 increase.  17 Did we look into how much potential risk  18 we have of it being more than that 500-?  19 Do we have an estimate of what that total  20 cost would be?  21 CFO: Not yet.  22 CHAIRWOMAN HOROVITZ: Okay. I think that  23 would be something really good for the board to  24 understand.  25 CFO: Yes. I think that that would be</p>	<p>1 CHAIRWOMAN HOROVITZ: What I would like to  2 understand -- and I'm sorry.  3 So we're looking at a potential financial  4 impact of about 500,000, and we're proposing doing  5 this instead of opening up the entire contract.  6 Because then the risk of that increase would be  7 much larger.  8 So I would like to understand how much larger  9 just to help us make this decision today.  10 We would like to understand the total financial  11 risk.  12 CFO: Okay.  13 CHAIRWOMAN HOROVITZ: Even if it's 700- to a  14 a million dollars just so we have a general idea  15 of what the total cost might be.  16 CFO: Okay.  17 CHAIRWOMAN HOROVITZ: And we can take that  18 offline.  19 CFO: Okay.  20 One of the other areas that we were looking  21 at last time is the JUI homes. So in your package  22 for this meeting is a budget for JUI homes based  23 on the 33 homes that we have currently.  24 So total operating revenues we're estimating  25 at \$518,220, and total expenses coming in at</p>

<p style="text-align: right;">Page 13</p> <p>1 \$226,297. There would also be capital reserves  2 built in, and our total net income would be  3 \$268,623. So that's very good.  4 We also have a budget for the 50 homes,  5 but we would bring those back to you as a budget  6 revision once those 50 homes are all purchased.  7 CHAIRWOMAN HOROVITZ: Commissioner Brock.  8 COMMISSIONER BROCK: Ms. Chair, so the budget  9 for those houses -- where did we get the budget  10 from?  11 Is it accumulated from the actual rents that  12 they are paying now?  13 CFO: Yes.  14 COMMISSIONER BROCK: I'm trying to figure out  15 where did we get the budget from.  16 CFO: Yes, yes.  17 COMMISSIONER BROCK: Those houses didn't have  18 any money.  19 So, where do we get the --  20 CFO: So we have unrestricted funds from our  21 central office. We used that to purchase the  22 homes with. So there is no mortgage or anything  23 on the homes currently, and the budget is based on  24 the actual rents and HAP benefit that's being paid  25 at those properties.</p>	<p style="text-align: right;">Page 15</p> <p>1 people on our Section 8 Program to rent them,  2 but some people are not on our Section 8 Program.  3 So the houses are basically open to anyone.  4 CHAIRWOMAN HOROVITZ: What kind of  5 marketing?  6 Is it digital?  7 Is it print?  8 It seems very high to me.  9 CFO: It would be anything, and it's an  10 estimate based on the pro forma budget that we  11 created initially for the property.  12 CHAIRWOMAN HOROVITZ: Commissioner Brock.  13 COMMISSIONER BROCK: And, Ms. Chair,  14 that was one of the conversations we had in a  15 meeting, that that's what Mr. Alexander was  16 saying, that these houses were affordable houses.  17 And it really -- he -- at that time when  18 I asked him -- because I did ask that question,  19 "How many of our voucher holders was in those  20 houses," but, of course, Mr. Alexander say he  21 didn't have that that particular day.  22 But a lot those houses are accommodating  23 people with like I'm going to say medium income.  24 Yes.  25 CEO: So, if I may speak.</p>
<p style="text-align: right;">Page 14</p> <p>1 CHAIRWOMAN HOROVITZ: I have a couple of  2 questions.  3 What does JUI stand for?  4 CFO: Jax Urban Initiative.  5 CHAIRWOMAN HOROVITZ: Got it. Okay.  6 And these are the JWB homes.  7 CFO: Yes.  8 CHAIRWOMAN HOROVITZ: Okay. I think I missed  9 the meeting where we named it JUI. So I'll write  10 that down.  11 And --  12 COMMISSIONER BROCK: Go ahead.  13 CHAIRWOMAN HOROVITZ: -- what are we  14 including in almost \$19,000 worth of marketing?  15 CFO: That's any type of advertising that  16 we would want to do to advertise that we have  17 these new houses.  18 CHAIRWOMAN HOROVITZ: Can you help me  19 understand why, when we have such a large waiting  20 list, we'd need to do any marketing, other than a  21 few thousand dollars?  22 CFO: Some of the houses -- the houses  23 are basically being marketed to anybody,  24 whether they're are on our waiting list or not.  25 I think we have a preference that we want</p>	<p style="text-align: right;">Page 16</p> <p>1 CHAIRWOMAN HOROVITZ: Yes.  2 CEO: Thank you, Commissioner.  3 Yes. So, basically, we look at the totality  4 of low-income families, and that is defined by HUD  5 as anything 80 percent or less of the area median  6 income is considered low-income.  7 So, typically, at some of our properties,  8 there are residents who -- 30 percent of their  9 total income is how their rent is based.  10 The JUI -- those units that we purchased are  11 based on the fact that we would target folks that  12 were looking for houses that may or may not be  13 our voucher holders that are out there searching.  14 Currently, I think we have close to about  15 300 of them out there -- 300 or maybe 250 voucher  16 holders are out there searching. Not all of them  17 are looking for those specific units.  18 So, when you drill down to how many of those  19 folks are looking for units, it may be only a  20 handful, and, out of that handful, they may not  21 qualify. Because they might not have enough  22 income to be able to live in those units.  23 So we target other folks in the population  24 who fall in that 80 percent or less.  25 CHAIRWOMAN HOROVITZ: Understood.</p>

