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6 JACKSONVILLE HOUSING AUTHORITY
7 BOARD OF COMMISSIONERS MEETING
8 Amended Agenda
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11 TAKEN: Monday, August 28, 2023
12 TIME: 1:59 p.m. to 4:30 p.m.
13 PLACE: Jacksonville Housing Authority
14 1300 North Broad Street
15 Jacksonville, Florida 32202
16 Taken by Carol DeBee Martin, court reporter.
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Page 2

1 APPEARANCES:
2 CHAIRMAN CHRISTOPHER WALKER
3 COMMISSIONER HARRIET BROCK
4 COMMISSIONER HEATHER HOROVITZ
5 COMMISSIONER ANDRE GREEN
6 COMMISSIONER CHARLES GRIGGS
7 DWAYNE ALEXANDER, JHA PRESIDENT/CEO
8 EVANN MORRIS
9 ANTONIO PEREZ
10 DENNIS LOHR, CFO
11 COLENE ORSINI
12 GREGORY WILLIAMS
13 MICHAEL EDGAR
14 DANIEL MITCHELL
15 REECE WILSON, ESQUIRE (OGC)
16 KORTE PARDE, ESQUIRE
17 LAILA DARBY
18 CATHY HUNT
19 CORDELIA PARKER
20 VANESSA DUNN
21 LINDA SIMS
22 TODD AUBUCHON
23 REYNOLD PETERSON
24 JOHN FINOTTI (Tucker Hall)
25 AUSTIN PAJIC
CODY WILSON (Piper Sandler)
DAVID GARFUNKEL (Lift Jax)
MR. MALLORY (guest)
JOI JONES-McNEAR (Lindsey Terrace)
PRESLEY BROWN (ABC UpwardBound)
MIRNA BLACKSTONE (public comment)

VIA VIDEOCONFERENCE
PHIL MELTON (Cohen Esrey)
STAN WATERHOUSE (Cohen Esrey)
KACEE JOHNSON LACKEY (BMO)
MARK B. JOHNSON (BMO)
CHARLIE COOPER (BMO)
TANYA DEMSEY (CSG)
KAREEM BRANTLEY (Integral Group)
RAVI KATTA (Franklin Arms)

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Page 3

1 PROCEEDINGS
2 August 28, 2023 1:59 p.m.
3 CHAIRMAN WALKER: We're close enough.
4 It's 1:59 p.m. I'm going to go ahead and call to
5 order the Jacksonville Housing Authority
6 Board of Commissioners Meeting for Monday,
7 August 28th, starting at 2:00 p.m.
8 Before we get started, obviously, a couple of
9 things here in the city have happened.
10 The first is, if we can, just take a moment
11 of silence for the heinous acts that occurred,
12 and just remember everybody in their prayers and
13 in our thoughts here that were affected by the
14 tragedy and the shooting that occurred in
15 Jacksonville.
16 So, if we could, we'll have a moment of
17 silence, please.
18 (A moment of silence was taken.)
19 CHAIRMAN WALKER: All right. Thank you
20 very much.
21 The first thing on the agenda that I have
22 is the approval of the minutes. The minutes
23 were included in your board package for the
24 June meetings.
25 Were there any questions on the minutes

Page 4

1 before I ask for a motion?
2 (no response)
3 CHAIRMAN WALKER: Hearing none, can I get
4 a motion to approve?
5 COMMISSIONER BROCK: Yes.
6 CHAIRMAN WALKER: I have a motion from
7 Commissioner Brock.
8 COMMISSIONER HOROVITZ: I second.
9 CHAIRMAN WALKER: A second from
10 Commissioner Horovitz.
11 Any discussion?
12 (no response)
13 CHAIRMAN WALKER: Hearing none, I'll call the
14 question.
15 All those in favor of approving the minutes
16 signify by saying, "Aye."
17 COMMISSIONER BROCK: Aye.
18 COMMISSIONER HOROVITZ: Aye.
19 COMMISSIONER GREEN: Aye.
20 COMMISSIONER GRIGGS: Aye.
21 CHAIRMAN WALKER: Any opposition?
22 (no response)
23 CHAIRMAN WALKER: Hearing none, the minutes
24 are move and passed. Thank you very much.
25 Chair comments, just real quick, obviously,

<p style="text-align: right;">Page 5</p> <p>1 we have a hurricane that's bearing down on us. 2 So I encourage everybody to please be safe 3 and make sure you get where you need to be, 4 and take care of friends and families. 5 Mr. Alexander, I assume the agency will act 6 accordingly with hurricane preparedness and 7 everything else. 8 CEO: Yes. 9 CHAIRMAN WALKER: Fantastic. 10 And, again, for those on the line that 11 will be in the response center -- I know there 12 were some folks -- please, please be careful. 13 The only other comment that I have today is 14 we have a lot of business to get through today, 15 and so, to the extent conversations -- there is 16 only four board members here. 17 So I believe we were all -- or substantially 18 involved in all of the underlying committee work. 19 Happy to go through anything in detail, 20 but, obviously -- and, Commissioner Horovitz, 21 I appreciate you helping push them through and get 22 the committee work done. So thank you for that. 23 I want to draw to everybody's attention 24 that we do have a good bit of business. 25 So, with that, I'll close the Chair's comments.</p>	<p style="text-align: right;">Page 7</p> <p>1 And I have complained over and over. 2 The vehicle has no tag, and those items in the 3 back of the truck have become projectiles. 4 And my concern is about potential high wind 5 velocity that can cause that. 6 The next comment I have is for -- 7 it's about the Section 8 voucher. 8 When I moved here, back in July of last year, 9 I was told that I could take -- after one year, 10 I could take my voucher, my Section 8 voucher, 11 anywhere in the United States. 12 That information is different. 13 There is no Section 8 available nor even a way to 14 apply. I cannot transfer to a different property, 15 nor can I be transferred within Hogan Creek. 16 As a result, I can conclude that I was lied 17 to pertaining to the voucher. 18 And the last item in my list is about 19 how can we get a bathtub -- a shower -- 20 I'm sorry -- instead of a bathtub in a few 21 units across the street for people that have 22 recently had surgeries and health issues that 23 cannot use safely a bathtub? 24 And that are all my issues today. 25 Thank you.</p>
<p style="text-align: right;">Page 6</p> <p>1 My apologies. I skipped public comments. 2 While we have it, if we could, are there any 3 public comments in the room today? 4 Just a quick reminder, you have 3 minutes to 5 address. We'll need your information for the 6 record, but I will go ahead and open it up to 7 public comment. 8 Anybody in the room today for public comment 9 here in the room? 10 (A hand was raised.) 11 CHAIRMAN WALKER: We have one. 12 Yes, ma'am. 13 Can we get her a microphone, please? 14 MS. PARDE: Yes. 15 CHAIRMAN WALKER: Thank you, Kort. 16 Ma'am, if we could just get your name, 17 please. 18 MS. BLACKSTONE: Yes. My name is 19 Mirna Blackstone. I reside in Hogan Creek 20 Towers. I have three issues I want to bring to 21 your attention. 22 On the line of prepared for the potential 23 hurricane or the storm that's coming up, 24 you couldn't find a vehicle parked in here for 25 over a year that has a lot of construction debris.</p>	<p style="text-align: right;">Page 8</p> <p>1 CHAIRMAN WALKER: Thank you very much. 2 I appreciate that. 3 Mr. Alexander, I would ask, if you could, 4 follow up after the meeting, and have the 5 appropriate staff person to address those 6 concerns. It would be very much appreciated. 7 CEO: Yes, sir. 8 CHAIRMAN WALKER: Are there any other public 9 comments in the room first? 10 (no response) 11 CHAIRMAN WALKER: Hearing none, I will open 12 it up. 13 Is there any public comment online? 14 You'll need to identify yourself by raising 15 your hand or unmuting yourself. 16 (no response) 17 CHAIRMAN WALKER: Hearing none, I will go 18 ahead and close the public comment. Fantastic. 19 Mr. Lohr, I believe you're up for the agency 20 financial overview, please. 21 COMMISSIONER HOROVITZ: Can I ask a question 22 first? 23 Who are all the people online? 24 CHAIRMAN WALKER: Typically, they're -- 25 well, actually, I don't know who that is.</p>

Page 9	Page 11
<p>1 Can we get a roster of who is online? 2 It looks like there is a variety of different 3 folks. 4 CEO: Yes. So, online, you have 5 KaCee Johnson from BMO, Mark Johnson from BMO, 6 Charlie Cooper from BMO, Stan Waterhouse from 7 Cohen Esrey, Tanya Dempsey from CSG, 8 Kareem Brantley from Integral, and I'm not sure 9 where Phil -- I think Phil Melton is from 10 Integral (sic), as well -- 11 COMMISSIONER HOROVITZ: Okay. 12 CEO: -- and Ravi Katta, the owner of 13 Franklin Arms. 14 COMMISSIONER GREEN: Question, through the 15 Chair. 16 CHAIRMAN WALKER: Commissioner Green. 17 COMMISSIONER GREEN: The public comments 18 -- she, you know, had a question regarding a 19 vehicle and the shower. I understand that will be 20 taken care of. 21 But she did have a question regarding the 22 Section 8 voucher she can't transfer. I would 23 just like to hear that answer on the line. 24 CEO: Yes. Thank you. 25 Typically, when we do these RAD deals --</p>	<p>1 \$7,000,000 of net operating income. 2 Looking at our central office budget, 3 we're at \$547,997 for the month of July. 4 So we're over budget, and we're trending that way. 5 For our expenses, we're right at budget 6 at \$516,174. So we're doing very well there. 7 For our public housing, our income is over 8 budget at \$1,368,322, and our expenses are below 9 budget this month at \$1,091,000. 10 Looking at our Housing Choice Vouchers, 11 we received some additional administrative fee 12 funding, and we ended the month at \$1,078,425. 13 And, for our expenses, we finished the month off 14 at \$774,652. 15 For our Gregory West property for our 16 revenue, we're right on track with our budget same 17 as we've been all year long, and our expenses for 18 the month are a little high, over budget. 19 But we're still trending below budget overall. 20 And then, for our Jax Beach Apartments, 21 we're at \$83,162 for the month. So we're doing 22 very well, and, for our expenses, we're under 23 budget at \$38,422. 24 For Brentwood, we're at \$212,566, 25 a little below budget, and, for our expenses,</p>
Page 10	Page 12
<p>1 we had all these RAD deals. We have public 2 meetings, and, in these public meetings, 3 we do identify that, typically, after one year 4 provided vouchers are available, we will issue 5 a voucher, if it's available. If it's not 6 available, then we don't issue them. 7 But we make them aware of that during the 8 whole process before we do any RAD deals, 9 and we had maybe -- with Hogan Creek, 10 I'm sure we had at least three public housing 11 public meetings. 12 CHAIRMAN WALKER: Anything else, 13 Commissioner? 14 COMMISSIONER GREEN: No. That's it. 15 CHAIRMAN WALKER: Mr. Lohr, if you wouldn't 16 mind, please. 17 CFO: Good afternoon, Commissioners. 18 We're looking at our financials today, 19 as of July 31st, 2023. Looking at our financial 20 net operating net income by source, 21 we're currently at \$3,745,306 for the housing 22 authority's operating centers and another 23 \$1.8 million dollars for our RAD properties. 24 We'll probably finish off our year over the 25 next couple months between 6 1/2 and</p>	<p>1 we're at \$258,368. 2 For our estimated reserves, we're at 3 \$42,530,000. We're doing very well there. 4 And then, for our Quick Ratio and our 5 MENAR, our MENAR -- we're at 16.79 months. 6 So we're doing very well with our MENAR, 7 and our Quick Ratio is between 8 and 32 days. 8 HUD wants us to be at four months or greater. 9 So we're are doing very well with our MENAR and 10 our Quick Ratio, as well. 11 And then, looking at our RAD properties 12 for the month of July, we're into the seventh 13 month. 14 Looking at The Waves, we're at \$153,326, 15 just under budget, and, for our expenses, 16 we're at \$57,463. So, again, a little under 17 budget there. 18 And then, for Centennial Towers, 19 we're right on budget at \$145,337, 20 and our expenses are below budget this 21 month at \$75,904. 22 And, for Hogan Creek, we're at 23 \$161,891 revenue, which is slightly over budget, 24 and our expenses are low at \$58,996. 25 Any questions?</p>

Page 13	Page 15
<p>1 CHAIRMAN WALKER: Commissioners, I will open 2 it up to you-all first. 3 COMMISSIONER HOROVITZ: We reviewed it in the 4 Finance Committee Meeting. I have no questions on 5 this, but, when we get to the resolution about the 6 budget, then we'll have more discussion. 7 CHAIRMAN WALKER: Fantastic. The only 8 question I had -- and this goes more to budgeting, 9 but I'll ask it here. 10 Have we completed a capital allocation plan 11 for reserves looking forward three, five, 12 seven years? 13 I feel like we ask this every year around 14 this time, and I just want to make sure that we 15 have it. 16 CEO: Yes. 17 CFO: Yes. 18 CEO: Yes, we do. 19 CHAIRMAN WALKER: Okay. And it's, where? 20 Is it included in this budget for spending, 21 or where does that report reside? 22 CEO: No. We maintain a capital fund budget 23 based on a capital fund budget as it's allocated 24 to us. It's normally allocated to us every 25 year to the sum of about \$6,000,000.</p>	<p>1 I'd like to move and would entertain a motion 2 to move JHA-24, -25, -26, -28 and -29 en banc. 3 So one move to move them all to approve. 4 I understand that these have been reviewed by 5 the necessary committees, and I would ask if 6 anybody has any comments. 7 And then we'll pull -27 and then -30 through 8 -34 individually. 9 Commissioner Brock. 10 COMMISSIONER BROCK: Yes. 24 resolution 11 -- Southwind? 12 CEO: Yes. 13 COMMISSIONER BROCK: That's not Southwind, 14 is it? 15 CEO: Yes, it is Southwind. 16 COMMISSIONER BROCK: Oh, okay. 17 Because, in the meeting, you said -- 18 CEO: Actually, I think I said -- it was in 19 the resolution for Southwind, but I think I said, 20 "Fairway Oaks." 21 COMMISSIONER BROCK: -- right, right, right, 22 right, right. 23 But it is for Southwind and not Fairway Oaks? 24 CEO: That's correct. 25 COMMISSIONER BROCK: Okay, okay.</p>
Page 14	Page 16
<p>1 And, when we get \$6,000,000, you have 2 two years to obligate it and four years to 3 expend it. 4 CHAIRMAN WALKER: Okay. 5 CEO: So we break it out in years and come 6 back and look at a PNA to determine what we want 7 to do on a yearly basis. 8 CHAIRMAN WALKER: And, is that the public 9 housing and Section 8 Administration Housing, 10 or is that just public -- 11 CEO: Just public housing. 12 CHAIRMAN WALKER: -- housing? 13 Okay. That was my only question. 14 Any other questions from the Commissioners? 15 COMMISSIONER BROCK: Not yet. 16 CHAIRMAN WALKER: I'm sure there will be 17 questions about the budget. 18 (no response) 19 CHAIRMAN WALKER: Hearing none, thank you 20 very much, Mr. Lohr. 21 CFO: Thank you. 22 CHAIRMAN WALKER: Okay. What I'd like to do 23 subject to the commissioners agreeing -- 24 I'd like to move JHA -- we're on the resolutions 25 at this point.</p>	<p>1 CEO: I'm sorry. 2 Commissioner, just so you know, 3 Resolution 29 did not go to Finance Committee. 4 That's -- that's coming straight to the board. 5 Finance Committee didn't see -29, nor did they 6 see -33. 7 CHAIRMAN WALKER: Okay. So, in that case, 8 we'll take those individually unless any 9 commissioner wants to try to do it en banc. 10 So I guess then what I'm asking for is a 11 motion to move JHA-24, -25, -26 and -28. 12 COMMISSIONER HOROVITZ: I just have a 13 question about -28, and we had some discussion 14 around this. 15 The leave sell-back -- it sounds like this 16 is a resolution that comes before the board every 17 year, and we are wondering why and why it's not 18 part of HR policy. 19 CHAIRMAN WALKER: That's a great question. 20 Let's pull that one and have that discussion. 21 So, at this point, I will entertain a motion 22 to move JHA-24, -25 and -26. 23 COMMISSIONER HOROVITZ: I make a motion. 24 CHAIRMAN WALKER: I have a motion. 25 COMMISSIONER BROCK: I second.</p>