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<p>1 Mr. Lohr, do you have an idea across all of 2 our properties our total marketing expense? 3 CFO: So, on this budget, the 18,950 includes 4 marketing. It's not exclusively marketing. 5 So this would be any type of administrative 6 expense for the property, and it's just an 7 estimate. 8 Typically, none of our other properties would 9 have a marketing budget, as they are either 10 Section 8 or public housing. 11 CHAIRWOMAN HOROVITZ: When you say, 12 "administrative," what to you mean? 13 CFO: For like the office staff -- 14 any type of overhead that would be required at the 15 property. 16 CHAIRWOMAN HOROVITZ: I think we should pull 17 that out. I think that marketing is to be very 18 specifically standalone, especially -- and I know 19 that, in a lot ways, the agency is insulated from 20 some of the, you know, economic conditions. 21 But marketing definitely is an area where you 22 can easily cut down a little bit. Not to say 23 that we would do that, but I wouldn't want 24 anything else to get blended in there if that's 25 not exactly what is included in that line item.</p>	<p>1 questions about that, Commissioner Brock? 2 COMMISSIONER BROCK: I wanted to go -- 3 I think I wanted to ask a question about the 4 JUI properties. 5 CHAIRWOMAN HOROVITZ: Sure. 6 COMMISSIONER BROCK: I don't think -- 7 and correct me if I'm wrong, through the Chair to 8 Mr. Alexander -- the JUI properties are not just 9 JWB, right? 10 It's just exclusive JWB -- those houses that 11 we bought from JWB? 12 CEO: Yes. 13 COMMISSIONER BROCK: So those other 14 properties that we've been obtaining -- 15 they're not going to be up under this, under JUI. 16 CEO: No. 17 CFO: No. 18 COMMISSIONER BROCK: Okay, okay. I wanted to 19 know that. Okay. Thank you. 20 CHAIRWOMAN HOROVITZ: Commissioner Brock, 21 the other properties -- you don't mean the 22 single-family, right, you mean the other ones 23 we've been discussing in acquisition? 24 COMMISSIONER BROCK: Yes, the ones we've been 25 discussing, you know, like the eastside --</p>
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<p>1 CFO: Okay. Absolutely. 2 And, moving on, we had discussed previously 3 the Resident Services' budget. We had gone over 4 some of the central office pieces, the grant 5 pieces, and we were looking at our total expenses. 6 So I kind of added it up. 7 For Brentwood, outside of grants, we have two 8 employees, and there was about \$18,000 budgeted 9 for Resident Services there. 10 For our central office, we have two employees 11 and about \$8400 of Resident Services. 12 And, for public housing, we have four 13 employees and 174,000 of budget. 14 Excuse me. I need some water. 15 CHAIRWOMAN HOROVITZ: While you are getting a 16 sip, Commissioner Brock, I know you have questions 17 about that. 18 Would you like to speak? 19 COMMISSIONER BROCK: And you say that's the 20 way that the budget is broken down for Resident 21 Services, Mr. Dennis? 22 CFO: Yes. So it's a little over \$200,000 23 between all of the programs that will be going 24 back to the residents. 25 CHAIRWOMAN HOROVITZ: Do you have any further</p>	<p>1 CHAIRWOMAN HOROVITZ: Okay. 2 COMMISSIONER BROCK: -- the Normandy -- 3 yeah. I was trying to figure out, was those going 4 to be under that, or were they going to just fall 5 like our regular properties -- fall up under the 6 Jacksonville Housing. 7 CHAIRWOMAN HOROVITZ: I think they'll be 8 separate. I'm not sure we've determined if they 9 need to be in their own category, but they 10 wouldn't roll under the JUI. 11 Is that right? 12 CFO: They would be considered affordable 13 housing. So it would be in the affordable housing 14 section with Brentwood and Gregory West and 15 Jax Beach Rehab Apartments. 16 COMMISSIONER BROCK: Okay. 17 CHAIRWOMAN HOROVITZ: Mr. Lohr, did you have 18 anything else to highlight? 19 I didn't have any further questions. 20 CFO: Any additional questions? 21 (no response) 22 CHAIRWOMAN HOROVITZ: None here. Thank you. 23 I know, as we move through -- and we probably 24 can get this at the end, but, while you're there, 25 one of the things we were talking about --</p>

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<p>1 and I believe it's included in our packet --</p> <p>2 was the RFP for banking services.</p> <p>3 CFO: Yes.</p> <p>4 CHAIRWOMAN HOROVITZ: Can we take that now?</p> <p>5 Is it out of order?</p> <p>6 Yes. I'm sorry. It's later.</p> <p>7 Thank you, Mr. Lohr.</p> <p>8 CFO: Okay. Thank you.</p> <p>9 CHAIRWOMAN HOROVITZ: Do we need to vote?</p> <p>10 MS. HODGES: You do.</p> <p>11 As a Finance Committee, I don't --</p> <p>12 I was going to ask you about this, through the</p> <p>13 Chair. You had made a comment about pulling out</p> <p>14 the marketing services.</p> <p>15 That might be a potential amendment to the</p> <p>16 budget that's on the table, but someone can move</p> <p>17 approval of the budget with whatever amendments</p> <p>18 you have. And, you would take that up,</p> <p>19 and you would second it. And you two would vote</p> <p>20 on it.</p> <p>21 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>22 I would propose that we make the amendment</p> <p>23 that we would like to pull administrative expenses</p> <p>24 out of marketing so marketing stands alone and</p> <p>25 just so that's clear.</p>	<p>1 So approval of the budget with all marketing</p> <p>2 and admin pulled out as a separate line item.</p> <p>3 COMMISSIONER BROCK: Okay. Approval of the</p> <p>4 budget and for all of that being pulled out --</p> <p>5 the line item being pulled out as to the budget.</p> <p>6 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>7 All in favor?</p> <p>8 COMMISSIONER BROCK: Aye.</p> <p>9 CHAIRWOMAN HOROVITZ: Aye.</p> <p>10 Thank you.</p> <p>11 Thank you, Mr. Lohr.</p> <p>12 All right.</p> <p>13 CEO: Thank you. So the next resolution is</p> <p>14 Resolution JHA-35. This is the Hogan Creek</p> <p>15 property insurance. We're asking the board to</p> <p>16 approve the insurance of \$190,668.93. This is a</p> <p>17 renewal, and it comes every year. We're just</p> <p>18 asking the board to approve it.</p> <p>19 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>20 I had no questions on this.</p> <p>21 Commissioner Brock.</p> <p>22 COMMISSIONER BROCK: No. I didn't have any</p> <p>23 on it.</p> <p>24 CHAIRWOMAN HOROVITZ: Can we have motion to</p> <p>25 approve?</p>
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<p>1 CFO: Okay.</p> <p>2 COMMISSIONER BROCK: I second.</p> <p>3 MS. HODGES: Through the Chair --</p> <p>4 CHAIRWOMAN HOROVITZ: Commissioner Brock</p> <p>5 needs to make --</p> <p>6 COMMISSIONER BROCK: Yes.</p> <p>7 MS. HODGES: -- correct. So the motion would</p> <p>8 be to approve Resolution 2023-JHA-27 with the</p> <p>9 amendment to pull out marketing.</p> <p>10 Where exactly are we pulling that marketing</p> <p>11 out of?</p> <p>12 Which of the budget sheets?</p> <p>13 This is a pretty large budget.</p> <p>14 CHAIRWOMAN HOROVITZ: Wherever there is</p> <p>15 marketing, and I would have to flip through to</p> <p>16 find every instance. I want to make it very</p> <p>17 clear that it's only marketing and not anything</p> <p>18 else blended in there.</p> <p>19 So, Commissioner Brock, if you would,</p> <p>20 make a motion with the amendment that all</p> <p>21 marketing and admin expenses will be broken out.</p> <p>22 COMMISSIONER BROCK: Okay. So I make that</p> <p>23 motion, that all marketing and admin be pulled out</p> <p>24 of the budget in a separate line item.</p> <p>25 MS. HODGES: Correct.</p>	<p>1 COMMISSIONER BROCK: I make a motion to</p> <p>2 approve the insurance for Resolution 2023-35</p> <p>3 -- Hogan Creek insurance.</p> <p>4 CHAIRWOMAN HOROVITZ: I second.</p> <p>5 All in favor?</p> <p>6 COMMISSIONER BROCK: Aye.</p> <p>7 CHAIRWOMAN HOROVITZ: Aye.</p> <p>8 Thank you.</p> <p>9 CEO: Thank you, Commissioners.</p> <p>10 The next resolution is Resolution</p> <p>11 2023-JHA-36, which is the Yardi contract</p> <p>12 modification. This contract actually came up</p> <p>13 in February, and we're just going back to do a</p> <p>14 modification to add units.</p> <p>15 As we add units to our portfolio,</p> <p>16 we have to add additional units so that we can use</p> <p>17 it for the software, and it's only about \$3500.</p> <p>18 But, because it's outside of the contract,</p> <p>19 we just need the board's approval.</p> <p>20 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>21 I know we've talked about this a few times,</p> <p>22 and Yardi certainly has a monopoly in this space.</p> <p>23 But I really do want to explore, and I know it</p> <p>24 would add a level of complexity.</p> <p>25 And we discussed this and how we can either</p>