Page 17	<p>1 CHAIRMAN WALKER: I have a second from 2 Commissioner Brock. 3 I'll open it up for discussion. 4 Is there any discussion on JHA -- actually, 5 just to confirm, I'll open it up for discussion. 6 Go ahead, Commissioner Brock. 7 COMMISSIONER BROCK: I'm sorry. You included 8 -27 in there? 9 COMMISSIONER HOROVITZ: No. 10 CHAIRMAN WALKER: No. 11 COMMISSIONER BROCK: Oh, okay. Great. 12 CHAIRMAN WALKER: Just -24, -25 and -26. 13 COMMISSIONER BROCK: Okay, okay, okay. 14 CHAIRMAN WALKER: Any discussion from the 15 rest? 16 I have a couple of just pro forma questions 17 to ask. 18 Mr. Alexander, I assume that procurement has 19 been adhered to, and procurement has signed off on 20 the resolutions. 21 CEO: That's correct. 22 CHAIRMAN WALKER: And I assume that OGC 23 has also signed off on these resolutions? 24 CEO: Yes. We actually sent it to OGC 25 several weeks ago.</p>	Page 19	<p>1 COMMISSIONER HOROVITZ: Aye. 2 COMMISSIONER GREEN: Aye. 3 COMMISSIONER GRIGGS: Aye. 4 CHAIRMAN WALKER: Any opposition? 5 (no response) 6 CHAIRMAN WALKER: Hearing none, 7 JHA Resolutions -24, -25, -26 pass. 8 Thank you very much. 9 Next on the table is JHA-27, which is the 10 fiscal year 2024 annual budget. 11 Before I start, is there anybody from 12 senior staff that's going to present, or should we 13 drive right into -- 14 CEO: Yes. This actually went to the 15 Finance Committee, as well, with a full 16 presentation on it. 17 There were some questions that the 18 Finance Chair had that we're prepared to speak to 19 today. 20 CHAIRMAN WALKER: Fantastic. 21 If that's the case, I'm going to go ahead 22 -- actually, let's just open the discussion now, 23 as opposed to trying to move the motion in case 24 there are any changes. 25 So we'll go ahead and open the discussion.</p>
Page 18	<p>1 CHAIRMAN WALKER: Fantastic. 2 Anything of note that we need to be aware 3 of in these resolutions? 4 These appear to be standard supply contract 5 renewal services. 6 CEO: Yes. And these actually went through 7 the Finance Committee, and the Chair and the rest 8 of the committee approved them. 9 COMMISSIONER HOROVITZ: And, just to comment 10 on JHA-25 -- and kudos to the Procurement Team. 11 It looks like we'll have long-term savings 12 because of the agreement, that the hourly wage is 13 sort of set. So that's a really good favorable 14 agreement for the housing authority. 15 CHAIRMAN WALKER: Fantastic. 16 Thank you, Commissioner. 17 Any other questions or discussion on these 18 three? 19 (no response) 20 CHAIRMAN WALKER: Hearing none, I'll call the 21 question. 22 All those in favor of approving Resolution 23 Nos. 2023-JHA-24, -25 and -26 please signify 24 by saying, "Aye." 25 COMMISSIONER BROCK: Aye.</p>	Page 20	<p>1 Mr. Lohr, before we get started, 2 Commissioner Brock and then Commissioner Horovitz, 3 do you guys have questions up front? 4 COMMISSIONER HOROVITZ: I have a comment. 5 COMMISSIONER BROCK: Yes, yes. Mr. Chair, 6 I have some questions from finance that was 7 supposed to be presented today, too. 8 CHAIRMAN WALKER: Great. 9 COMMISSIONER BROCK: Okay. 10 CHAIRMAN WALKER: Okay. 11 COMMISSIONER HOROVITZ: My comment was just 12 a little bit more -- due to all of the things 13 that are going on in the housing authority, 14 the finance and acquisition work, we didn't get 15 the variances with enough time to really have a 16 robust conversation. 17 So what we really wanted to see was, 18 how does this budget compare to last year's 19 budget, and how does it compare to actuals? 20 So we weren't really able to have a robust 21 conversation. So I think that we'll have a lot 22 of questions in this meeting because of that. 23 So I apologize. 24 CHAIRMAN WALKER: No. Thank you. 25 Mr. Lohr, if you don't mind.</p>

<p style="text-align: right;">Page 21</p> <p>1 CFO: Good afternoon, Commissioners. 2 We're looking at the budgets today for the 3 fiscal year starting October 1st, 2023 and going 4 through September 30th, 2024. 5 This budget was a collaborative effort with 6 all of senior staff, property managers and people 7 of interest within the agency. So we'll start 8 with the Public Housing Program. 9 For the net operating income, 10 we're budgeting at a decrease of \$85,306. 11 Overall, our revenue is expected to increase 12 by about \$310,000. 13 This increase is primarily due to an 14 increase in rental income and increase of 15 operations transfers from the capital fund. 16 Public housing operating subsidies are being 17 budgeted this year at 87 percent based on our 18 trend this year. In prior years, we budgeted at 19 90 percent. So that's a little bit conservative 20 on our income. 21 For our operating expenses, 22 we're anticipating an increase of \$395,452. 23 We're budgeting 84 1/2 full-time positions for 24 public housing. 25 This is a decrease of 8.75 positions from</p>	<p style="text-align: right;">Page 23</p> <p>1 presentation of the budget is very helpful. 2 So thank you to the Finance Committee and the 3 senior staff putting it together this way. 4 This is very helpful. 5 First \$52,000 -- for public housing, 6 \$52,000 increase for evictions. 7 What is this resulting from? 8 I'm not so much worried about the money. 9 Why are we evicting public housing tenants? 10 What's going on? 11 That's a pretty significant uptick from where 12 we are. 13 CEO: Yes. And pretty much it may be for 14 various reasons, nonpayment of rent or some 15 illegal activity on the property. It could be 16 various different things. 17 CHAIRMAN WALKER: I guess, to the point, 18 my question is we're certainly over budget 19 \$52,000 this year, right, which indicates or means 20 we're evicting more people than what we 21 anticipated. 22 You know, I'm just curious. This doesn't 23 have to be answered at this meeting, but I'm just 24 curious if ... 25 What's the percentage of evictions?</p>
<p style="text-align: right;">Page 22</p> <p>1 last year, and that's primarily due to the 2 Hogan Creek RAD conversion. 3 Looking at our administrative expenses, 4 we're budgeting to increase them by \$223,497. 5 The increase is almost 17 percent. These are for 6 expenses such as staff training, tuition 7 reimbursement, computer support and evictions. 8 Our central office fees are expected to 9 increase by about \$28,000. We're charging full 10 allowable expenses for the year, and it remains 11 unchanged from our previous years. 12 Our budget also reflects a decrease in utilities 13 expense of about \$20,000, a decrease in insurance 14 of about \$231,000, a decrease in maintenance 15 materials of 136,000 and a decrease in maintenance 16 contracts of 46,000, and, again, this is due to 17 the RAD conversion with Hogan Creek. 18 Any questions about public housing? 19 CHAIRMAN WALKER: Yes. 20 But, before I do, is there any questions on 21 anything here from the rest of the commissioners? 22 (no response) 23 CHAIRMAN WALKER: So just a couple of quick 24 ones. 25 First of all, I'd like to say this</p>	<p style="text-align: right;">Page 24</p> <p>1 Is it a finance-related issue? 2 Is it lease violation issues? 3 We don't need it for this meeting, 4 but I think it would inform board policy going 5 forward as to what kind of evictions we're 6 seeing. 7 CEO: But I would add, Commissioner, 8 we do make sure we put in a report in the 9 Operation Report and list, on a monthly basis, 10 all of the evictions that we have. 11 CHAIRMAN WALKER: Understood. Yes. 12 Understood. 13 And then last, but not my only other question 14 here, was computer support. 15 Was this the uptick due to the increases in 16 like Yardi and things like that, or what was this? 17 CFO: Yes. It's Yardi. It's Office 365. 18 It's our Internet. It is Enterprise Integration, 19 our third-party service provider, and it's our 20 call center. 21 CHAIRMAN WALKER: Okay. And, to the extent 22 -- you know, I think I said it before, and I'll 23 say it, again. I'm a big believer in investing in 24 technology. So I'm glad to see that, you know, 25 that line item is moving, albeit expenses,</p>

Page 25	<p>1 but still.</p> <p>2 I have no other questions on public housing.</p> <p>3 Anybody else?</p> <p>4 Commissioner Griggs.</p> <p>5 COMMISSIONER GRIGGS: Do we produce a budget</p> <p>6 with the variances documented and so forth?</p> <p>7 CHAIRMAN WALKER: We do.</p> <p>8 COMMISSIONER GRIGGS: Okay. Because I don't</p> <p>9 have that.</p> <p>10 CHAIRMAN WALKER: You don't have that.</p> <p>11 Can we get Commissioner Griggs the budget</p> <p>12 packet, please?</p> <p>13 Actually, Commissioner Griggs, you can have</p> <p>14 mine. I have mine digitally. Here you go.</p> <p>15 My apologies.</p> <p>16 COMMISSIONER GREEN: He's got it.</p> <p>17 CHAIRMAN WALKER: He's got it.</p> <p>18 MS. PARDE: Okay.</p> <p>19 CHAIRMAN WALKER: Thank you, Kort.</p> <p>20 I have mine digitally. My apologies.</p> <p>21 And I'll just say I'll reserve for</p> <p>22 Commissioner Griggs if he has any questions on</p> <p>23 public housing.</p> <p>24 COMMISSIONER GRIGGS: No. Go ahead.</p> <p>25 CHAIRMAN WALKER: Okay. If we can move</p>	Page 27	<p>1 Gregory West, why are we seeing such an increase</p> <p>2 in workers' comp insurance?</p> <p>3 Did we have claims?</p> <p>4 CFO: The workers' comp insurance we're</p> <p>5 budgeting to increase all of our insurance by</p> <p>6 about 20 percent. So that's --</p> <p>7 COMMISSIONER HOROVITZ: Is that normal</p> <p>8 year over year?</p> <p>9 CFO: -- yes.</p> <p>10 COMMISSIONER HOROVITZ: Thank you.</p> <p>11 CFO: So, for our operating expenses at</p> <p>12 Brentwood, we're anticipating an increase of</p> <p>13 \$55,215, and the increase reflects increased costs</p> <p>14 for salaries, Resident Services and utilities.</p> <p>15 And then, finally, for our Jax Beach</p> <p>16 Apartments, our net operating income --</p> <p>17 we're anticipating a decrease of \$92,138.</p> <p>18 Overall, our operating revenue -- we're seeing an</p> <p>19 increase of \$27,190, and this is mostly due to</p> <p>20 maintenance labor, maintenance materials charged</p> <p>21 back to our residents.</p> <p>22 And then, for our operating expenses,</p> <p>23 we're showing an increase of \$119,328,</p> <p>24 and this increase is due to an increase in</p> <p>25 salaries, administrative expense, maintenance</p>
Page 26	<p>1 forward, please, Mr. Lohr.</p> <p>2 CFO: Okay. Looking at our affordable</p> <p>3 housing next, we're starting with Gregory West.</p> <p>4 Our budget is reflecting an increase in operating</p> <p>5 revenue of \$55,910. Our operating expenses are</p> <p>6 increasing by \$23,248, and we have planned</p> <p>7 expenses for Gregory West of \$609,685.</p> <p>8 These are capital expenses where we're taking</p> <p>9 our net operating income, and we're putting them</p> <p>10 back into the property. The planned expenses</p> <p>11 include \$273,000 for electrical boxes,</p> <p>12 \$8400 for water shut-off valves, \$43,000 for</p> <p>13 fascia board, \$54,000 for appliance replacement</p> <p>14 and upgrades, \$80,000 for HVAC and \$10,400 for</p> <p>15 water heaters and \$106,100 for flooring</p> <p>16 replacements in 35 units.</p> <p>17 Looking at our Brentwood property,</p> <p>18 our operating income we're anticipating to</p> <p>19 decrease of \$251,041. We're overall</p> <p>20 expecting a decrease in our operating revenue of</p> <p>21 \$195,826, and this is due to a lower capital fund</p> <p>22 allocation.</p> <p>23 COMMISSIONER HOROVITZ: Sorry, Mr. Lohr.</p> <p>24 CFO: Yes.</p> <p>25 COMMISSIONER HOROVITZ: To go back to</p>	Page 28	<p>1 contracts and collection losses.</p> <p>2 COMMISSIONER HOROVITZ: Thank you, Mr. Lohr.</p> <p>3 And I think that we were going to talk about</p> <p>4 salaries.</p> <p>5 Was it in -- I think it was the central</p> <p>6 office we saw the biggest increase.</p> <p>7 CFO: Yes.</p> <p>8 COMMISSIONER HOROVITZ: And I think that we</p> <p>9 called it, "a cost of living adjustment"?</p> <p>10 CFO: Yes.</p> <p>11 COMMISSIONER HOROVITZ: Should we talk about</p> <p>12 this now, or should we take that when we get to</p> <p>13 central office?</p> <p>14 CHAIRMAN WALKER: I prefer to take it when we</p> <p>15 get to central office, because that was one of my</p> <p>16 questions.</p> <p>17 COMMISSIONER HOROVITZ: Thank you.</p> <p>18 CFO: Looking at our Housing Choice Voucher</p> <p>19 Program, for HCV operations, we're budgeting in</p> <p>20 net operating income of \$285,551. Our operating</p> <p>21 revenues are budgeted to increase by about</p> <p>22 \$200,000, and this increase in revenue is</p> <p>23 primarily due to an increase in HUD proration of</p> <p>24 our administrative fees.</p> <p>25 And, for the Fiscal Year '23/'24,</p>

Page 29	Page 31
<p>1 we budgeted the proration at 89 percent. 2 Looking at our operating expenses, we're proposing 3 operating expenses to increase of \$142,888. 4 Salaries and benefits we're budgeting at a 5 decrease of \$297,385 due to an allocation 6 adjustment. 7 The personnel cap for HCV is 53 full-time 8 positions. Our increase comes in the form of 9 \$150,000 for Resident Services expense and also 10 increase in central office fees, administrative 11 expenses, maintenance materials and insurance. 12 And then, for our housing assistance 13 payments, we are reflecting a voucher utilization 14 of 98 percent, about \$6,000,000 per month in 15 HAP expense and HAP revenue or \$72,000,000 for 16 each for the year. 17 Any questions about HCV? 18 CHAIRMAN WALKER: Commissioner Brock and 19 then Commissioner Horovitz. 20 COMMISSIONER BROCK: Yes. Thank you, 21 Mr. Chair. 22 To Mr. Dennis, did you get me the information 23 for Resident Service for the breakout for the 24 monies that I asked about that the board had put 25 over in Resident Service?</p>	<p>1 CFO: That was the budget we used over the 2 previous two years. 3 COMMISSIONER BROCK: But there's no money 4 left. 5 CFO: There is none left. 6 COMMISSIONER BROCK: Okay. 7 CHAIRMAN WALKER: Commissioner. 8 COMMISSIONER HOROVITZ: Sorry. My question 9 is about the fraud recovery. It looks like the 10 budget is based on actuals. 11 But, what were we thinking when we put 12 30,000 in there last year? 13 COMMISSIONER BROCK: 50-. 14 COMMISSIONER HOROVITZ: I'm sorry. 15 I was moving on to fraud recovery. 16 But, did you have anymore comments about the 17 -- 18 COMMISSIONER BROCK: No. I'm sorry. 19 COMMISSIONER HOROVITZ: -- was that 20 resolved? 21 I'm sorry. 22 COMMISSIONER BROCK: I was -- I'm sorry, 23 Mr. Chair. 24 CHAIRMAN WALKER: Go ahead. 25 COMMISSIONER BROCK: Can I speak?</p>
Page 30	Page 32
<p>1 CFO: Yes. There are -- the position right 2 now, from the \$50,000 that the board awarded 3 us last year, we added a service coordinator 4 position. That position is currently vacant, 5 and, with the board's approval, we would like to 6 request that we continue that position for another 7 year. 8 COMMISSIONER BROCK: So, was it any money 9 left? 10 Because you said, in the finance meeting, 11 that there were monies that was left from the -- 12 CFO: The monies were a one-year allocation. 13 So it's been allocated out for each year. 14 COMMISSIONER BROCK: Right. That's what 15 I'm asking you. 16 But, in the finance meeting, you said that 17 there was \$150,000 that was over there in 18 Resident Service from the monies that the board 19 had put over there that was left. 20 CFO: Right. 21 COMMISSIONER BROCK: So that's what I'm 22 trying to figure out. 23 CFO: Yes. 24 COMMISSIONER BROCK: Is any money left over 25 there?</p>	<p>1 I'm sorry. 2 So, are you saying did we put 30-, 3 or are you asking -- 4 COMMISSIONER HOROVITZ: Oh, I'm sorry. 5 I moved on to the fraud line item. 6 COMMISSIONER BROCK: -- oh, okay, okay, okay. 7 COMMISSIONER HOROVITZ: But I want to make 8 sure that we closed, because -- 9 COMMISSIONER BROCK: It's not, but we'll go 10 on. 11 COMMISSIONER HOROVITZ: We can resolve it. 12 I mean, should we discuss this more? 13 CHAIRMAN WALKER: Commissioner Brock, 14 if there's something, please. 15 COMMISSIONER BROCK: Yes. Because I was 16 trying to find out were we going to put the money 17 back into Resident Service. 18 You know, the first year you put over there 19 \$100,000 in Resident Service, and last year we 20 didn't put the whole 100,000 back. We put 50,000 21 in there to continue to get those services for 22 those positions for coordinators under Resident 23 Service. 24 So I was just trying to see, did they have 25 anything left so that we, as a board, can look at</p>

Page 33	Page 35
<p>1 it, again, this year so that we can put monies 2 over there for Resident Service. 3 CHAIRMAN WALKER: I understand the question 4 now. 5 So this may be more Mr. Lohr and 6 Mr. Alexander. 7 Is there a reason we've reduced the 8 Resident Service's budget, again, other than 9 we're trying to balance expenses? 10 CEO: So, thank you, Commissioner. 11 Commissioner Brock is correct. We originally 12 put -- you authorized it, at that one time, 13 to provide \$100,000, and then last year we 14 provided an additional \$50,000. 15 And what it did was actually provided two 16 positions, and those two positions will be able to 17 provide services for sites that had no services. 18 And that's what those two part-time positions did. 19 What we did this year in the budget -- 20 we put an additional 150,000 -- 21 Is it 150,000? 22 CFO: Yes. 23 CEO: -- 150,000 in there to cover those 24 positions providing that the board approved that 25 budget for those folks.</p>	<p>1 Has the Resident Service's budget stayed 2 stagnant, been decreased or has increased? 3 CFO: It's been increased. 4 CHAIRMAN WALKER: And, how much is that 5 increasing this year? 6 CFO: I believe it's about 50,000 -- 7 well, we increased the Resident Services' budget 8 in the Section 8 Program by \$150,000 due to the 9 issues that we've seen with -- 10 CEO: Very good point, and I didn't mention 11 that. It was brought up at the Finance Committee 12 Meeting. 13 We added another \$150,000 in for Section 8. 14 Underneath the public housing, if someone has a 15 major issue then, typically, we'll put them in a 16 hotel, place them in a hotel for emergency stay. 17 Over in Section 8, similar to this issue that 18 we experienced at these complexes where they have 19 a distressed property, typically, when a tenant is 20 at these units, they are fearful of complaining. 21 Because they may not have anywhere to go. 22 They may not have any money to move anywhere. 23 Unlike public housing, if we have an issue at 24 a property, we can easily move that individual to 25 somewhere else, if it's a bad problem.</p>
Page 34	Page 36
<p>1 CHAIRMAN WALKER: So the line item has been 2 moved from Resident Services to a salary position? 3 Is that -- 4 CEO: So, when you approved the money, 5 what we did was, "How can we best utilize the 6 money?" 7 CHAIRMAN WALKER: Yes. 8 CEO: So what happened was each one of those 9 part-time positions was about \$40,000. 10 So we provided those two part-time positions, 11 and then we provided the RAD Board with the 12 overflow of the money so they can provide extra 13 services in our communities and help out in our 14 communities, which they weren't able to do 15 with limited money. 16 And then those sites that we covered didn't 17 have any services to help with self-sufficiency, 18 and, just to add that, with that self-sufficiency, 19 because of the assistance they have been able to 20 provide, we have coming up in the next couple 21 weeks -- we have a graduation for 35 of our 22 residents -- 32 of them to be exact, and four of 23 them will be new homeowners. 24 CHAIRMAN WALKER: So maybe I am 25 overcomplicating this.</p>	<p>1 But, over in Section 8, if they don't have 2 the money, they have to sit there and stay there 3 at that place and absorb whatever circumstances 4 they are under. 5 So we're asking the board to put an 6 additional \$150,000 in there for service money, 7 which is equivalent to the Emergency Housing 8 Vouchers. 9 The Emergency Housing Vouchers -- 10 when they came out, the federal government 11 provided service money at the rate of \$3500 per 12 person. 13 We're not asking for 3500 per person. 14 We just want to have a fund; whereas, if there is 15 an issue with some tenant living in a distressed 16 property and on Section 8 in a property that we 17 don't normally manage and we have to move them or 18 place them somewhere, that money will help and 19 provide some services. 20 So there is two different things in terms of 21 the 150- and the money in terms of what 22 Commissioner Brock is talking about. 23 Commissioner Brock is basically asking -- 24 and I'm not speaking for you, Commissioner Brock 25 -- asking about the money that goes back to the</p>

<p style="text-align: right;">Page 37</p> <p>1 residents that would be able to have an --</p> <p>2 go back to the residents to have impact on them</p> <p>3 and provide them services.</p> <p>4 In which, last year it was 50,000,</p> <p>5 and the year before it was 100,000.</p> <p>6 COMMISSIONER HOROVITZ: So, why not pull it</p> <p>7 out as a separate line item so it's not so</p> <p>8 confusing?</p> <p>9 Wouldn't that help?</p> <p>10 Can we do that?</p> <p>11 CEO: Yes, yes.</p> <p>12 CHAIRMAN WALKER: Commissioner Griggs,</p> <p>13 please.</p> <p>14 COMMISSIONER GRIGGS: Is the reason why</p> <p>15 it's like that is because you feel like it's more</p> <p>16 efficient to utilize it that way?</p> <p>17 Because it seems like the other way --</p> <p>18 for us, it seems like the other way, as a separate</p> <p>19 line, was simpler.</p> <p>20 CEO: Yes. It makes a lot of sense to use a</p> <p>21 line item. You're correct. We'll make that</p> <p>22 modification.</p> <p>23 CFO: For this year, Resident Service was</p> <p>24 broken out into its own section in the budget so</p> <p>25 that we can more easily see it.</p>	<p style="text-align: right;">Page 39</p> <p>1 CHAIRMAN WALKER: One of the ways you give a</p> <p>2 hand up is you've got to be able to staff the</p> <p>3 resources for these programs, and my understanding</p> <p>4 is that that Resident Services' Expenses is where</p> <p>5 those resources come from.</p> <p>6 Commissioner Griggs and then Commissioner</p> <p>7 Horovitz.</p> <p>8 COMMISSIONER GRIGGS: It also appears,</p> <p>9 you know, that is only limited to tenant</p> <p>10 relocation, when, before, it was diverse.</p> <p>11 Right?</p> <p>12 The usage of that money was diverse,</p> <p>13 correct, based on the needs of the tenant?</p> <p>14 COMMISSIONER HOROVITZ: I'm sorry.</p> <p>15 I think that it's just -- and we're going to</p> <p>16 just go down a rabbit hole.</p> <p>17 I don't know. I think we had 100,000</p> <p>18 last year. It has to be in addition</p> <p>19 to y'all, because there is nothing budgeted there</p> <p>20 last year.</p> <p>21 And the actuals year to date are only</p> <p>22 9100. So the 9100 has to be for relocation.</p> <p>23 So there has to be another GL that's going to be</p> <p>24 coming for the other 100,000 that we've spent on</p> <p>25 Resident Services.</p>
<p style="text-align: right;">Page 38</p> <p>1 So you should be able to see right here</p> <p>2 (indicated) at the top, "Resident Services'</p> <p>3 Expense."</p> <p>4 So it's in its own section now. So you can</p> <p>5 easily see what we're spending on Resident</p> <p>6 Services.</p> <p>7 CHAIRMAN WALKER: I hate to keep belaboring</p> <p>8 the point, but, when I hear, "Resident Services,"</p> <p>9 I don't think, you know, Emergency Housing</p> <p>10 Vouchers.</p> <p>11 CEO: No, no.</p> <p>12 CHAIRMAN WALKER: Right?</p> <p>13 COMMISSIONER BROCK: Right.</p> <p>14 CHAIRMAN WALKER: I think what residents need</p> <p>15 money for or -- you know, so I just want to make</p> <p>16 sure I understand, and I am clear.</p> <p>17 Is that amount the only amount that we are</p> <p>18 allocating for Resident Services under the</p> <p>19 Section 8 program period in aggregate?</p> <p>20 CFO: Yes, sir.</p> <p>21 CHAIRMAN WALKER: That amount seems low to</p> <p>22 me, and the reason I say that is I go back to</p> <p>23 this. Our job is to help hand up, not hand out,</p> <p>24 right?</p> <p>25 CFO: Right.</p>	<p style="text-align: right;">Page 40</p> <p>1 So I think that's what the confusion is.</p> <p>2 If the category is, "Resident Services'</p> <p>3 Expenses," we need tenant relocation,</p> <p>4 and then the next line -- that is the resources to</p> <p>5 do all of this other programming.</p> <p>6 CHAIRMAN WALKER: I concur, Commissioner,</p> <p>7 and I'll go back to I'm a big fan of use it or</p> <p>8 lose it.</p> <p>9 So, if we're allocating dollars for programs</p> <p>10 and they're not being used for tenant program</p> <p>11 services, you know, it seems we've done our job in</p> <p>12 getting the resources, but they haven't been</p> <p>13 deployed, which tells me there's not a need.</p> <p>14 And I can't believe that to be true.</p> <p>15 COMMISSIONER BROCK: Right.</p> <p>16 CHAIRMAN WALKER: So I think part of what I'm</p> <p>17 saying here is I agree with Commissioner Horovitz,</p> <p>18 and I agree with Commissioner Brock and</p> <p>19 Commissioner Griggs.</p> <p>20 There needs to be two separate GL Codes,</p> <p>21 and then the money needs to be spent, which you</p> <p>22 will not hear me say often -- that's not true.</p> <p>23 COMMISSIONER HOROVITZ: What does that</p> <p>24 category fall under Commissioner Brock's</p> <p>25 purview being --</p>

Page 41	Page 43
<p>1 CHAIRMAN WALKER: Under the Resident Advisory 2 Board, in coordinating and recommending what plans 3 and what things need to be used. Yes. 4 So, if we've increased it \$50,000 a year 5 for two years, I would like to see this line item 6 increased another \$50,000 to be consistent. 7 It isn't going to move the needle on this 8 budget all things considered, and, again, 9 I can't stress enough it's programs for tenants. 10 It needs to be used for tenants. 11 This line item -- everybody should be coming 12 back every single year saying, "We used every 13 dollar. We need another 50-. We used every 14 dollar. We need another 50-," in my opinion. 15 Thank you for the rabbit hole, Commissioner. 16 That was actually quite helpful. 17 COMMISSIONER HOROVITZ: I just have a couple 18 more, if that's okay. 19 Miscellaneous expenses are increasing by a 20 lot. 21 What are we including there from last year's 22 -- 23 CFO: For Section 8? 24 COMMISSIONER HOROVITZ: -- yes. It's almost 25 doubling.</p>	<p>1 point? 2 (no response) 3 CHAIRMAN WALKER: All right. Mr. Lohr, 4 if you would, continue, please. 5 CFO: So we'll wrap it up. We'll look at the 6 Central Office Program next. We're proposing net 7 operating income of \$27,081. We have an increase 8 in revenue of \$50,721, and this is primarily 9 attributed to an increase in interest income 10 offset by lower miscellaneous income. 11 And then our expenses for the fiscal year 12 are budgeted to increase by \$252,507. 13 This is primarily due to increases in salaries and 14 benefits. 15 CHAIRMAN WALKER: Commissioner. 16 First question, does this include the assets 17 that we're bringing online, like the JWB Homes, 18 or where is that income allocated? 19 CFO: It does not. 20 CHAIRMAN WALKER: It does not. 21 Where will it be allocated, and why isn't it? 22 CFO: That will have its own budget once we 23 purchase all 50 homes. 24 CHAIRMAN WALKER: So, where is the money 25 going in the interim?</p>
Page 42	Page 44
<p>1 CFO: This line item I believe has -- 2 let me look just to make sure. Yes. This is 3 based on our current expenses. So it's in line 4 with what we're currently spending, the 85,000. 5 For our administrative contracts, 6 we've added 55,000 for a QC inspection, 7 which is additional inspections for the issues 8 that we found at some of the Section 8 units. 9 COMMISSIONER HOROVITZ: Okay. And, what are 10 COCC fees? 11 What is that for? 12 CFO: Those are management fees that the 13 Section 8 Program pays to the central office 14 for oversight. 15 COMMISSIONER HOROVITZ: Okay. 16 CFO: It's based on a per voucher lease. 17 We receive \$12 for a management fee, 18 and \$7.50 for bookkeeping fee. 19 COMMISSIONER HOROVITZ: Okay. 20 CFO: And that's based on 98-percent 21 utilization. 22 COMMISSIONER HOROVITZ: Okay. That's all 23 I have. Thank you. 24 CHAIRMAN WALKER: Thank you. 25 Commissioners, any other comments to this</p>	<p>1 Because I assume that we're managing and 2 charging accordingly in the interim, correct? 3 CFO: We -- we have an interim budget for it. 4 Once we get enough operations that we can see what 5 the actual budget is going to be, we have the 6 preliminary budgets that have already been 7 approved. We will have a firm budget once we get 8 all 50 houses purchased. 9 CHAIRMAN WALKER: I have a follow-up 10 question. 11 So, in theory, there will be a completely 12 separate budget, which will include income, 13 expenses for the JWB Homes, which then should roll 14 up into COCC -- 15 CFO: (shook head negatively) -- 16 CHAIRMAN WALKER: -- would it not? 17 CFO: -- it will be separate from COCC. 18 It will be under the affordable housing -- 19 CHAIRMAN WALKER: Okay. Fine. Okay. 20 Understood. 21 CFO: -- yes. 22 CHAIRMAN WALKER: Commissioner, sorry. 23 Commissioner Horovitz. 24 COMMISSIONER HOROVITZ: My question was 25 -- but we already have some of these homes on</p>

Page 45	<p>1 our books, don't we?</p> <p>2 CFO: Yes.</p> <p>3 COMMISSIONER HOROVITZ: Why not start</p> <p>4 including them now?</p> <p>5 CFO: Because, as far as a budget is</p> <p>6 concerned, we really can't tell how that budget is</p> <p>7 going to play out when we don't have all 50 homes</p> <p>8 purchased.</p> <p>9 So, typically, once they're purchased,</p> <p>10 we would probably allow six months to see what</p> <p>11 type of operating costs we're going to have</p> <p>12 overall, because there may be some costs that we</p> <p>13 don't anticipate until we get to operating them on</p> <p>14 a permanent basis.</p> <p>15 COMMISSIONER HOROVITZ: I, with all respect,</p> <p>16 disagree with that approach, because I see the</p> <p>17 budget as a baseline.</p> <p>18 It's really your best guess, and that's why</p> <p>19 you do variances and have meetings to talk about</p> <p>20 why we're off of budget.</p> <p>21 I think it's better to at least start</p> <p>22 accounting for it so we have a better picture next</p> <p>23 year when we do a full budget, but that's how</p> <p>24 I would approach it.</p> <p>25 CHAIRMAN WALKER: Commissioner Brock.</p>	Page 47	<p>1 more so than they do over in finance.</p> <p>2 But, typically, on these type of deals,</p> <p>3 property management does accounting,</p> <p>4 and the finance will do a little oversight.</p> <p>5 But we do calculate the monies coming in</p> <p>6 and what's being spent on a monthly basis.</p> <p>7 We do create an Internal Report for that.</p> <p>8 MR. EDGAR: Scattered sites.</p> <p>9 CHAIRMAN WALKER: So, if I can,</p> <p>10 Mr. Alexander and Mr. Lohr, I think the takeaway</p> <p>11 from this conversation -- and I think the board</p> <p>12 needs to decide whether or not we want to approve</p> <p>13 this budget or not.</p> <p>14 But the takeaway from this conversation is</p> <p>15 every asset, whether interim term or not,</p> <p>16 if it's generating a cost or it's a piece of</p> <p>17 income, it needs to be in the projections.</p> <p>18 And given we have, what, 20 homes at this</p> <p>19 point -- approximately 15 homes?</p> <p>20 CEO: 33.</p> <p>21 CHAIRMAN WALKER: Wow. Okay. 33 homes at</p> <p>22 this point. It's a material -- it's a material</p> <p>23 piece of information that I'm not going to feel</p> <p>24 comfortable voting on without seeing.</p> <p>25 You know, when does the budget need to be</p>
Page 46	<p>1 COMMISSIONER BROCK: Also, Mr. Chair,</p> <p>2 to what Ms. Commissioner Heather is saying,</p> <p>3 the JWB properties -- do we have like say a whole</p> <p>4 crew of people?</p> <p>5 Not just JWB, because we got more properties,</p> <p>6 too, that we're buying.</p> <p>7 But, do we have like a work crew, you know,</p> <p>8 for if a pipe busts or if something go wrong at</p> <p>9 the property?</p> <p>10 Who does the repairs at those properties?</p> <p>11 CHAIRMAN WALKER: Well, my understanding --</p> <p>12 and I'm going to look at Mr. Alexander --</p> <p>13 is, relative to repairs, these are single-family</p> <p>14 homes that we're buying new.</p> <p>15 So I assume we're carrying reserves like we</p> <p>16 would any other asset.</p> <p>17 CEO: Yes. So, yes. We do. For the most</p> <p>18 part, everything is brand spanking new and</p> <p>19 underneath a warranty.</p> <p>20 We do have an on-call crew if we have any</p> <p>21 issues or any emergency issues. We do address</p> <p>22 that.</p> <p>23 And, going back to Commissioner Heather</p> <p>24 asking about setting up the budget, we do track</p> <p>25 all expenditures over in property management</p>	Page 48	<p>1 approved by?</p> <p>2 CEO: It has to be approved by September.</p> <p>3 CHAIRMAN WALKER: September 1st?</p> <p>4 CEO: Yes. September 1st -- October 1st --</p> <p>5 September 30th. I'm sorry.</p> <p>6 CHAIRMAN WALKER: Okay. I would prefer</p> <p>7 -- we can go through this, but I would prefer this</p> <p>8 budget come back to the board. And I appreciate</p> <p>9 this budget coming before the board early so we</p> <p>10 don't have this problem.</p> <p>11 But I'd appreciate it coming back to board</p> <p>12 with these revised numbers in it. It's a material</p> <p>13 -- intentional or otherwise -- it's a material</p> <p>14 omission, and we can't vote.</p> <p>15 I don't feel comfortable even calling it</p> <p>16 to a vote. So, if we could get that revised,</p> <p>17 that would be appreciated.</p> <p>18 CEO: So this budget will be outside of</p> <p>19 -- this budget will be outside of the HUD budget,</p> <p>20 because these are individual properties that we</p> <p>21 own underneath our affordable housing.</p> <p>22 CHAIRMAN WALKER: Understood.</p> <p>23 I think what I'm hearing is there will be a</p> <p>24 separate budget for the JWB homes, and then,</p> <p>25 ultimately, if we move forward with acquisitions,</p>