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<p>1 use another vendor for new properties at least to 2 posture that we're not going to just stick with 3 Yardi no matter what. 4 I think that that's an important thing to 5 explore, and I know doing an implementation of a 6 new software would be incredibly challenging for 7 the agency. But I think we really need to start 8 exploring what that might look like, because 9 I know we've had some challenges with Yardi. 10 So I just want to open that for discussion 11 and get any thoughts. 12 And I know Mr. Alexander is like, 13 "Please don't do this to me." 14 CEO: Yes. Very good point, and we do. 15 Every time there's some new modification to some 16 existing software, because some of these 17 additional software vendors out there -- 18 their system originally may not have been 19 proficient enough for us, but a new upgrade may 20 make them a little bit more robust. 21 So we're always looking for some new 22 cutting edge technology. We follow most of the 23 public housing and property management softwares 24 to see. 25 Yardi is a giant out there, but there are</p>	<p>1 CEO: And it didn't take that long. 2 COMMISSIONER BROCK: Yeah. I know that was 3 one of the concerns that you had about us trying 4 to launch out to use a different program, and, 5 like Mr. Alexander say, we realize that Yardi is 6 the big giant out there. 7 And I know that Ms. Evann and Mr. Alexander 8 both are trying to see and explore the arising for 9 that. 10 CHAIRWOMAN HOROVITZ: That's good to know. 11 Thank you. 12 All right. Anymore conversation around the 13 Yardi contract? 14 (no response) 15 CHAIRWOMAN HOROVITZ: All right. Can I have 16 a motion, please? 17 COMMISSIONER BROCK: Yes. 18 CHAIRWOMAN HOROVITZ: Okay. I second it. 19 All in favor? 20 COMMISSIONER BROCK: Aye. 21 CHAIRWOMAN HOROVITZ: Aye. 22 All right. 23 CEO: Thank you, Commissioners. 24 Up next is Resolution 2023-JHA-37. 25 This is the lawn care maintenance contract.</p>
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<p>1 some other small applications out there that we 2 are looking at. And, if we find something that is 3 more suitable to our liking, without having any 4 complaints about Yardi, we would move forward with 5 it. 6 CHAIRWOMAN HOROVITZ: Excellent. 7 I think we discussed a few moments ago that 8 we would need to run a second software along -- 9 is it four or six months? 10 I don't know if that person is in the room to 11 answer that question. 12 We couldn't just turn Yardi off and turn 13 on something else. 14 How long would they need to run concurrently? 15 CEO: Well, it all depends. It all depends 16 on if we got a new software. Everyone is 17 different. It would all depend on the whole 18 migration period. You know, it depends on what 19 new software we look at. 20 I know, when we -- in the past, my experience 21 using HMS, which is Housing Management Systems, 22 the transition was very smooth. 23 CHAIRWOMAN HOROVITZ: Okay. All right. 24 Thank you. 25 Commissioner Brock.</p>	<p>1 This is a new contract. We actually went out for 2 bids. We talked about this. 3 We went out for bids. We got three vendors. 4 They're broken down to Total Lawn Care based on 5 our, you know, sites, \$382,760, and AOO, 6 which is the name of the other company, which is 7 \$125,000. And we're also using Pete's Elite, 8 which is 62,000 with the aggregate not to exceed 9 \$570,000. 10 So we did our RFP, had our staff evaluate 11 them, and they came back with this. And we're 12 asking the board to approve the contract. 13 CHAIRWOMAN HOROVITZ: Thank you. 14 And I would like to commend the 15 Procurement Team for bringing a little diversity 16 to the lawn companies. I think this is fantastic, 17 and, if you recall, we had a lot of debate around 18 the increase that the supplier was requesting. 19 And you'll see that some of their quotes for 20 our properties are higher than last year, 21 but I really do love that we've added some 22 additional vendors, especially a smaller business 23 so we can, you know, support different small 24 businesses in Jacksonville. 25 So I have no questions about this.</p>