<p style="text-align: right;">Page 49</p> <p>1 a separate budget for Asset 1, a separate budget 2 for Asset 2. That's perfectly fine. 3 But, if we're voting on an aggregate 4 all-encompassing budget, which includes 5 everything, it's got to be in here. 6 Commissioner Horovitz. 7 COMMISSIONER HOROVITZ: Yes. I don't think 8 that we should include like acquisition 9 projections in the budget. 10 CHAIRMAN WALKER: No. 11 COMMISSIONER HOROVITZ: Right. 12 But I do think we should include some expenses 13 that we know we're going to have this year for, 14 you know, legal and finance support, because we're 15 already incurring a lot of those. 16 And maybe that's just like an acquisition 17 cost of doing business line, but that could be a 18 lot, a significant amount, that we're putting 19 there. 20 CHAIRMAN WALKER: Commissioner Brock. 21 COMMISSIONER BROCK: And, Mr. Chair, 22 that's the reason I was asking a question about, 23 do we have a team of people that are going to be 24 taking care of these properties? 25 Have we hired a team of people to just</p>	<p style="text-align: right;">Page 51</p> <p>1 CHAIRMAN WALKER: Correct. 2 COMMISSIONER GRIGGS: Okay. So, in all 3 likelihood, this is probably my last board 4 meeting. So I would like to be able to make 5 comments on it. 6 So, could you see that I get a copy of it 7 prior to? 8 CHAIRMAN WALKER: Absolutely. Yes. 9 When is your -- 10 COMMISSIONER GRIGGS: My term ends the end of 11 September. 12 CHAIRMAN WALKER: -- end of September. 13 COMMISSIONER GRIGGS: Yes. My replacement is 14 supposed to be voted in I guess next month. 15 CHAIRMAN WALKER: So pause on that, 16 because I want to talk about the timing of that 17 for a second, Commissioner Griggs. 18 Okay. So anything else on this specific 19 point in the budget? 20 Go ahead, Commissioner Brock. 21 COMMISSIONER BROCK: Is that where you wanted 22 us to bring up about the salary, you know, 23 the monies for the staff? 24 Is this where we going to talk about it, 25 or are we going to wait?</p>
<p style="text-align: right;">Page 50</p> <p>1 exclusively take care of those affordable 2 housings? 3 Because we're looking at a storm coming, 4 and I understand like what Mr. Alexander 5 is saying. They're brand new. So we shouldn't 6 have any -- any problems, but you don't know 7 what's going to happen when you have a storm. 8 So, who are the maintenance people that are 9 going to be taking that task on? 10 CHAIRMAN WALKER: Mr. Alexander. 11 CEO: Yes. We are prepared to address that. 12 We do have staff to be able to address that 13 property. That property has been assigned to 14 our scattered sites portfolio, who actually 15 oversees and manages those properties. 16 CHAIRMAN WALKER: So it's assigned to a 17 working unit within JHA. 18 CEO: That's correct. 19 CHAIRMAN WALKER: All right. 20 Commissioner Griggs. 21 COMMISSIONER GRIGGS: So the process 22 is going to be that we're going to make sure 23 all revisions get into the budget. 24 That information is going to be sent back out and 25 then addressed at the next board meeting.</p>	<p style="text-align: right;">Page 52</p> <p>1 CHAIRMAN WALKER: Oh, COCC? 2 I think we're there. 3 Are we not? 4 COMMISSIONER HOROVITZ: Yes. 5 COMMISSIONER BROCK: Yes. Okay. 6 CHAIRMAN WALKER: So, yes, Commissioner 7 Brock. 8 COMMISSIONER BROCK: Okay. You wanted to say 9 something before I -- 10 CHAIRMAN WALKER: Go ahead. 11 COMMISSIONER BROCK: -- okay. So I had asked 12 the question, because they have put on -- 13 I think Mr. Dennis had said for staff was like 14 3 percent I think it was he said. 15 And so I were asking him, was there a reason 16 of just 3 percent, because cost of living is at 17 8. -- I think it's 8.7 for cost of living. 18 And then one of the things that -- 19 and I know, Mr. Chair, Commissioner Griggs would 20 know this, but the rest of the commissioners, 21 including yourself, that is on the board would 22 know this right here. 23 But the staff here at the housing authority, 24 for many years, did not get the proper raises 25 that they should have gotten and neither the cost</p>

Page 53	Page 55
<p>1 of living.</p> <p>2 So that's why Mr. Alexander had brought about</p> <p>3 -- a few years back -- an analysis to show that</p> <p>4 the staff wasn't getting what they deserved,</p> <p>5 you know, as far as their pay.</p> <p>6 So I was trying to see if we could look at</p> <p>7 that cost of living going to 8.7, because they</p> <p>8 haven't -- for many years, they didn't get cost</p> <p>9 of living. The staff here didn't.</p> <p>10 So I was trying to see, but I don't --</p> <p>11 oh, Ms. Kort is back there. So --</p> <p>12 CHAIRMAN WALKER: So, Commissioner Brock,</p> <p>13 if I could respond first, then I'll certainly open</p> <p>14 it up.</p> <p>15 So, if you recall, we went through collective</p> <p>16 bargaining.</p> <p>17 COMMISSIONER BROCK: Uh-huh.</p> <p>18 CHAIRMAN WALKER: And, as part of the</p> <p>19 collective bargaining we entered into, I believe</p> <p>20 -- don't quote me on this -- but I believe it was</p> <p>21 a three-year agreed upon collective bargaining.</p> <p>22 COMMISSIONER BROCK: Uh-huh.</p> <p>23 CHAIRMAN WALKER: We, in exchange for a quite</p> <p>24 meaningful up-front increase, agreed to a</p> <p>25 standardized COLA increase -- or a standardized</p>	<p>1 CHAIRMAN WALKER: Yes, please.</p> <p>2 MS. PARDE: Through the Chair, so, yes.</p> <p>3 Actually, it will terminate on September 30th of</p> <p>4 2024, but the union has expressed interest and</p> <p>5 desire in doing a wage reopener if they could not</p> <p>6 enter into an MOU with an increased COLA.</p> <p>7 So I have spoken with them last week.</p> <p>8 They are very on board with seeking it through</p> <p>9 this measure as opposed to doing a reopener,</p> <p>10 which would be a wage reopener which you can do</p> <p>11 at any time.</p> <p>12 CHAIRMAN WALKER: So then I guess that's a</p> <p>13 board question as much as anything else.</p> <p>14 Are we going to entertain -- correct me if</p> <p>15 I'm wrong -- entertain a -- I'm not an employment</p> <p>16 lawyer.</p> <p>17 Phrase that, again, for me, Ms. Kort, please.</p> <p>18 MS. PARDE: So we have collective bargaining</p> <p>19 obligations, which are three years, but,</p> <p>20 under a collective bargaining obligation,</p> <p>21 any year past the first year, you can go ahead and</p> <p>22 do a reopener on wages.</p> <p>23 It's an automatic reopener, and it would</p> <p>24 engage us in having to hire outside counsel</p> <p>25 and to engage in collective bargaining</p>
Page 54	Page 56
<p>1 3-percent increase or whatever the contract called</p> <p>2 for.</p> <p>3 So I think, with respect to the employees</p> <p>4 that we collectively bargained with,</p> <p>5 the Bargaining Agreement is in place,</p> <p>6 and, due respect, I don't think there is any need</p> <p>7 to open that back up for collective bargaining,</p> <p>8 again, at this point in time.</p> <p>9 I also believe that the staff -- correct me</p> <p>10 if I'm wrong, Mr. Alexander -- generally follow</p> <p>11 the collective bargaining roughly --</p> <p>12 the non-bargaining staff -- and then</p> <p>13 performance-based incentives or raises ...</p> <p>14 Are they included in the proposed</p> <p>15 administrative salaries?</p> <p>16 I'm asking.</p> <p>17 CEO: Do we make a cushion for --</p> <p>18 CHAIRMAN WALKER: Raises, increases.</p> <p>19 CEO: -- yes, sir. Yes.</p> <p>20 CHAIRMAN WALKER: Okay. So that's my</p> <p>21 understanding, and I'll also defer to poor</p> <p>22 Reece at OGC.</p> <p>23 I don't think we're up for collective</p> <p>24 bargaining for another two years, Ms. Kort?</p> <p>25 MS. PARDE: May I speak.</p>	<p>1 negotiations.</p> <p>2 The union has reached reach out to me for</p> <p>3 months now. They are seeking a wage reopener.</p> <p>4 They would like to pursue that process.</p> <p>5 And so, when this came about, I asked them</p> <p>6 last week, would they be open to entering into an</p> <p>7 MOU, should the board approve an increase in COLA,</p> <p>8 which they were very pleased with. And then they</p> <p>9 would, you know, not do the wage reopener until,</p> <p>10 you know, we went to go bargain next year,</p> <p>11 which we would start bargaining probably in about</p> <p>12 March of next year.</p> <p>13 CHAIRMAN WALKER: Commissioner Griggs.</p> <p>14 COMMISSIONER GRIGGS: So, if I'm hearing this</p> <p>15 correctly, if we do it now, we are almost going to</p> <p>16 forego the process of larger negotiations later,</p> <p>17 correct?</p> <p>18 MS. PARDE: No. We will avoid having</p> <p>19 negotiations just as to wages, where we would have</p> <p>20 to engage in legal counsel and all of the other --</p> <p>21 you know, you'll have to open bargaining.</p> <p>22 Whereas, we can enter into an MOU,</p> <p>23 should you agree to it now, and then just,</p> <p>24 when the next cycle comes up, which it should be</p> <p>25 in March, we'll open it for the next three-year</p>

Page 57	Page 59
<p>1 cycle. Then, you know, that's separate and 2 distinct from this.</p> <p>3 COMMISSIONER GRIGGS: So thank you for that. 4 Per Commissioner Brock's point, do you have 5 any idea what their recommendation is at this 6 point?</p> <p>7 MS. PARDE: Yes. So they did express their 8 desire to follow the Social Security 9 Administration, which is the 8.7, and they had 10 indicated to me -- they brought up the State of 11 Florida.</p> <p>12 So I'm not sure if you-all are aware, 13 but the State of Florida actually went ahead and 14 made sure I got it. The State of Florida recently 15 passed to address, not only the issue of 16 inflation and Florida having typically low wages, 17 but the problem of failing to be able to 18 find worthy employees, as well as retain 19 employees.</p> <p>20 The State of Florida passed a two-part ... 21 So they will increase -- they'll have an automatic 22 COLA. So they will receive an additional 23 5-percent COLA, and then any trade professionals 24 -- so i.e., electricians, plumbers, similar to the 25 bulk of our Collective Bargaining Unit --</p>	<p>1 CHAIRMAN WALKER: Commissioner Horovitz. 2 COMMISSIONER HOROVITZ: I want to be 3 delicate, because I know this is sensitive to your 4 wage.</p> <p>5 But, just looking or talking about this from 6 a financial perspective, I'd like to understand 7 both options, the risks and the costs.</p> <p>8 I'd like to have a little bit more knowledge 9 about what kind of trend we're seeing in our 10 market and with other housing authorities.</p> <p>11 I want us to be a leader in a lot of ways, 12 but I'm not necessarily sure that we need to be a 13 leader in this space.</p> <p>14 So I just kind of want to know what other 15 people are doing and really what the financial 16 implications are for the housing authority.</p> <p>17 CHAIRMAN WALKER: Yes. 18 If I can, Mr. Alexander, I think we have 19 an ad hoc HR Committee, correct, which I don't 20 think is active at the moment?</p> <p>21 CEO: No.</p> <p>22 CHAIRMAN WALKER: I'd like to go ahead and 23 activate that committee and ask some of the board 24 members to participate through an HR process. 25 This is as much HR as it is financial.</p>
Page 58	Page 60
<p>1 they shall receive an automatic 10-percent COLA. 2 And then, in addition to that, the agencies 3 -- all agencies under DeSantis -- state employees 4 -- are permitted to address retention problems 5 for workers leaving for the private sector.</p> <p>6 And the agencies, in addition to the COLA, 7 may provide raises above that COLA even if they 8 aren't in the trades profession.</p> <p>9 COMMISSIONER GRIGGS: So, Mr. Chairman, 10 I see a couple of things happening here.</p> <p>11 And thank you, Commissioner Brock, for 12 bringing this up.</p> <p>13 We probably -- I would recommend that we have 14 this -- analyze this part of our budget and have 15 it entered into the revised piece for discussion 16 based on recommendations from at least the 17 State of Florida to be consistent.</p> <p>18 If not, if the board would like to discuss 19 anything else -- but I would at least recommend we 20 try to be consistent with the recommendations 21 from the State of Florida as a part of projecting 22 that into budget.</p> <p>23 And then perhaps the board can discuss that 24 from this point on. That would open up a 25 discussion for us to agree to an MOU.</p>	<p>1 Mostly because, to your point, Commissioner 2 and Commissioner Griggs, I'd like to understand 3 through the legal aspects what this means.</p> <p>4 Because, if we're going to open up an MOU for 5 wage only and then turn around and have to 6 negotiate other provisions in six months, 7 I'd rather have legal advise whether or not, 8 if we're going to do this, which we're going to 9 have to anyhow -- can we open it up now and save 10 ourselves double the expenses?</p> <p>11 It sounds like we're coming to the end of the 12 contract anyhow. It sounds like we need some 13 information.</p> <p>14 So, are any commissioners willing to serve on 15 that?</p> <p>16 COMMISSIONER BROCK: I'll serve. 17 CHAIRMAN WALKER: I'm happy to serve. 18 COMMISSIONER BROCK: I'll serve. 19 Commissioner Green? 20 Commissioner Horovitz? 21 Commissioner Griggs -- 30 days? 22 (People laughed.) 23 COMMISSIONER HOROVITZ: Is there any reason 24 we wouldn't just roll this topic into finance? 25 CHAIRMAN WALKER: Well, two reasons.</p>