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<p>1 Just really kudos to everyone who helped bring 2 in these additional vendors, and I think it's 3 great for the housing authority. 4 Commissioner Brock. 5 COMMISSIONER BROCK: I have no comments. 6 I looked at that, that we have diversity of the 7 lawn services that came up this year. Yeah. 8 I like that. 9 CHAIRWOMAN HOROVITZ: All right. 10 COMMISSIONER BROCK: So I make a motion to 11 approve JHA-35 lawn service -- I mean -37. 12 CHAIRWOMAN HOROVITZ: I second it. 13 All in favor? 14 COMMISSIONER BROCK: Aye. 15 CHAIRWOMAN HOROVITZ: Aye. 16 All right. We'll move on to Resolution 17 JHA-38. 18 CEO: Okay. Thank you, Commissioner. 19 We have Resolution 2023-JHA-38, which is the 20 TD Bank line of credit, and I'll let Mr. Lohr 21 speak to the evaluation. 22 CHAIRWOMAN HOROVITZ: I'll give some intro 23 comments. 24 So we're exploring -- so there is an RFP 25 to have banking services, and the line of credit</p>	<p>1 \$10,000,000. It just means that we have that 2 extra tool for us to use in case we need it, 3 and we would seek additional board approval before 4 we drew down any funds. 5 CHAIRWOMAN HOROVITZ: Thank you. 6 So, just to clarify -- and I'll add the 7 comment also that I shared this with a colleague 8 who's in commercial underwriting, and he shared 9 that this is a very good rate. 10 And it's incredible to think that 6 percent 11 is good, but it's just the market. And, also, 12 I'm not proposing that this is what we should do, 13 but, of all of the RFPs that came back, this is 14 absolutely the most competitive. 15 And what we're really saying is we're paying 16 \$25,000 for the opportunity to have a little bit 17 more liquidity. So I do think it is probably a 18 good move so we can push through opportunities as 19 they come. 20 I think that the agency is moving quickly, 21 but sometimes that's not going to be quickly 22 enough. And we will lose opportunities. 23 So my recommendation would be -- and I'm open 24 for discussion -- that it's something that we 25 should really strongly consider so we have a</p>
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<p>1 would give the housing authority some flexibility. 2 We are not making a recommendation that we 3 should take out this line of credit but just to 4 discuss that we've identified that this is the 5 most competitive RFP that has come in and let 6 Mr. Lohr speak to that. 7 CFO: Correct. So we looked at four 8 different banks that provided us with 9 presentations. In addition to TD Bank, 10 Synovus Bank, Seacoast Bank and one other bank. 11 MR. WILLIAMS: First Horizon. 12 CFO: First Horizon gave us a presentation -- 13 or gave us proposals. 14 The TD Bank proposal was the most 15 competitive. 6.5-percent interest rate, 16 which is a flat fixed rate. 17 Also, there is an origination fee of \$25,000, 18 which was the lowest origination fee. So this 19 line of credit would be used for short-term loans 20 related to property purchases in a case where we 21 have to act quickly to get a property closed, 22 and we can't receive the bond financing quickly 23 enough. 24 So we're requesting the \$10,000,000. 25 That doesn't mean that we're going to take the</p>	<p>1 little bit more flexibility, and, if we do decide 2 to do that, this is the best partner. 3 COMMISSIONER BROCK: And so, Ms. Chair, 4 with this here bank -- us securing this -- 5 how fast -- I'm just saying, if we did draw down 6 on it, how fast would we have to pay it back? 7 CHAIRWOMAN HOROVITZ: Mr. Lohr. 8 CFO: It would be a short-term loan. 9 I believe it's up to -- it's either 6 months or 10 12 months. But, basically, we would get our bond 11 financing, you know, within -- usually within 12 90 days. So we would be able to pay it back 13 relatively quickly. 14 CHAIRWOMAN HOROVITZ: I think it's a really 15 good question, and I'm not sure if it's included 16 in this packet. But maybe for the board packet 17 next week, if we could include the details of any 18 penalties on the draw down, the cost and release 19 so we can understand how the line of credit would 20 work, that would be helpful. 21 CFO: Absolutely. 22 COMMISSIONER BROCK: Thank you. 23 CHAIRWOMAN HOROVITZ: So, if there is no 24 further discussion ... 25 Mr. Alexander, do you have anything to</p>



Page 33	<p>1 contribute?</p> <p>2 CEO: No.</p> <p>3 CHAIRWOMAN HOROVITZ: The motion to --</p> <p>4 MS. HODGES: -- approve Resolution</p> <p>5 2023-JHA-38.</p> <p>6 CHAIRWOMAN HOROVITZ: -- okay.</p> <p>7 And then, do we need to --</p> <p>8 COMMISSIONER BROCK: Okay. Do we --</p> <p>9 oh, I'm sorry.</p> <p>10 CHAIRMAN HOROVITZ: -- please.</p> <p>11 COMMISSIONER BROCK: I think you was fixing</p> <p>12 to ask the same thing I was fixing to ask.</p> <p>13 Do we need to do an amendment to it based on</p> <p>14 what the Chair just said about putting together --</p> <p>15 MS. HODGES: Yes. I mean you could,</p> <p>16 but I took that as just, when this item comes to</p> <p>17 the next board meeting, Dennis would have</p> <p>18 additional information.</p> <p>19 COMMISSIONER BROCK: Okay.</p> <p>20 MS. HODGES: So I don't think you need to</p> <p>21 change anything that's currently here.</p> <p>22 COMMISSIONER BROCK: Okay.</p> <p>23 CHAIRWOMAN HOROVITZ: My comment was going to</p> <p>24 be that it's just clear that we're not making a</p> <p>25 recommendation to actually pursue the line of</p>	Page 35	<p>1 from the Finance Committee, then, at your next</p> <p>2 meeting, it's before the board meeting.</p> <p>3 So that policy call will be made ultimately</p> <p>4 by the rest of your colleagues.</p> <p>5 Because they're either going to vote it up,</p> <p>6 or they're going to vote it down. So that is one</p> <p>7 way maybe, you know, to keep this moving,</p> <p>8 because we've got to get it in front of the board.</p> <p>9 And the way to get it in front of the board is to</p> <p>10 make a recommendation from your committee.</p> <p>11 And then, when we get to the board level,</p> <p>12 if the board is not comfortable, if the board</p> <p>13 needs more information, then the board can table</p> <p>14 it and just let it sit until ...</p> <p>15 But I think you simply making a</p> <p>16 recommendation to move forward in this direction</p> <p>17 is not final. It's just a recommendation coming</p> <p>18 out of the Finance Committee.</p> <p>19 CHAIRWOMAN HOROVITZ: Okay. I'm comfortable</p> <p>20 with that. Thank you.</p> <p>21 Commissioner Brock.</p> <p>22 COMMISSIONER BROCK: I'm okay with it.</p> <p>23 CHAIRWOMAN HOROVITZ: Can I get a motion to</p> <p>24 approve the resolution?</p> <p>25 COMMISSIONER BROCK: Yes.</p>
Page 34	<p>1 credit.</p> <p>2 Is that clear in the language of the</p> <p>3 amendment -- I'm sorry of the --</p> <p>4 MS. HODGES: So the latest resolution is</p> <p>5 teed up. I mean this would authorize the JHA</p> <p>6 to enter into an agreement with TD Bank, but, no,</p> <p>7 the resolution, as drafted, would not be drawing</p> <p>8 down on the credit. It would simply be getting</p> <p>9 the credit card, and you have it in your pocket.</p> <p>10 But you would be moving forward in that</p> <p>11 direction.</p> <p>12 CHAIRWOMAN HOROVITZ: So we're authorizing --</p> <p>13 actually entering into the agreement and being</p> <p>14 responsible for the \$25,000?</p> <p>15 MS. HODGES: Correct.</p> <p>16 CHAIRWOMAN HOROVITZ: So I'm not sure that</p> <p>17 I want to do that. I think that maybe that's a</p> <p>18 policy question for the full board. So I would</p> <p>19 suggest that we table this.</p> <p>20 MS. HODGES: So I mean this is a</p> <p>21 recommendation. So the committee could --</p> <p>22 I mean it sounds like, from the discussion,</p> <p>23 that both of you are -- you think this is a nice</p> <p>24 option for the board to have.</p> <p>25 And, if you approve this as a recommendation</p>	Page 36	<p>1 CHAIRWOMAN HOROVITZ: All right. I second</p> <p>2 it.</p> <p>3 All in favor?</p> <p>4 COMMISSIONER BROCK: Aye.</p> <p>5 CHAIRWOMAN HOROVITZ: Aye.</p> <p>6 I think that's the last of our resolutions.</p> <p>7 CEO: Yes.</p> <p>8 CHAIRWOMAN HOROVITZ: Just while we're all</p> <p>9 together and we're talking about finance,</p> <p>10 one of the things that we were discussing in the</p> <p>11 finance pre-meeting was really the timing of how</p> <p>12 we might fund these deals.</p> <p>13 And I believe that the most pressing of the</p> <p>14 four we've been talking through are the Westwood</p> <p>15 and the Franklin Arms, and we've been talking</p> <p>16 about the deadline for the city funds that would</p> <p>17 support the Franklin Arms Project. And we're at</p> <p>18 September 21st.</p> <p>19 Is there any update on how all of the</p> <p>20 projects are moving forward?</p> <p>21 Because we're racing towards that finish</p> <p>22 line.</p> <p>23 CEO: Yes. So very good question.</p> <p>24 The two priorities have been Franklin Arms</p> <p>25 and Westwood. The Ramona Arms we have sort of</p>