Page 61	Page 63
<p>1 One, based on my last experience, having the 2 committee, you can meet under the guise of 3 attorney-client privilege. 4 I guess you could do that through finance 5 though, couldn't you, Reece? 6 MR. WILSON: I think so. 7 CHAIRMAN WALKER: Because we're dealing with 8 collective bargaining. 9 MR. WILSON: Right. 10 CHAIRMAN WALKER: I think the reason we did 11 it last time -- and I'm going to put words in 12 Ms. Hodges' mouth, because it was cleaner to be 13 able to say, "It's clearly an HR matter. 14 It's clearly for the HR Committee. You're not 15 taking finances, which would be open to the 16 public. You're talking legal negotiations." 17 That would be the reason to put it through 18 the HR, if memory serves, but I'm open to it 19 either way. 20 COMMISSIONER GREEN: How many meetings are we 21 -- how soon do we need to get this done? 22 CHAIRMAN WALKER: Six or seven a week until 23 it's done. 24 No. I would say that -- I don't know what 25 the temperature of the union is and how quickly</p>	<p>1 and then Commissioner Horovitz and myself 2 I anticipate will both attend anyhow. 3 But, just from a formal committee 4 perspective, let's do those three. I think it's 5 under my purview to appoint. 6 Mr. Reece? 7 MR. WILSON: That's right. 8 CHAIRMAN WALKER: We'll do those three. 9 And, if we can get this meeting in the next 10 two or three weeks so that we can get a summary of 11 what is the union looking for, and are there other 12 salient points that they intend to open up during 13 the actual collective bargaining? 14 And then, Mr. Reece, if we can get our 15 outside counsel involved or in-house counsel, 16 whoever handles these negotiations -- I think it's 17 both, actually -- 18 MR. WILSON: Yes. I think so. 19 CHAIRMAN WALKER: -- we need to loop them 20 in and have a non-Sunshine meeting for legal 21 purposes. 22 I don't know what that's called. 23 MR. WILSON: Shade meeting. 24 CHAIRMAN WALKER: Shade meeting. There we 25 go.</p>
Page 62	Page 64
<p>1 they'd like us to move on it, but, obviously, 2 this is being brought to our attention today. 3 So I would say we're still a solid 4 three-months-ish, if not more, to getting to a 5 point at making a decision. 6 COMMISSIONER GRIGGS: Right. Mr. Chairman, 7 so I am -- I'm purely not only for the altruistic 8 reasons or the reasons for it to be kind to our 9 staff, but, from a budgetary standpoint, 10 we need to know if this is on the horizon. 11 And so this is great information that was 12 just added here looking like that we can sort of, 13 "head it off at the pass," so to speak. 14 So I don't mind serving on the committee. 15 I'm just -- you know, I'm on borrowed time. 16 So, if you were for some reason not able to get 17 this part done by the end of the -- 18 COMMISSIONER GREEN: I'll serve. 19 COMMISSIONER HOROVITZ: I'm sorry. 20 I will, too. 21 CHAIRMAN WALKER: So the whole board, 22 which is fine. 23 I'd like to do this. Just from a staffing 24 perspective, let do Commissioner Griggs, 25 Commissioner Brock and Commissioner Green,</p>	<p>1 I know, right, Commissioner? 2 It's -- 3 COMMISSIONER HOROVITZ: This definitely 4 sounds illegal. 5 (People laughed.) 6 COMMISSIONER HOROVITZ: The question on the 7 rate, though -- 8 CHAIRMAN WALKER: Go ahead. 9 COMMISSIONER HOROVITZ: -- since we're going 10 to be discussing it, are we only putting 11 the 8.9 on the table, or is there a range? 12 MS. PARDE: So I actually provided -- 13 I have all of that information for you. 14 COMMISSIONER HOROVITZ: Okay. 15 MS. PARDE: So we have 199 employees, and, 16 if we -- you know, they've sought 8.7. 17 I, of course, asked them, "What's your 18 low point? Let's be realistic." 19 "5 percent," and they said that they would 20 promise their board, you know -- and it would be 21 entered into the MOU that they would not do any 22 other things until we went to renegotiate the 23 contract come next year. 24 And their concern then would not be wages 25 at the new contract, through negotiation,</p>

Page 65	<p>1 as much as it is right now. It would be other</p> <p>2 matters of staffing and things like that.</p> <p>3 They wouldn't be seeking to have any</p> <p>4 additional funds in the wages is what they</p> <p>5 presented, and we would, of course, encapsulate</p> <p>6 that in the MOU that would do this.</p> <p>7 And I've also got numbers for you.</p> <p>8 So, if you ever want to -- the impact is not as</p> <p>9 large as you would think it would be financially.</p> <p>10 COMMISSIONER HOROVITZ: Okay. And we can</p> <p>11 load all that into a portal or some other</p> <p>12 way of sharing that best?</p> <p>13 MS. PARDE: I would rely on that.</p> <p>14 So, basically, the difference,</p> <p>15 if you took all of the wages and raised it,</p> <p>16 we went from the 3 percent, which we've already</p> <p>17 projected, to, you know, 5 percent. That would be</p> <p>18 an additional \$219,000 for the entire year,</p> <p>19 and, then, if you went for the full 8.7,</p> <p>20 it would be an additional \$626,000.</p> <p>21 COMMISSIONER GREEN: Can you say --</p> <p>22 CHAIRMAN WALKER: If we can to the board,</p> <p>23 I would appreciate the opportunity to talk about</p> <p>24 this under shade.</p> <p>25 COMMISSIONER HOROVITZ: Yes.</p>
Page 66	<p>1 CHAIRMAN WALKER: There are legal</p> <p>2 implications here about what we're talking about.</p> <p>3 Again, having learned my lesson from the last time</p> <p>4 we negotiated these agreements, I would appreciate</p> <p>5 the opportunity to talk with counsel under shade</p> <p>6 before we continue this conversation further.</p> <p>7 I will say this is also one more reason why</p> <p>8 I think the budget needs to be postponed another</p> <p>9 30 days for approval.</p> <p>10 COMMISSIONER HOROVITZ: Yes, yes.</p> <p>11 COMMISSIONER GRIGGS: City Council does it.</p> <p>12 CHAIRMAN WALKER: Wait.</p> <p>13 What was that, Commissioner Griggs?</p> <p>14 City Council does it?</p> <p>15 COMMISSIONER GRIGGS: I didn't say anything.</p> <p>16 CHAIRMAN WALKER: Okay. Fair enough.</p> <p>17 That is a salient point.</p> <p>18 Given that, are there any other comments to</p> <p>19 the budget?</p> <p>20 Because what I'd like to do, at this point,</p> <p>21 is pull this and move it to next month's business</p> <p>22 with the anticipation that finance and now HR will</p> <p>23 comment on this budget and provide preliminary</p> <p>24 recommendations to the board on a final approval</p> <p>25 of the budget for the October 1, '23/'24 fiscal.</p>
Page 67	<p>1 Yes, Commissioner Griggs.</p> <p>2 COMMISSIONER GRIGGS: Okay. I just want to</p> <p>3 make sure, Mr. Chairman, that the timeline is</p> <p>4 sufficient, because zero hour is September 30th.</p> <p>5 CHAIRMAN WALKER: Yes.</p> <p>6 COMMISSIONER GRIGGS: So all of the things</p> <p>7 that we discussed here today need to be ...</p> <p>8 You know, so finance, it would be wonderful</p> <p>9 if this budget could be approved by the Finance</p> <p>10 Committee prior to the actual board meeting with</p> <p>11 all of the changes and recommendations, and that</p> <p>12 way the board doesn't have to --</p> <p>13 CHAIRMAN WALKER: I think that is --</p> <p>14 COMMISSIONER GRIGGS: -- do this part.</p> <p>15 CHAIRMAN WALKER: -- I think that is the</p> <p>16 goal, Commissioner, yes.</p> <p>17 COMMISSIONER GRIGGS: Okay.</p> <p>18 CHAIRMAN WALKER: And I think finance did</p> <p>19 review this one, but I think we're just --</p> <p>20 to your point, the variances weren't quite</p> <p>21 finished.</p> <p>22 So I will say this. This is -- I appreciate</p> <p>23 -- I cannot stress this enough. In years past,</p> <p>24 I know we were always up against the deadline</p> <p>25 making last-minute modifications.</p>
Page 68	<p>1 We've got 30 days to clean it up and make it</p> <p>2 better, which is great. So I really appreciate</p> <p>3 this being -- the timeline being pushed up.</p> <p>4 Any other questions on this?</p> <p>5 If not, I'd like to pull this and move to the</p> <p>6 next one.</p> <p>7 (no response)</p> <p>8 CHAIRMAN WALKER: Hearing none, we're going</p> <p>9 to set aside JHA-27.</p> <p>10 At this point, I'm going to call JHA-28</p> <p>11 to the floor. It's the leave sell-back.</p> <p>12 Just high-level comments.</p> <p>13 Commissioner, have you been involved in this</p> <p>14 before?</p> <p>15 COMMISSIONER HOROVITZ: We just talked about</p> <p>16 it in the Finance Committee Meeting. And it kind</p> <p>17 of unwraps the budget, and I know we just closed</p> <p>18 it.</p> <p>19 When we have the accrual for paid time off</p> <p>20 in here, are we considering that we're passing</p> <p>21 this resolution, or no?</p> <p>22 CFO: No. Because that is what we would be</p> <p>23 earning in the next fiscal year.</p> <p>24 COMMISSIONER HOROVITZ: The sell-back.</p> <p>25 CFO: No. What's in the budget is what we</p>

Page 69	Page 71
<p>1 would actually earn for the next fiscal year.</p> <p>2 So what we've -- the sell-back would be related to</p> <p>3 the actual compensated absences liability that we</p> <p>4 have on the books right now.</p> <p>5 COMMISSIONER HOROVITZ: So to reduce the</p> <p>6 liability.</p> <p>7 CFO: Yes.</p> <p>8 COMMISSIONER HOROVITZ: So, isn't the accrual</p> <p>9 accounting for the liability?</p> <p>10 CFO: Yes.</p> <p>11 COMMISSIONER HOROVITZ: So, if we're reducing</p> <p>12 the liability but we haven't done that yet,</p> <p>13 what is the budget saying that we're doing?</p> <p>14 CFO: The budget is saying that we are going</p> <p>15 to be earning PTO over the next fiscal year.</p> <p>16 COMMISSIONER HOROVITZ: Okay. Am I not --</p> <p>17 CHAIRMAN WALKER: So the way it was explained</p> <p>18 to me in the past, Commissioner, because this one</p> <p>19 was a new concept for me -- it took me a solid</p> <p>20 24 months -- is we have accrued costs on the book</p> <p>21 for unused PTO, which would have to come out of</p> <p>22 our cash no matter how we do it.</p> <p>23 COMMISSIONER HOROVITZ: Uh-huh.</p> <p>24 CHAIRMAN WALKER: In lieu of continuing to</p> <p>25 carry that and staff potentially losing some of</p>	<p>1 year.</p> <p>2 COMMISSIONER HOROVITZ: Okay.</p> <p>3 CHAIRMAN WALKER: Commissioner Brock.</p> <p>4 COMMISSIONER BROCK: And, also, Mr. Chair,</p> <p>5 when I first came on, we were actually doing</p> <p>6 buy-back twice a year for the staff.</p> <p>7 So, is it down to twice a year or once a</p> <p>8 year?</p> <p>9 Is it still twice a year?</p> <p>10 CFO: Just once a year.</p> <p>11 COMMISSIONER BROCK: Once a year?</p> <p>12 CFO: Yes.</p> <p>13 COMMISSIONER BROCK: Because we were doing it</p> <p>14 twice a year.</p> <p>15 CHAIRMAN WALKER: Yes. I think we asked for</p> <p>16 it, because it was confusing. Because we were</p> <p>17 doing like a buy-back getting closer to Christmas,</p> <p>18 you know, for people to get some more cash for the</p> <p>19 holidays.</p> <p>20 But it was getting confusing doing it in</p> <p>21 December and then also coming up at year end plus</p> <p>22 budgeting season.</p> <p>23 So I think, to your point, Commissioner</p> <p>24 Brock, we eliminated December, and said,</p> <p>25 "We need to just be consistent when we do this</p>
Page 70	Page 72
<p>1 their PTO, it has been routine for the agency to</p> <p>2 offer them the ability for the agency to buy it</p> <p>3 back.</p> <p>4 COMMISSIONER HOROVITZ: Yes.</p> <p>5 Relative to the budget, I believe --</p> <p>6 and I think this is the question, because I asked</p> <p>7 it before -- we budgeted for this year's PTO in</p> <p>8 this year's budget, '22/'23.</p> <p>9 My understanding is all we're doing is</p> <p>10 exercising the ability to pay off that liability</p> <p>11 with cash we've already budgeted to pay when time</p> <p>12 would come to use it is my understanding.</p> <p>13 COMMISSIONER HOROVITZ: Sure. I know that</p> <p>14 we've been doing this every year.</p> <p>15 So I'm just wondering, do we consider that</p> <p>16 we're going to approve this when we are making</p> <p>17 this budget?</p> <p>18 CFO: (shook head negatively)</p> <p>19 COMMISSIONER HOROVITZ: We don't.</p> <p>20 CHAIRMAN WALKER: No. And we address this</p> <p>21 every year, because I had questions about this.</p> <p>22 It might have been Commissioner Phillips who</p> <p>23 helped educate me on this.</p> <p>24 And it's not an assumption every year.</p> <p>25 It's something that has to be considered every</p>	<p>1 so we have a more finite number."</p> <p>2 Because it was bleeding over into two</p> <p>3 budgetary periods is what was happening.</p> <p>4 COMMISSIONER BROCK: Yeah. And so, when they</p> <p>5 do the buy-back, it's only a certain amount of</p> <p>6 hours that they can buy back, right?</p> <p>7 CFO: Yes.</p> <p>8 COMMISSIONER BROCK: So, what is it?</p> <p>9 CFO: They can buy back up to 80 hours,</p> <p>10 but they have to have 80 hours left over on the</p> <p>11 books. And it has to be increments of 8 hours.</p> <p>12 COMMISSIONER BROCK: Okay.</p> <p>13 CHAIRMAN WALKER: Well, let me ask a</p> <p>14 question.</p> <p>15 Is anybody looking to hold the motion for</p> <p>16 further analysis?</p> <p>17 COMMISSIONER BROCK: (shook head negatively)</p> <p>18 COMMISSIONER HOROVITZ: Is the topic of</p> <p>19 moving this to policy within the purview of the</p> <p>20 new HR Committee or the reactivated HR Committee,</p> <p>21 or can we decide that right now?</p> <p>22 CHAIRMAN WALKER: We can decide that right</p> <p>23 now, if everyone is okay.</p> <p>24 Why don't we move the motion and enter</p> <p>25 into discussion?</p>

Page 73	<p>1 COMMISSIONER GRIGGS: So moved.</p> <p>2 CHAIRMAN WALKER: Thank you, Commissioner</p> <p>3 Griggs.</p> <p>4 Can I get a second?</p> <p>5 COMMISSIONER BROCK: Second.</p> <p>6 CHAIRMAN WALKER: I have a second from</p> <p>7 Commissioner Brock.</p> <p>8 I'm going to go ahead and open it up to</p> <p>9 conversation.</p> <p>10 Commissioner Horovitz, would you like to give</p> <p>11 your thoughts?</p> <p>12 COMMISSIONER HOROVITZ: My question would be</p> <p>13 the staff must like this. It's a benefit.</p> <p>14 Is there any feeling on it?</p> <p>15 CEO: Yes. It's a big benefit to the staff.</p> <p>16 Folks always leading up to this point every year,</p> <p>17 and then you have some legacy employees here.</p> <p>18 In this room right now, we have maybe four</p> <p>19 employees that have more than 25 years.</p> <p>20 And, when it goes down to the end of the</p> <p>21 fiscal year, like now, it's crunch time.</p> <p>22 We've got the hurricane season and a lot of things</p> <p>23 we'll be trying to close out.</p> <p>24 It gives people a chance to actually take</p> <p>25 their cash out versus leaving it on the books.</p>
Page 75	<p>1 I think that the major issue was potential for</p> <p>2 abuse.</p> <p>3 CHAIRMAN WALKER: Agreed.</p> <p>4 COMMISSIONER GRIGGS: And, once that was</p> <p>5 addressed, I believe it was because we went from</p> <p>6 twice a year to once a year that that was curved,</p> <p>7 or I should say, "eliminated."</p> <p>8 CHAIRMAN WALKER: I think you're right.</p> <p>9 COMMISSIONER GRIGGS: So now we're probably</p> <p>10 in a position where we have sort of eliminated</p> <p>11 that potential, and it could be something you</p> <p>12 might want to look at.</p> <p>13 CHAIRMAN WALKER: And I think it's been --</p> <p>14 to your point, Commissioner Griggs, I think it's</p> <p>15 been or two or three cycles now where we've</p> <p>16 stopped doing it twice a year and now once a year.</p> <p>17 So, again, I look at Mr. Reece.</p> <p>18 I mean, if the board were to move -28,</p> <p>19 and then, as a separate motion, which is not</p> <p>20 drafted -- but move to grant Mr. Alexander the</p> <p>21 authority to undertake this without further</p> <p>22 action, can we do that at this meeting, Mr. Reece?</p> <p>23 MR. WILSON: I would think. I mean, yes,</p> <p>24 you can do that. You can make the motion from the</p> <p>25 table from one of your commissioners or by you to,</p>
Page 74	<p>1 Because, when they go and leave it on the books,</p> <p>2 it's going to critical leave, which you may not</p> <p>3 ever see. It'd be money that you just lost,</p> <p>4 in a sense.</p> <p>5 COMMISSIONER HOROVITZ: I think that's nice.</p> <p>6 I think it should be policy.</p> <p>7 CEO: Yes. Agreed.</p> <p>8 CHAIRMAN WALKER: Any other comments?</p> <p>9 COMMISSIONER BROCK: (shook head negatively)</p> <p>10 CHAIRMAN WALKER: So, Commissioner, I would</p> <p>11 be very interested. So policy. I don't</p> <p>12 disagree. I think that -- I think two years ago</p> <p>13 I think I would have said, "No. I want to see the</p> <p>14 numbers every year to see what's happening."</p> <p>15 Based on what I've seen, it seems like the</p> <p>16 policy in and of itself that's here -- what they</p> <p>17 structured -- is consistent.</p> <p>18 It seems like we're accruing for it on the</p> <p>19 books. Unless there is a legal need for this to</p> <p>20 come to the board, to me, I see no reason why this</p> <p>21 can't be at the discretion of Mr. Alexander</p> <p>22 provided that the current structure of the policy</p> <p>23 does not change.</p> <p>24 Commissioner Griggs.</p> <p>25 COMMISSIONER GRIGGS: I think that the --</p>
Page 76	<p>1 you know, make this Mr. Alexander's discretion as</p> <p>2 to going forward -- what he wants to do with it</p> <p>3 or what you guys direct him to do with it.</p> <p>4 CHAIRMAN WALKER: Okay. Commissioner Griggs.</p> <p>5 COMMISSIONER GRIGGS: I was going to say,</p> <p>6 Mr. Chairman, that maybe should be a</p> <p>7 recommendation from the HR Committee --</p> <p>8 CHAIRMAN WALKER: That's true.</p> <p>9 COMMISSIONER GRIGGS: -- before we do so,</p> <p>10 and then that way we've done all the due</p> <p>11 diligence.</p> <p>12 CHAIRMAN WALKER: That's a great point.</p> <p>13 So, on that note, did I appoint a Chair of</p> <p>14 the HR Committee?</p> <p>15 Commissioner Griggs?</p> <p>16 Can you do this in one meeting?</p> <p>17 COMMISSIONER GRIGGS: Sure.</p> <p>18 Why not?</p> <p>19 CHAIRMAN WALKER: I think, as long as the</p> <p>20 policy was typed out -- which clearly we have a</p> <p>21 policy. It's in place -- I think, as long as the</p> <p>22 policy was typed out and given to the HR Committee</p> <p>23 for a final review and recommendation to the board</p> <p>24 for the September meeting, the board could take</p> <p>25 the policy up at that time for formal approval</p>