<p style="text-align: right;">Page 37</p> <p>1 just -- that hasn't been pressing, because they're  2 still working through some things on that.  3 CHAIRWOMAN HOROVITZ: Is that the Tre Bel?  4 CEO: That's correct.  5 And Normandy -- they're still working on it  6 getting things together. I will follow up with  7 them hopefully later today or tomorrow.  8 Westwood -- they have -- we have been going  9 through the due diligence. I have been working  10 with BMO.  11 And I must put on the record that BMO has  12 been outstanding in working with us in trying to  13 make sure that we put ourself in the best possible  14 position to do this deal.  15 There has been some pushback from Westwood  16 each day on some of the things they would like to  17 have in the PSA, and we push right back with them.  18 They gave us a couple of ultimatums, which we  19 understood, but we kept the thing going.  20 So, as of yesterday, we're still in the game,  21 and we're still hashing out ... we had originally  22 17 items that we disagreed on. When we finally  23 got down to it on Monday, I think we agreed on  24 everything but four. And that four -- I'll check  25 today after the meeting and see how far we got</p>	<p style="text-align: right;">Page 39</p> <p>1 CEO: Oh, yes. We're still going through  2 our due diligence. We have been to the site a  3 couple times, going through the appraisal process,  4 and some of these things take time.  5 We are moving aggressively, but it takes  6 time. So the extension sort of falls in line with  7 what we're doing anyhow. So the timing is  8 perfect.  9 CHAIRWOMAN HOROVITZ: Yes. That's great,  10 and thank you for pushing that forward.  11 And I want to thank the Finance Team,  12 because I know you guys are working so late and  13 just putting in a ton of time just to make this  14 happen for the housing authority to get more units  15 on the street.  16 And I'd like to ask if we could try to focus  17 our energy -- I know that you kind of focused it  18 from four to two -- for everyone's health and  19 wellness, that, if we have partners that are  20 working with us, to get things done.  21 And we have all decided that these are  22 projects to move forward. Let's try to narrow  23 our energy so we can be more efficient,  24 effective. I think that's going to be a better  25 way to approach how we put our energy.</p>
<p style="text-align: right;">Page 38</p> <p>1 with the last four items.  2 In terms of Franklin Arms, we do have a great  3 partner, Mr. David Garfunkel here, who is  4 president at Lift Jax. I have discussed with him  5 and discussed with General Counsel, Ms. Hodges,  6 the deadline, because it's critical and how good  7 we help and what do we need to be able to get to  8 the finish line.  9 And, fortunately, it has to go in front of  10 City Council and be extended, and hopefully they  11 will find out something in October.  12 Is that correct?  13 MR. GARFUNKEL: Yes. We should have the  14 answer back from City Council about the extension,  15 as my understanding, on October 10th.  16 CEO: Okay.  17 CHAIRWOMAN HOROVITZ: So, to be clear,  18 I think that might be news for the group.  19 The Lift Jax Team is filing an extension for the  20 city dollars.  21 MR. GARFUNKEL: Correct.  22 CHAIRWOMAN HOROVITZ: Because the dollars  23 were going to expire in September, and so we hope  24 then they will get extended until October.  25 Do we feel like we can meet that deadline?</p>	<p style="text-align: right;">Page 40</p> <p>1 Does that make sense?  2 CEO: Yes.  3 CHAIRWOMAN HOROVITZ: And, if we have  4 partners that are making it so difficult for us  5 to move things along and that's really causing  6 heartburn for your team, then we should just kind  7 of refocus.  8 CEO: Yes. Very good point, Commissioner.  9 We look at it from various different ways,  10 because most of these folks have good intentions.  11 No one has any bad intentions.  12 And they are attempting to do the right  13 thing, but sometimes, when it gets down to it,  14 the housing authority -- I just want to put on the  15 record the housing authority is just not going  16 to accept any old circumstances.  17 And we're going to make sure that we do our  18 due diligence, because we cannot put ourself in a  19 situation where we just would be finessed into a  20 situation that doesn't benefit us.  21 So, as long as the housing authority benefits  22 and our residents benefit, then we want to make  23 sure we do the due diligence, whether it's  24 unfortunate if the partners -- not partners so  25 much as some of the developers like it or not.</p>

<p style="text-align: right;">Page 41</p> <p>1 Because we have a mission, and our mission is  2 to provide housing for low-income families.  3 And we're going to push the effort at any ethical  4 cost.  5 CHAIRWOMAN HOROVITZ: Thank you.  6 Commissioner Brock.  7 COMMISSIONER BROCK: Ms. Chair, I do have a  8 comment for -- well, I don't know if it's --  9 well, it's more a statement -- I mean a question.  10 I'm all down for what we are doing for  11 affordable housing and getting more houses,  12 but I don't want us to get lost in not taking care  13 of our existing public housing properties.  14 Because, you know, the housing authority  15 don't have anything to do with the Section 8,  16 because those are private landlords.  17 But public housing -- I just want to make  18 sure that our sites are really taken care of as we  19 are moving to get more properties, that we don't  20 neglect with putting the capital monies back into  21 our existing properties so that we can keep them  22 up-to-date.  23 And I know that sometimes it may be --  24 may be one resident complaining or whatever,  25 but what I'm saying is we need to make sure that</p>	<p style="text-align: right;">Page 43</p> <p>1 a board meeting, it was brought up about --  2 for instance, it was brought up about Hogan Creek,  3 and it was saying that -- they were saying that  4 they were dealing with mildew.  5 Okay?  6 So I just want to make sure that we are  7 addressing our properties that we have existing to  8 make sure that they are taken care of properly as  9 we are moving forward to buying new properties and  10 new housing and new complexes.  11 You know, because I'm all down for more  12 housing to get families in them because of our  13 waiting list, but, like I say, I just want to make  14 sure that we're crossing every t and dotting every  15 i when it comes to our present properties.  16 CHAIRWOMAN HOROVITZ: Sure.  17 And I'll let you go after, Mr. Alexander.  18 Do we have a process for if there is mold in  19 a building that we have a complaint process that  20 then can flow to the Operations Management Team or  21 whoever is responsible for that?  22 So then we can look at that and then  23 determine, "Okay. Now we have an issue that will  24 actually require a whole process to mitigate."  25 I'm assuming that this is an operations</p>
<p style="text-align: right;">Page 42</p> <p>1 we are doing that.  2 And I just want to -- I just want to put that  3 on the record, that we make sure that we look at  4 our existing properties and keep them up-to-date,  5 as well.  6 CHAIRWOMAN HOROVITZ: Thank you.  7 Do you have any specific concerns?  8 In my opinion -- and I believe the  9 Asset Management Committee is reviewing the  10 long-term needs of all of our assets -- I believe  11 that, within the budget, there is sufficient  12 dollars allocated to maintaining our properties.  13 And Mr. Lohr can speak to that, if he feels  14 differently, but I think, because he built the  15 budget, he would agree.  16 CFO: Yes.  17 CHAIRWOMAN HOROVITZ: But, if you have any  18 specific concerns, you're closer to the residents.  19 Now would be a good time to call them out,  20 because, if we don't have dollars allocated in the  21 budget, then we need to add more.  22 COMMISSIONER BROCK: Uh-huh. That's what  23 I'm saying. That's why I would like for us to  24 take a look at an assessment.  25 You know, like I had said -- when we were in</p>	<p style="text-align: right;">Page 44</p> <p>1 question, and this is all built into the budget.  2 From my helicopter view, I feel like it's all  3 here, but, if you want to speak to that ...  4 CEO: Yes. I would just add out there just  5 so that Commissioner Brock would know, that we are  6 very efficient in maintaining our properties.  7 And I say that from a personal perspective,  8 because we do more inspections than any other  9 housing authority in the country. We do quarterly  10 inspections, which almost none of the housing  11 authorities do.  12 So we're in our units every 90 days,  13 and we treat it as an asset more so than a  14 property. And the testament to that is that we  15 just again received a high performance status.  16 So it's easy to say you're a high performer.  17 We could say we were a high performer last year,  18 but, each year that you're graded, you get  19 assessed by an independent inspector that comes  20 out and inspects the property.  21 So our grade average is a 90, by these  22 independent inspectors who come out there,  23 and we're constantly on it.  24 We identify any problem. We go to great  25 length to make sure that we preserve that asset,</p>