Page 77	Page 79
<p>1 assuming the HR Committee recommends it. 2 So, if you could, get this to Commissioner 3 Griggs, Commissioner Green, Commissioner Brock -- 4 basically, everybody -- and have the formal policy 5 put together. 6 That would be much appreciated so we can give 7 you the authority to handle it going forward. 8 CEO: Okay. So, are you saying that it's 9 approved now, but, to make it a policy moving 10 forward, it has to be brought to the 11 HR Committee? 12 CHAIRMAN WALKER: Right. 13 CEO: Okay. 14 CHAIRMAN WALKER: Meaning we only want to 15 have to approve -- we'll approve this specific 16 year, and then we want to approve the policy that 17 you have the authority to approve this year over 18 year. 19 COMMISSIONER GRIGGS: (nodded head 20 affirmatively) 21 CEO: Okay. Great. 22 CHAIRMAN WALKER: With that, any other 23 questions or discussions on -28? 24 (no response) 25 CHAIRMAN WALKER: Hearing none --</p>	<p>1 gentlemen, we're going to call ourselves back to 2 order, please. I appreciate everybody's patience. 3 Next up on the agenda we have JHA-29, 4 which is the 2024 ACOP Administration Plan. 5 Mr. Alexander, would you mind giving us a 6 quick summary of this one, please. 7 CEO: Yes. Basically, it's an ACOP Occupancy 8 Continuum Plan, which is what we use for public 9 housing. We do it every year. Any updates we 10 have with the plan we add it in there. 11 We had a meeting on July -- just 1 second 12 here -- we had a meeting -- public comments 13 on May 19th ending July 3rd. A public hearing was 14 held on July 5th. 15 Public comments were received from staff 16 members and Jacksonville Area Legal Aid. 17 We went through the whole entire process, 18 which is standard for a housing authority. 19 We're just asking the agency to approve 20 it. It's just Admissions and Continue Occupancy 21 Plan specifically for public housing. 22 There's one you have for public housing. 23 You have one for Section 8, which is the 24 administrative plan, and, basically, both of them 25 at the same time -- public comments from the</p>
Page 78	Page 80
<p>1 Commissioner Brock? 2 COMMISSIONER BROCK: I was going to make a 3 motion. 4 CHAIRMAN WALKER: Okay. Hearing none, 5 I'll call the question. 6 All those in favor of 2023-JHA-28 signify by 7 saying, "Aye." 8 COMMISSIONER BROCK: Aye. 9 COMMISSIONER HOROVITZ: Aye. 10 COMMISSIONER GREEN: Aye. 11 COMMISSIONER GRIGGS: Aye. 12 CHAIRMAN WALKER: Any opposition? 13 (no response) 14 CHAIRMAN WALKER: Hearing none, 15 the resolution passes. 16 I would like to take a 3-minute recess. 17 Unfortunately, I received three calls 18 concerning the weather which I need to address 19 with my staff and team. 20 So we're going to go ahead and call a 21 3-minute recess, please. 22 Thank you. 23 (A recess was taken.) 24 (The recess concluded.) 25 CHAIRMAN WALKER: All right. Ladies and</p>	<p>1 19th of May up to July 3rd. 2 And JALA was involved, as well as 3 Commissioner Brock and the senior staff went 4 through here. 5 Typically, just so you know, these changes 6 are based on things or trends we may see 7 throughout the year, or, typically, every now and 8 then, HUD may send out a PIH notice, which they 9 have substantial changes to the program we're just 10 basically adopting. 11 So we present it up to the board just for 12 your approval and to move forward with it. 13 CHAIRMAN WALKER: Commissioner Horovitz. 14 COMMISSIONER HOROVITZ: I was just going to 15 say I did read this, but it was very foreign to 16 me. So I'm going to lean on the rest of the board 17 for their feedback if this is normal. 18 CHAIRMAN WALKER: So, can I have somebody 19 move the motion so we can enter into a discussion? 20 COMMISSIONER GRIGGS: I move. 21 CHAIRMAN WALKER: Thank you, Commissioner 22 Griggs. 23 COMMISSIONER BROCK: I second. 24 CHAIRMAN WALKER: Thank you, Commissioner 25 Brock.</p>

Page 81	<p>1 I'll open the discussion. So, yes, 2 the ACOP Plan is a standard HUD plan. 3 I much like you tried to read it the first time 4 I was a board member and also fell asleep. 5 It is a very detail-oriented plan about 6 admission policies. This is something that we do 7 rely very heavily on Mr. Alexander and senior 8 staff to tell us, but it is a requirement from 9 HUD that the board approve the plan being 10 recommended by staff. 11 The first question is, Mr. Alexander, 12 you've reviewed the plan, and this is the plan 13 you're recommending for approval? 14 CEO: Yes, yes, yes. 15 CHAIRMAN WALKER: Commissioner Brock. 16 COMMISSIONER BROCK: Also, Mr. Chair, 17 just to help Commissioner Heather on this, 18 as Mr. Alexander says, they really likes for the 19 RAD Board to be involved in this plan. 20 And so we go over it line by line, 21 precept by precept. So there were some changes 22 that we did do to it, and so we did go over it. 23 Ms. Dunn hosted the meeting. So, yeah. 24 Legal Aid was here -- all of that. 25 COMMISSIONER HOROVITZ: Great. Thank you.</p>	Page 83	<p>1 And we can enter into a discussion and kind 2 of knock this one out quickly, please. 3 COMMISSIONER GREEN: I make a motion. 4 CHAIRMAN WALKER: Thank you, Commissioner 5 Green. 6 COMMISSIONER BROCK: Second. 7 CHAIRMAN WALKER: Second from Commissioner 8 Brock. 9 I'll open it up for discussion. 10 Mr. Alexander, would you mind giving us the 11 30-second summary here, please. 12 CEO: Yes. This is the annual plan. 13 I'm asking the board to approve this. The annual 14 plan is basically part of a five-year plan in our 15 annual plan. 16 We receive documentation back from the mayor 17 who signs off on it, and HUD sent us a letter, 18 as of August the 10th, approving our annual plans. 19 So, basically, we're just bringing it here for the 20 board to adopt it, as well. 21 CHAIRMAN WALKER: Okay. For those that -- 22 and, for the record, this plan, again, is required 23 by HUD in public housing. All public housing 24 authorities have to do it. 25 It is a fairly standardized plan,</p>
Page 82	<p>1 COMMISSIONER BROCK: Yeah. 2 CHAIRMAN WALKER: Any other questions or 3 comments on JHA-29? 4 (no response) 5 CHAIRMAN WALKER: Hearing none, I'll move the 6 question. 7 All those in favor of approving 2023-JHA-29 8 signify by saying, "Aye." 9 COMMISSIONER BROCK: Aye. 10 COMMISSIONER HOROVITZ: Aye. 11 COMMISSIONER GREEN: Aye. 12 COMMISSIONER GRIGGS: Aye. 13 CHAIRMAN WALKER: Any opposition? 14 (no response) 15 CHAIRMAN WALKER: Hearing none, JHA-29 16 passes. 17 Thank you very much. 18 Now down to the fun part. 19 We have JHA-30, -31, -32, -33 and -34. 20 Actually, just to get out from the administrative 21 part, I'm going to pull JHA-33 at the moment, 22 which is the same Fiscal Year 2024 Annual Plan. 23 It's very similar to what we just approved 24 for ACOP. 25 Can I get a motion?</p>	Page 84	<p>1 and I believe it was included in the board 2 packet, but not attached to the minutes -- 3 the actual letter from HUD preapproving the plan. 4 Any further questions on this, on JHA-33? 5 (no response) 6 CHAIRMAN WALKER: Hearing none, I'll call the 7 vote. 8 All those in favor of approving JHA-33, 9 signify by saying, "Aye." 10 COMMISSIONER BROCK: Aye. 11 COMMISSIONER HOROVITZ: Aye. 12 COMMISSIONER GREEN: Aye. 13 COMMISSIONER GRIGGS: Aye. 14 CHAIRMAN WALKER: Any opposition? 15 (no response) 16 CHAIRMAN WALKER: Hearing none, -33 passes. 17 Now we'll get to the fun part. 18 We're going to start with JHA-30, please. 19 As I think we're all aware -- Commissioner Griggs 20 I apologize if you are not aware, but I believe 21 the Acquisition Committee met on JHA-30, -31 and 22 -32. And then the Finance Committee subsequently 23 met on -30, -31 and -32. 24 I'm going to pull them one by one, 25 but the first one we have before us is JHA-30,</p>

Page 85	<p>1 which is Westwood Apartments.</p> <p>2 Mr. Alexander, can you give us a quick</p> <p>3 summary just for the board and for the minutes,</p> <p>4 please?</p> <p>5 CEO: Yes. The board tentatively, at the</p> <p>6 last acquisition meeting, went through this deal.</p> <p>7 They tasked me with making sure that we have</p> <p>8 BMO, who is actually on the line, do an MOU and</p> <p>9 also asked me to make sure and follow up with</p> <p>10 OGC, which Mr. Reece is here, and also follow up</p> <p>11 with our financial consultant.</p> <p>12 I spoke to all three of them. BMO created --</p> <p>13 well, they drafted the MOU. OGC approved it,</p> <p>14 and CSG added their comments to it.</p> <p>15 And I'm bringing it back to the board,</p> <p>16 as tasked by the board, for approval. I'm asking</p> <p>17 for approval.</p> <p>18 CHAIRMAN WALKER: Can I get a motion and</p> <p>19 a second so we can enter into a discussion,</p> <p>20 please?</p> <p>21 COMMISSIONER GRIGGS: So moved.</p> <p>22 CHAIRMAN WALKER: Thank you.</p> <p>23 COMMISSIONER BROCK: Second.</p> <p>24 CHAIRMAN WALKER: Commissioner Brock is the</p> <p>25 second.</p>	Page 87	<p>1 CHAIRMAN WALKER: Yes. Commissioner,</p> <p>2 the way I read the MOU -- and I'll defer to legal</p> <p>3 as well -- is this is basically a Memorandum of</p> <p>4 Understanding.</p> <p>5 It's not saying we're doing the deal.</p> <p>6 COMMISSIONER HOROVITZ: Right.</p> <p>7 CHAIRMAN WALKER: It's not saying we're</p> <p>8 signed off.</p> <p>9 COMMISSIONER GREEN: It is nonbinding.</p> <p>10 CHAIRMAN WALKER: Yes. So the way I read</p> <p>11 these MOUs, per the Acquisition Committee,</p> <p>12 was all of our partners need intent from the</p> <p>13 housing authority saying, "High level we agree</p> <p>14 with the deal. Go pursue documents.</p> <p>15 Go put it all together," so they have --</p> <p>16 "comfort," is probably too strong a word --</p> <p>17 but something to rely upon to say, "We're going to</p> <p>18 pursue this."</p> <p>19 COMMISSIONER HOROVITZ: Right.</p> <p>20 Because our finance partners are going to</p> <p>21 make comments we can get to later.</p> <p>22 We do need to decide, if we were to say, "Yes,"</p> <p>23 to all three of these deals the timing of that and</p> <p>24 what kind of resources it will take.</p> <p>25 That's all.</p>
Page 86	<p>1 Again, discussing JHA-30, first,</p> <p>2 Mr. Alexander and Mr. Reece, to the BMO Team,</p> <p>3 true thanks by getting this done in less than a</p> <p>4 week -- of getting these MOUs put together.</p> <p>5 First and foremost, do we have our potential</p> <p>6 partner with Westwood Apartments on the line?</p> <p>7 CEO: Yes.</p> <p>8 CHAIRMAN WALKER: And I apologize.</p> <p>9 I can't read that.</p> <p>10 Who are they?</p> <p>11 CEO: You have Kareem Brantley, and you have</p> <p>12 -- he's the only one on there that I see.</p> <p>13 CHAIRMAN WALKER: Okay. Great.</p> <p>14 I believe, Commissioner Horovitz,</p> <p>15 that the Acquisition Committee recommended</p> <p>16 approval of this deal to the full board subject to</p> <p>17 the MOU being complete?</p> <p>18 COMMISSIONER HOROVITZ: Yes. And I have a</p> <p>19 clarifying question here.</p> <p>20 I believe that what we're voting on --</p> <p>21 and this will help me level us back to</p> <p>22 conversation -- is to give Mr. Alexander the</p> <p>23 authority to pursue agreements, not necessarily</p> <p>24 actually enter into financial agreements;</p> <p>25 is that right?</p>	Page 88	<p>1 COMMISSIONER GRIGGS: So --</p> <p>2 CHAIRMAN WALKER: Commissioner Griggs.</p> <p>3 COMMISSIONER GRIGGS: -- based upon what</p> <p>4 we're reading here, we're just agreeing to agree</p> <p>5 to move forward.</p> <p>6 CHAIRMAN WALKER: Correct. I will say --</p> <p>7 COMMISSIONER GRIGGS: I don't want to be back</p> <p>8 where we were before, you know.</p> <p>9 CHAIRMAN WALKER: -- yes. I will say this,</p> <p>10 and I've read through the MOUs. And my</p> <p>11 perspective on this is this.</p> <p>12 This is not saying we are closing these deals</p> <p>13 today. We do not have the documents in front of</p> <p>14 us. We don't have final pro forma models in front</p> <p>15 of us. This is everything we need to get to that</p> <p>16 stage.</p> <p>17 I will say, you know, it would be</p> <p>18 disingenuous, at best, if we were to say,</p> <p>19 "We want to go forward with these deals on these</p> <p>20 terms," and then come back here in 90, 120, 180,</p> <p>21 whatever it is and put a 180 on it.</p> <p>22 And what I mean by that is, to me,</p> <p>23 these are the baseline terms. There are a lot of</p> <p>24 details still to work out, but I would feel very</p> <p>25 uncomfortable coming back in 180 days and changing</p>