<p style="text-align: right;">Page 45</p> <p>1 because we know it's challenging with the money 2 that comes down. 3 We are granted every year about \$6,000,000. 4 We had a capital needs assessment, and we made 5 that assessment over every single property that we 6 have. 7 We have immediate problems that we address, 8 and we have long-term. And we're walking our way 9 right down that capital needs assessment program. 10 But, outside of that, outside of the program, 11 we are pretty good at our own assessments of going 12 in and checking. 13 Now there are always some cases where folks 14 are outside the normal wear and tear and destroy 15 the units, and we do our best to make sure that we 16 get in there to address it. 17 CHAIRWOMAN HOROVITZ: Thank you. 18 And I do think it's unrealistic that we will 19 not ever have any issue, but, as long as our 20 residents understand exactly how they need to 21 report any issue -- and I believe we have our 22 teams that are going to address them timely and 23 that process is super clear for everyone -- 24 I think that we're doing everything that we need 25 to do.</p>	<p style="text-align: right;">Page 47</p> <p>1 CHAIRWOMAN HOROVITZ: Thank you. 2 COMMISSIONER BROCK: Yeah. 3 CHAIRMAN HOROVITZ: Mr. Alexander. 4 CEO: I'll just add this, since Commissioner 5 Brock brought up the termite issue, we did have a 6 termite issue at one of the sites recently at 7 Southwind. 8 And, in the past, we had a termite issue over 9 at Centennial West. It might have been close to 10 60 residents over there. 11 We placed them all in a hotel, and we didn't 12 do the typical spot treatment. We tented those 13 units. 14 Just recently at Southwind, we tented the 15 units, and we're scheduled to do another row of 16 homes and tent the units. 17 So we just don't go by and put stuff out. 18 We tent it, just like we would do a person's home, 19 which is way beyond what most housing authorities 20 do. 21 We're not in competition with them, 22 but we go above and beyond to make sure that we 23 put the residents in a hotel, give them a stipend 24 and then tent that building. 25 And the process that is being used kills</p>
<p style="text-align: right;">Page 46</p> <p>1 COMMISSIONER BROCK: Yes. And I'm not 2 doubting the fact, because, you know, for real, 3 I hold the staff of the Jacksonville Housing and 4 Mr. Alexander at high esteem when it comes to our 5 residents and our housing. 6 But what I'm saying is we have had -- 7 I have had several -- we have a resident that is 8 present from Hogan Creek that's right here in the 9 room this morning that -- I've had several 10 residents at Hogan Creek -- I talked to 11 Mr. Alexander about it -- about them complaining 12 about having mildew in the units. 13 And, like I say, I just want to make sure -- 14 and not just mildew, but people talk about the 15 termites. And I know that termites -- 16 when it's hot, they are -- they do come out, 17 you know, more when it's hot. 18 And so I just, you know, want us to make sure 19 that we are meeting the needs of our own 20 properties as we're going forward buying 21 properties, because you have residents that are 22 sitting back, and saying, "Oh, they buying this 23 here. They buying this. What about this?" 24 You know? 25 That's what I'm saying.</p>	<p style="text-align: right;">Page 48</p> <p>1 everything in the unit. Everything. So I just 2 want to put that out there. 3 CHAIRWOMAN HOROVITZ: No. Thank you. 4 And I think that that's really the key. 5 We're going to have issues in our buildings. 6 The housing authority is going to protect its 7 assets, because it needs to. And we're going to 8 address them. 9 As long as that's being communicated, 10 I think we are in great shape, but thank you for 11 mentioning it. 12 CEO: Yes. 13 CHAIRWOMAN HOROVITZ: Does anyone else have 14 any comment? 15 Mr. Alexander highlighted that Mr. Garfunkel 16 from Lift Jax is here. 17 Do you have anything else to add? 18 MR. GARFUNKEL: I just want to reaffirm our 19 commitment to making this happen, and, 20 as Mr. Alexander and I have spoken, you know, 21 there still is some time urgency, even though we 22 have the extension. But I believe we're on the 23 same page with that, but I just wanted to 24 reaffirm. 25 CHAIRWOMAN HOROVITZ: Thank you.</p>

1 And, as I mentioned earlier, we're looking  
2 at, as we have these deals on the horizon,  
3 actually what would the outflow of funds from the  
4 agency look like and how we would practically fund  
5 these projects.

6 So that's something that I know Mr. Lohr and  
7 Mr. Alexander are working really hard on,  
8 and so we'll continue to really dig into what  
9 would it take to make these deals close,  
10 you know, short-term and longer-term.

11 So, if there are no other comments,  
12 thank you-all for your time. Our meeting is  
13 adjourned.

14 (Whereupon, the proceedings in the  
15 above-titled cause concluded at 9:53 a.m.)

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1 CERTIFICATE  
2 STATE OF FLORIDA )  
3 COUNTY OF DUVAL )

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

10 Dated this 4th day of October, 2023.

11 *Carol DeBee Martin*  
12

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14 Carol DeBee Martin  
15 Notary Public State of Florida  
16 My Commission: HH 038064  
17 Expires: 12-29-2024  
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