Page 89	Page 91
<p>1 position.</p> <p>2 So I guess the intent here is to enter into</p> <p>3 good faith negotiations and go forward.</p> <p>4 COMMISSIONER HOROVITZ: Absolutely.</p> <p>5 Just a comment on that, because I know that</p> <p>6 our partners, our developer partners stepped out</p> <p>7 of the Acquisition Meeting, for those who weren't</p> <p>8 in that meeting, and came to terms that the whole</p> <p>9 committee got comfortable with. And I didn't open</p> <p>10 up the new model to see if those changes were</p> <p>11 incorporated.</p> <p>12 But, have we seen the new pro forma?</p> <p>13 I haven't seen it.</p> <p>14 COMMISSIONER GREEN: I read through some</p> <p>15 part. I saw that they decreased their --</p> <p>16 COMMISSIONER HOROVITZ: Was that like just</p> <p>17 here?</p> <p>18 COMMISSIONER GREEN: -- yes.</p> <p>19 COMMISSIONER HOROVITZ: And I'm sorry.</p> <p>20 I didn't realize it had been updated.</p> <p>21 CHAIRMAN WALKER: Yes, Commissioner,</p> <p>22 they did.</p> <p>23 To your point, I'd like to thank our partners</p> <p>24 on this deal for taking our advice and comments</p> <p>25 and coming back.</p>	<p>1 that we're not -- correct me if I'm wrong --</p> <p>2 we're not putting ourselves too far extended and,</p> <p>3 quite frankly, as an overall financial view part</p> <p>4 of our financials so we're not too far extended.</p> <p>5 COMMISSIONER HOROVITZ: That's how I</p> <p>6 understand it. We discussed that in the</p> <p>7 Acquisition Committee, and we said we were going</p> <p>8 to bring that to this meeting.</p> <p>9 I think, in our next Finance Committee</p> <p>10 Meeting, we should invite our finance partners,</p> <p>11 CSG, bond counsel -- whoever we need to have in</p> <p>12 that meeting -- so we can really dig into what</p> <p>13 can the housing authority afford.</p> <p>14 So I would make that recommendation.</p> <p>15 So, for the next board meeting, we'll give you a</p> <p>16 good recommendation.</p> <p>17 COMMISSIONER GREEN: Through the Chair,</p> <p>18 so at this board meeting this is just, again,</p> <p>19 moving the deal further along.</p> <p>20 But any questions that we have regarding this</p> <p>21 deal, things that we still disagree with,</p> <p>22 we bring this up in the acquisition meeting.</p> <p>23 CHAIRMAN WALKER: Yes.</p> <p>24 COMMISSIONER GREEN: Correct?</p> <p>25 CHAIRMAN WALKER: And, again, I can't stress</p>
Page 90	Page 92
<p>1 But, yes. I saw that those were reduced --</p> <p>2 the fees were reduced, as well as the Note being</p> <p>3 reduced.</p> <p>4 COMMISSIONER HOROVITZ: And then we also have</p> <p>5 changes to, if we weren't a good property manager,</p> <p>6 that there was some stipulation on that.</p> <p>7 Was that like included in the MOU?</p> <p>8 I didn't see that. I don't know if it needed</p> <p>9 to be.</p> <p>10 CHAIRMAN WALKER: Give me 1 second here.</p> <p>11 I thought I saw that. It is. It's in Section 10.</p> <p>12 50 percent of any operating deficit, and then</p> <p>13 Section 9, replacement manager -- of the actual</p> <p>14 MOU itself, Commissioner.</p> <p>15 COMMISSIONER HOROVITZ: Got it. Thank you.</p> <p>16 COMMISSIONER GRIGGS: So, Mr. Chairman --</p> <p>17 CHAIRMAN WALKER: Commissioner Griggs, yes.</p> <p>18 COMMISSIONER GRIGGS: -- is the Finance</p> <p>19 Committee who is primarily working on this,</p> <p>20 or is it the Acquisition Committee?</p> <p>21 CHAIRMAN WALKER: Acquisition is where we</p> <p>22 got into the models and the details.</p> <p>23 Finance is really reviewing it to make sure</p> <p>24 that, you know, if we have to come out-of-pocket</p> <p>25 for certain things, you know, costs up front,</p>	<p>1 enough. Look, these MOUs, in my experience,</p> <p>2 are broad strokes, right?</p> <p>3 COMMISSIONER GREEN: Right.</p> <p>4 CHAIRMAN WALKER: There will be things that</p> <p>5 ultimately will have to come before the board that</p> <p>6 will have to be either policy calls or,</p> <p>7 you know, legal calls we have to make.</p> <p>8 But the intent is these are the terms that</p> <p>9 we're proceeding on subject to final, you know,</p> <p>10 financial adviser, investment banker, lawyer,</p> <p>11 saying, "We're good to close."</p> <p>12 COMMISSIONER HOROVITZ: To Commissioner</p> <p>13 Green's point, if there is something that you are</p> <p>14 uncomfortable with, I think that now, having</p> <p>15 --</p> <p>16 CHAIRMAN WALKER: Now is the time. Yes.</p> <p>17 COMMISSIONER HOROVITZ: -- everyone I think</p> <p>18 in the room or on the line that can answer</p> <p>19 those.</p> <p>20 COMMISSIONER GREEN: Okay.</p> <p>21 CHAIRMAN WALKER: Commissioner Green.</p> <p>22 COMMISSIONER GREEN: I guess there is a few</p> <p>23 things. One, I'm just confused how -- I'm not</p> <p>24 confused.</p> <p>25 So, when we call this like, "a development</p>

<p style="text-align: right;">Page 93</p> <p>1 deal," to me, it's somewhat of like a finder's 2 fee, because there's not too much of developing 3 going on. 4 And then, two, I'm just a little bit -- 5 so, when they say what sort of apartments will 6 provide 212 affordable housing units at 7 80-percent area median income, and we're the ones 8 providing the units, wouldn't we be the ones 9 controlling what the income is going to be? 10 Right? 11 CHAIRMAN WALKER: Yes. Great question. 12 My understanding -- and I will demur to 13 Mr. Alexander, OGC and BMO -- but my understanding 14 is that acquisition fee, developer fee is kind of 15 an interchangeable term. 16 COMMISSIONER GREEN: Okay. 17 CHAIRMAN WALKER: They're being paid a fee 18 for bringing the deal in exchange for taking on 19 the operating deficit guarantee and things of that 20 nature. 21 And then, yes. I think we talked about this 22 a little bit, but I think it bodes well to clarify 23 that, Commissioner Green, which is the ultimate 24 affordability of these deals is our call. 25 COMMISSIONER GREEN: Right.</p>	<p style="text-align: right;">Page 95</p> <p>1 It's under, "Sources and Uses." I'm all over the 2 place. I do get that, but -- 3 CHAIRMAN WALKER: I didn't see -- 4 and maybe our partners on the line -- I know there 5 is an asset management fee, which makes sense. 6 MR. BRANTLEY: Sir, I can answer, Mr. Chair, 7 if you would like. Kareem, with Integral. 8 CHAIRMAN WALKER: Thank you, Kareem. 9 MR. BRANTLEY: Yes. So, to Commissioner 10 Green's question, with regards to the construction 11 management fee, that's an elective fee only if JHA 12 hired us to oversee any kind of further 13 improvements to the property or other 14 construction-related items or activities that the 15 authority would want. 16 So, when you look at that, that is not an 17 earned fee as part of the deal. That's an 18 elective fee just for our time if we were to 19 perform construction management services on behalf 20 of the housing authority. 21 COMMISSIONER GREEN: So, if it's considered 22 an acquisition, could we not just pad the 23 acquisition fee and get rid of that back-end fee 24 through the bond? 25 MR. BRANTLEY: Well, you could, but I think</p>
<p style="text-align: right;">Page 94</p> <p>1 CHAIRMAN WALKER: This is not something that 2 we have to set in stone. 3 So Mr. Alexander made the point I think 4 last time that we're saying 212 units at or below 5 80-percent AML. 6 Nothing saying that we couldn't put 200 7 units at 30-percent AML. Now that wouldn't 8 part on the financial viability of the deal, 9 but it's within our discretion of what we're going 10 to set aside where. 11 And we're really trying to leave that to our, 12 in my opinion, senior staff and financing partners 13 to figure out the right balance. 14 Mr. Alexander, do you have something to say? 15 CEO: Yes. I just agree. Yes. 16 COMMISSIONER GREEN: And the construction 17 management fee -- whose fee is that? 18 Is that a fee that we're paying ourself, 19 or is that a fee that they're charging us? 20 CHAIRMAN WALKER: Mr. Alexander. 21 COMMISSIONER GREEN: I mean it's small. 22 It's just 256,000. 23 CEO: And, what one is that? 24 CHAIRMAN WALKER: Westwood. 25 COMMISSIONER GREEN: Westwood.</p>	<p style="text-align: right;">Page 96</p> <p>1 you really want to go through the due diligence 2 so you can find out if there is opportunity or 3 there are required improvements that the housing 4 authority would want to pursue. 5 And that would then go back to the seller, 6 and that would basically be something -- you know, 7 if it's something that the seller has not 8 disclosed or, you know, something material that 9 comes out in the due diligence, that would come 10 off the acquisition price anyway or the price paid 11 for the property. 12 So it would -- it would materially change 13 there in the delta versus changing it on the back 14 end. This is totally elective and just saying, 15 in the event the housing authority wants to do 16 further modifications or improvements to the 17 property, if you so chose us, we're just 18 disclosing up front we would charge X fee to 19 do so. 20 If you chose someone else, then you have the 21 right to do that. 22 COMMISSIONER GREEN: Okay. That was it. 23 Thank you. 24 CHAIRMAN WALKER: Any other questions or 25 comments on this one?</p>

Page 97	Page 99
<p>1 Commissioner Griggs.</p> <p>2 COMMISSIONER GRIGGS: I'm probably getting</p> <p>3 ahead of myself here, but I'm curious about the</p> <p>4 terms of usage for the tenants or who elects to</p> <p>5 be housed here.</p> <p>6 And, you know, are there going to be terms</p> <p>7 within the MOU to address that, or should we</p> <p>8 worry about that later?</p> <p>9 CHAIRMAN WALKER: Great question,</p> <p>10 Commissioner Griggs. I think that's a later</p> <p>11 question, because that is within the full</p> <p>12 purview of Mr. Alexander's senior staff,</p> <p>13 to create who we plan on housing here and what</p> <p>14 kind of tenant base.</p> <p>15 It is a mixed-income facility. One of the</p> <p>16 things we talked about, which I'm a huge fan of,</p> <p>17 is this isn't all low, very low-income.</p> <p>18 This has a mixed-income component, but the skew</p> <p>19 or level of affordability will come down to the</p> <p>20 decision making of the senior staff and our</p> <p>21 advisers.</p> <p>22 COMMISSIONER GRIGGS: Well, I'll just ask the</p> <p>23 question while we're here. I know it's ahead of</p> <p>24 the game.</p> <p>25 Mr. Alexander, will there be a homes priority</p>	<p>1 CHAIRMAN WALKER: Any other discussion on</p> <p>2 JHA-30?</p> <p>3 (no response)</p> <p>4 CHAIRMAN WALKER: Hearing none, I'll call</p> <p>5 the question.</p> <p>6 All of those in favor of approving</p> <p>7 JHA-30, signify by saying, "Aye."</p> <p>8 COMMISSIONER BROCK: Aye.</p> <p>9 COMMISSIONER HOROVITZ: Aye.</p> <p>10 COMMISSIONER GREEN: Aye.</p> <p>11 COMMISSIONER GRIGGS: Aye.</p> <p>12 CHAIRMAN WALKER: Any opposition?</p> <p>13 (no response)</p> <p>14 CHAIRMAN WALKER: Hearing none, JHA-30</p> <p>15 passes.</p> <p>16 Thank you very much to our development</p> <p>17 partners and the time you put into this.</p> <p>18 A special thank you to Commissioner Horovitz</p> <p>19 and Mr. Alexander and staff for taking the lead</p> <p>20 here.</p> <p>21 MR. BRANTLEY: Thank you.</p> <p>22 CHAIRMAN WALKER: Next, JHA-31,</p> <p>23 purchase of Downtown East Apartments.</p> <p>24 I believe -- correct me if I'm wrong --</p> <p>25 this is the one commonly referred to as,</p>
Page 98	Page 100
<p>1 for this property?</p> <p>2 CEO: We would have to think through that.</p> <p>3 We, in our last discussion with our Property</p> <p>4 Management Team -- we have changed our format into</p> <p>5 using preferences when we reach for folks on our</p> <p>6 waiting list, in terms of adding an aggregate</p> <p>7 number instead of rating them all individually.</p> <p>8 So we will consider that as we move forward.</p> <p>9 COMMISSIONER GRIGGS: Okay. I'm going to</p> <p>10 leave it there --</p> <p>11 CEO: Yes.</p> <p>12 COMMISSIONER GRIGGS: -- but I do think</p> <p>13 it's fair to have conversations with our</p> <p>14 community partners --</p> <p>15 CEO: Yes.</p> <p>16 COMMISSIONER GRIGGS: -- to see how this</p> <p>17 fits in with the work that they're doing</p> <p>18 related to our homes population and see how this</p> <p>19 mix plays out or, you know, these availabilities</p> <p>20 play out --</p> <p>21 CHAIRMAN WALKER: I concur.</p> <p>22 COMMISSIONER GREEN: -- because of the</p> <p>23 one-bedrooms?</p> <p>24 COMMISSIONER GRIGGS: Because of whatever</p> <p>25 situation.</p>	<p>1 "Franklin Arms."</p> <p>2 COMMISSIONER HOROVITZ: (nodded head</p> <p>3 affirmatively)</p> <p>4 CHAIRMAN WALKER: Can I get a motion and</p> <p>5 a second so we can enter into a discussion,</p> <p>6 please?</p> <p>7 COMMISSIONER HOROVITZ: I make a motion.</p> <p>8 COMMISSIONER GRIGGS: I second.</p> <p>9 CHAIRMAN WALKER: I've got a motion from</p> <p>10 Commissioner Horovitz and a second from</p> <p>11 Commissioner Griggs.</p> <p>12 I will entertain discussion.</p> <p>13 Anybody who would like to start?</p> <p>14 Commissioner Griggs.</p> <p>15 COMMISSIONER GRIGGS: I would just disclose</p> <p>16 that I'm on the Steering Committee for Lift Jax.</p> <p>17 CHAIRMAN WALKER: Mr. Reece, is that just</p> <p>18 an abstention or --</p> <p>19 MR. WILSON: Yes. I think, you know,</p> <p>20 we should abstain from voting on this --</p> <p>21 CHAIRMAN WALKER: Understood.</p> <p>22 MR. WILSON: -- and avoid any potential</p> <p>23 appearance of a conflict.</p> <p>24 CHAIRMAN WALKER: Sounds great. Okay.</p> <p>25 COMMISSIONER HOROVITZ: I'm not sure</p>

Page 101	<p>1 I need to disclose a conflict. I mean we have</p> <p>2 a -- kind of we talked about this in the last</p> <p>3 meeting. We are in the same world around</p> <p>4 affordable housing.</p> <p>5 CHAIRMAN WALKER: Yes. I did talk to</p> <p>6 Ms. Hodges about that comment, just because</p> <p>7 I wanted to clarify --</p> <p>8 COMMISSIONER HOROVITZ: Yes.</p> <p>9 CHAIRMAN WALKER: -- so --</p> <p>10 COMMISSIONER GRIGGS: It's got supporters</p> <p>11 everywhere.</p> <p>12 COMMISSIONER HOROVITZ: It's a small world.</p> <p>13 Yes.</p> <p>14 CHAIRMAN WALKER: -- so I will say this,</p> <p>15 again. I am very happy considering where we were</p> <p>16 two years ago and to where we've gotten to today</p> <p>17 with this project.</p> <p>18 I believe our seller is on the line.</p> <p>19 I appreciate him working with us on this</p> <p>20 transaction. I reviewed the MOU myself.</p> <p>21 Did anybody have any questions before</p> <p>22 I ask one question to Mr. Garfunkel, I believe,</p> <p>23 who's here?</p> <p>24 MR. GARFUNKEL: Yes, sir.</p> <p>25 CHAIRMAN WALKER: There he is.</p>
Page 103	<p>1 I mean you volunteered that you'd do some.</p> <p>2 I'm happy to do the ones you can't attend.</p> <p>3 I think we divvy them up, Commissioner,</p> <p>4 by deals so that we don't have Sunshine issues,</p> <p>5 and that way, you know, people on various deals</p> <p>6 can report back as to statuses as needed.</p> <p>7 COMMISSIONER HOROVITZ: I think that's a</p> <p>8 great idea. We'll organize that.</p> <p>9 CHAIRMAN WALKER: Any questions on the</p> <p>10 deal or the memorandum itself before I dive into</p> <p>11 just a few questions?</p> <p>12 (no response)</p> <p>13 CHAIRMAN WALKER: Mr. Garfunkel, one,</p> <p>14 thank you for being here. I really appreciate</p> <p>15 this.</p> <p>16 Did you have a chance to gauge --</p> <p>17 I believe your board is aware of this transaction,</p> <p>18 and I believe you have buy-in on that transaction.</p> <p>19 MR. GARFUNKEL: (nodded head affirmatively)</p> <p>20 CHAIRMAN WALKER: When will formal approval</p> <p>21 come from your board?</p> <p>22 MR. GARFUNKEL: We have -- Mr. Chair,</p> <p>23 we have, even over the weekend, gotten to full</p> <p>24 approval from the board to proceed to move toward</p> <p>25 drafting an Operating Agreement with the housing</p>
Page 102	<p>1 Does anybody have any questions on the</p> <p>2 Transaction/Memorandum of Understanding itself?</p> <p>3 COMMISSIONER HOROVITZ: My question is more</p> <p>4 about timing. I know that we were on the clock.</p> <p>5 Are we managing towards that, and we're going</p> <p>6 to hit that timing successfully?</p> <p>7 CHAIRMAN WALKER: It was on my list of</p> <p>8 things, Commissioner Horovitz. It was one of the</p> <p>9 things I wanted to talk about on all of these</p> <p>10 deals is we're approving these.</p> <p>11 I would expect in my world there would then</p> <p>12 begin to be weekly calls between all parties</p> <p>13 involved to progress these deals at the necessary</p> <p>14 timeline.</p> <p>15 They don't all have to close at the same</p> <p>16 time --</p> <p>17 CEO: Right.</p> <p>18 CHAIRMAN WALKER: -- but, to your point,</p> <p>19 there are deadlines we have with certain funds</p> <p>20 that we need to close on.</p> <p>21 COMMISSIONER HOROVITZ: And, to that point,</p> <p>22 I think, in the previous board meeting, we talked</p> <p>23 about someone on the board being among those</p> <p>24 calls.</p> <p>25 Have we coordinated how that will work?</p>
Page 104	<p>1 authority --</p> <p>2 CHAIRMAN WALKER: Okay.</p> <p>3 MR. GARFUNKEL: -- nonbinding, you know,</p> <p>4 at this point. But, you know, plain language</p> <p>5 we're in on this, and we're ready to proceed in</p> <p>6 good faith to get to a deal that works for all</p> <p>7 of us.</p> <p>8 CHAIRMAN WALKER: That's fantastic.</p> <p>9 That's exactly what I was hoping to hear.</p> <p>10 I have no -- just for the rest of the board's</p> <p>11 -- Commissioner Griggs, the deal was recommended</p> <p>12 for approval by the Acquisition Committee.</p> <p>13 Did the Finance Committee meet on these,</p> <p>14 Commissioner?</p> <p>15 COMMISSIONER HOROVITZ: We discussed it</p> <p>16 briefly, but not in great detail.</p> <p>17 CHAIRMAN WALKER: Okay. But, again,</p> <p>18 same concept, Memorandum of Understanding.</p> <p>19 Next step forward to proceed.</p> <p>20 Any questions?</p> <p>21 COMMISSIONER HOROVITZ: I have a question.</p> <p>22 The funding that's coming from the city</p> <p>23 -- does that have to go back to City Council in</p> <p>24 any way?</p> <p>25 MR. GARFUNKEL: No. For more details,</p>

Page 105	Page 107
<p>1 it's -- it's -- it is appropriated to us. 2 We do have a deadline to fund it by the end of 3 September, by the 29th or 30th of September. 4 CHAIRMAN WALKER: Thank you for reminding me 5 of that. That was my question on timing for this 6 one. So this goes to Mr. Reece and BMO. 7 I don't know. In my experience, trying to 8 close a full bond transaction in 30 days would be 9 a yeoman's task. 10 Is the plan here to take this down cash 11 and refinance ourselves out? 12 Is the plan here to -- 13 You know, what's the plan I guess is my big 14 question on this one? 15 CEO: Thank you. Thank you for asking that, 16 Commissioner. 17 Yes. Because this is on quick task, 18 I spoke to finance, and it may be one of the deals 19 that we put the cash up first and then recoup 20 it back after we issue the bonds. 21 CHAIRMAN WALKER: Okay. That makes sense to 22 me. This needs to get to finance and our 23 investment banker and teams sooner rather than 24 later, like in the next seven to ten days. 25 CEO: Yes.</p>	<p>1 (no response) 2 CHAIRMAN WALKER: Hearing none, JHA-31 3 passes. 4 Thank you very much, again, Mr. Alexander, 5 and senior staff. 6 To our seller and all parties involved, 7 thank you very much for making this deal a 8 reality. 9 Next on my list is JHA-32. 10 If I could get a motion and second to move it 11 to discussion, I'd appreciate it. 12 COMMISSIONER BROCK: I make a motion. 13 CHAIRMAN WALKER: I have a motion from 14 Commissioner Brock. 15 COMMISSIONER GRIGGS: Second. 16 CHAIRMAN WALKER: Second from Commissioner 17 Griggs. 18 I'll entertain discussion on this. 19 Mr. Alexander, if you could, remind us again 20 what this deal is about I would be very 21 appreciative. 22 CEO: Yes. This deal is basically with 23 Tre Bel. This is 431 units. About 200 of them 24 would be affordable. 25 We talked about this in the previous</p>
Page 106	Page 108
<p>1 CHAIRMAN WALKER: Because I'm sensitive to 2 the September 30. We have to deploy the cash. 3 CEO: Yes. We want to be -- 4 CHAIRMAN WALKER: So -- 5 CEO: -- I'm sorry. We want to be way before 6 that, if we could. So we plan to start moving on 7 this deal immediately. 8 CHAIRMAN WALKER: -- okay. 9 Any other questions from the board? 10 COMMISSIONER HOROVITZ: No. Just general -- 11 this is just so exciting, and congratulations. 12 I know this has been on the radar for months and 13 months and months, and I'm just so proud to be 14 part of this deal. 15 CHAIRMAN WALKER: Commissioner Griggs and I 16 have been at this for two-and-a-half years. 17 Great. 18 I'll call the question. 19 All those in favor of JHA-31 signify by 20 saying, "Aye." 21 COMMISSIONER BROCK: Aye. 22 COMMISSIONER HOROVITZ: Aye. 23 COMMISSIONER GREEN: Aye. 24 COMMISSIONER GRIGGS: Aye (sic). 25 CHAIRMAN WALKER: Any opposition?</p>	<p>1 acquisition meeting, and, again, the -- 2 I was tasked with making sure that BMO and 3 General Counsel, as well as the financial people, 4 get a chance to look at this, as well as sending 5 this back over to Tre Bel. 6 And we got it back in time for this meeting. 7 CHAIRMAN WALKER: I'll say, again, 8 to OGC, to BMO, to our development partners, 9 I know we tasked you with a yeoman's task to get 10 us an MOU that we can review in anticipation of 11 the meeting. I'm appreciative. 12 I will say this, again. I said it at the 13 Acquisition Committee. I'll say it, again. 14 The \$100,000,000 scared me until I saw the 15 structure of this transaction. I think this is a 16 unique structure. I think this is a great, great 17 example of what a true public-private partnership 18 can be. 19 You know, I'm excited about all of the 20 projects, but this project may be the cherry on 21 top so to speak. 22 With that, any other questions or comments 23 from the commissioners? 24 COMMISSIONER HOROVITZ: No. I second your 25 comments.</p>

Page 109	Page 111
<p>1 I think that we had asked for revised memos 2 from CSG. I don't think those were attached in 3 the invite. If we could just get their opinion. 4 Were they there? 5 I did not see them in -- 6 CEO: Yes. We have them. They were sent 7 over the weekend. 8 COMMISSIONER HOROVITZ: Okay. 9 CEO: So we had it at the last minute. 10 CHAIRMAN WALKER: I think they're also in 11 Portable, too. 12 COMMISSIONER HOROVITZ: I'm having a lot of 13 issues with Portable. I know you love it. 14 CHAIRMAN WALKER: I love Portable. 15 COMMISSIONER HOROVITZ: I say we cut that 16 line item out of the budget. 17 I will look, again. Thank you. 18 CHAIRMAN WALKER: Mr. Alexander. 19 CEO: I just want to acknowledge BMO, 20 Charlie, Mark and KaCee. They have done a 21 phenomenal job in providing services for the 22 agency. 23 Anything that I get to them they always 24 give it to me right back. I haven't had to wait 25 for anything with them, as well as Reece from over</p>	<p>1 confused on that. 2 CEO: Do you want to speak to that, 3 Michael? 4 MR. EDGAR: Sure. It's just basically to 5 qualify for the property tax exemption and allow 6 it to be affordable. 7 COMMISSIONER GREEN: So, who owns the land? 8 We do? 9 They do? 10 MR. EDGAR: It would be us. 11 COMMISSIONER GREEN: We do. 12 MR. EDGAR: Yes, sir. 13 COMMISSIONER GREEN: Cool. 14 CHAIRMAN WALKER: Just out of curiosity -- 15 and I know Cohen Esrey may have a better answer 16 for this -- what's the anticipated break ground 17 date on this, just for pure curiosity? 18 Anybody from -- 19 MR. WATERHOUSE: Good afternoon, 20 Commissioners. My name is Stan Waterhouse. 21 I'm with Cohen Esrey. 22 Would you like me to answer that? 23 CHAIRMAN WALKER: Yes, please. 24 MR. WATERHOUSE: We anticipate about a 25 12-month due diligence sort of process that</p>
Page 110	Page 112
<p>1 at OGC. He's been phenomenal. 2 I've been getting emails from these folks 3 nonstop. If I give them something in the morning, 4 I'm usually getting it back within an 5 hour-and-a-half. They have really made the 6 housing authority a priority in trying to get 7 these things done. 8 So the success of moving these deals forward 9 has not been so much myself as the folks that have 10 been answering the task of getting these things 11 done. 12 The same thing with David Garfunkel. 13 He made sure that I had that document as of 14 yesterday, on a Sunday. So folks are working on 15 the weekend, as well. I appreciate it. 16 CHAIRMAN WALKER: Any other comment? 17 Commissioner Green. 18 COMMISSIONER GREEN: So, how does the ground 19 lease work? 20 CEO: This is not for -- you're talking about 21 -- 22 COMMISSIONER GREEN: Tre Bel. 23 I saw something about a ground lease, 24 a 75-year ground lease. 25 So, who owns the -- I was a little bit</p>	<p>1 we'll all go through, which includes any number 2 of things, including all the planning and zoning 3 and all the things necessary to make the project 4 become a reality. 5 So I would anticipate, Chairman, 6 approximately 12 months. 7 CHAIRMAN WALKER: So I heard, "12 weeks," 8 sir. 9 MR. WATERHOUSE: 12 months. 10 (People laughed.) 11 CHAIRMAN WALKER: We have a crisis. 12 No. Heard, understood, and thank you. 13 Any other questions or comments on this one? 14 MR. WATERHOUSE: From our end of it, 15 just so you understand this, it behooves us to go 16 more rapidly, as well. So we'll do it as quickly 17 as we possibly can. 18 CHAIRMAN WALKER: Great. 19 And I think, Commissioner Horovitz, 20 this fits in nicely to the making sure we've got 21 some staging of deals and closings. 22 COMMISSIONER HOROVITZ: Yes. 23 CHAIRMAN WALKER: So I'm very, very happy 24 with that. 25 Any other comments?</p>

Page 113	<p>1 (no response)</p> <p>2 CHAIRMAN WALKER: Hearing none, I'll call the</p> <p>3 question.</p> <p>4 All those in favor of JHA-32, signify by</p> <p>5 saying, "Aye."</p> <p>6 COMMISSIONER BROCK: Aye.</p> <p>7 COMMISSIONER HOROVITZ: Aye.</p> <p>8 COMMISSIONER GREEN: Aye.</p> <p>9 COMMISSIONER GRIGGS: Aye.</p> <p>10 CHAIRMAN WALKER: Any opposition?</p> <p>11 (no response)</p> <p>12 CHAIRMAN WALKER: Hearing none, JHA-32</p> <p>13 passes.</p> <p>14 Again, I'll say it for the third time,</p> <p>15 thank you to our development partners.</p> <p>16 Very excited. Thank you to senior staff.</p> <p>17 Thank you to all who were involved here.</p> <p>18 It's very much appreciated.</p> <p>19 We're getting down the list.</p> <p>20 Last, but not least I think -- somebody correct</p> <p>21 me if I'm wrong -- JHA-34, which is the Normandy</p> <p>22 Townhomes development.</p> <p>23 Well, first, can I get a motion and a second</p> <p>24 to move to discussion?</p> <p>25 COMMISSIONER GRIGGS: So moved.</p>	Page 115	<p>1 numerous times. I think that's a fair statement.</p> <p>2 I think this is a much better structure for</p> <p>3 the housing authority. The development risk is</p> <p>4 off of us.</p> <p>5 CEO: Yes.</p> <p>6 CHAIRMAN WALKER: Correct me if I'm wrong.</p> <p>7 Just to confirm, the way I read this is we're</p> <p>8 buying completed units. That is all we're doing</p> <p>9 --</p> <p>10 CEO: That's correct --</p> <p>11 CHAIRMAN WALKER: -- at an agreed upon</p> <p>12 purchase price going forward, which we can</p> <p>13 underwrite.</p> <p>14 CEO: -- yes.</p> <p>15 CHAIRMAN WALKER: Great. Those were my two</p> <p>16 points.</p> <p>17 Commissioners?</p> <p>18 Commissioner Griggs.</p> <p>19 COMMISSIONER GRIGGS: So, as I recall,</p> <p>20 they are building on property that we own,</p> <p>21 correct?</p> <p>22 And so we're going to purchase them back</p> <p>23 from them after they're built on our property.</p> <p>24 CEO: Yes.</p> <p>25 CHAIRMAN WALKER: And, Commissioner Griggs,</p>
Page 114	<p>1 CHAIRMAN WALKER: Thank you, Commissioner.</p> <p>2 COMMISSIONER GREEN: Second.</p> <p>3 CHAIRMAN WALKER: I have a second.</p> <p>4 We're in discussion on this.</p> <p>5 Mr. Alexander, could you please give us a</p> <p>6 summary of what we're looking at here?</p> <p>7 CEO: Yes. So, finally, we got this deal to</p> <p>8 the table. BMO worked with us, as well as their</p> <p>9 attorney, and, to us, actually providing an option</p> <p>10 for Chase to acquire property and build the</p> <p>11 property and bring it back on certain stages.</p> <p>12 So we're bringing them back completely in</p> <p>13 stages. So they take full control of the</p> <p>14 property, and, when they have full control of the</p> <p>15 property, they are tasked with building units.</p> <p>16 And we'll be able to bring them back.</p> <p>17 We will buy them back as completed property,</p> <p>18 which will actually help out our occupancy,</p> <p>19 as well. We can lease that property up in stages,</p> <p>20 but that's the whole deal.</p> <p>21 BMO worked on this, as well. OGC worked on</p> <p>22 this, as well, and their attorney. So we came to</p> <p>23 a common ground.</p> <p>24 CHAIRMAN WALKER: So this is -- so, if I can,</p> <p>25 this is -- this deal has changed structures</p>	Page 116	<p>1 I think the feeling was that JHA wasn't prepared</p> <p>2 to take the development risk.</p> <p>3 COMMISSIONER GRIGGS: Absolutely.</p> <p>4 CHAIRMAN WALKER: So we were able to</p> <p>5 restructure this to make that risk go away</p> <p>6 or be extremely limited.</p> <p>7 Any other questions? Discussion?</p> <p>8 COMMISSIONER GRIGGS: I want to just --</p> <p>9 COMMISSIONER HOROVITZ: Yes.</p> <p>10 COMMISSIONER GRIGGS: -- you go first.</p> <p>11 COMMISSIONER HOROVITZ: I'm going to pick up</p> <p>12 on your nervousness.</p> <p>13 Like you mentioned, Commissioner Walker,</p> <p>14 the deal has changed so many times like I'm</p> <p>15 confused by it, and so I think we're trying to</p> <p>16 make it work.</p> <p>17 And I guess, in general, does this work for</p> <p>18 the housing authority?</p> <p>19 COMMISSIONER GRIGGS: Really, to be honest,</p> <p>20 tell us what happened to make them more</p> <p>21 comfortable with the deal.</p> <p>22 Because the way it was structured before,</p> <p>23 we all felt like -- or at least it felt like the</p> <p>24 board felt like they bailed on us --</p> <p>25 I'm sorry for that terminology -- when they found</p>

Page 117	Page 119
<p>1 out that we had stipulations within our contract</p> <p>2 guidelines.</p> <p>3 And, in order to fix that, we decided that we</p> <p>4 would be the developer. I want to know --</p> <p>5 I think we want to know what happened. I know it</p> <p>6 is smoothed out now.</p> <p>7 But, what is the give and take in that?</p> <p>8 What are we losing, and what are they</p> <p>9 gaining?</p> <p>10 CEO: So very good question, Commissioner.</p> <p>11 Basically, to answer the question,</p> <p>12 we're not losing anything.</p> <p>13 What we set out to do -- their interpretation</p> <p>14 was a little bit different than what our</p> <p>15 interpretation of what their responsibilities are.</p> <p>16 And, at the end of the day, the housing</p> <p>17 authority wasn't going to be totally responsible</p> <p>18 for the development of the property.</p> <p>19 So we went down a path of finding</p> <p>20 absolusions, since they didn't want to take on the</p> <p>21 whole risk during the development.</p> <p>22 So what we did was go back and forth with</p> <p>23 them to a point where we backed out of our</p> <p>24 responsibility and put the responsibility back on</p> <p>25 them so that they can do the complete development</p>	<p>1 The deal we have now -- I'm looking at</p> <p>2 the purchase price -- it doesn't really say --</p> <p>3 I mean the purchase price is going to be</p> <p>4 determined after the units are completed,</p> <p>5 correct?</p> <p>6 CEO: Yes. And we'll do a market study on</p> <p>7 that. Yes.</p> <p>8 COMMISSIONER GRIGGS: So I'm wondering,</p> <p>9 are they going to be made whole for the</p> <p>10 development costs within the purchase price of the</p> <p>11 units?</p> <p>12 And, if so, do we run the risk of overpaying</p> <p>13 for units?</p> <p>14 COMMISSIONER HOROVITZ: That's what my</p> <p>15 question is, too.</p> <p>16 CEO: Very good point.</p> <p>17 So we had a preliminary market study done,</p> <p>18 and the preliminary market study showed that the</p> <p>19 costs to develop it would be a lot less than what</p> <p>20 they projected.</p> <p>21 So we stand to save a substantial amount</p> <p>22 of money doing it this way.</p> <p>23 COMMISSIONER GRIGGS: So they are going to</p> <p>24 recoup their development costs within the purchase</p> <p>25 price of the units; is that what you --</p>
Page 118	Page 120
<p>1 of the property more so than -- and us buying the</p> <p>2 finished product.</p> <p>3 Because, at the end of the day, we wanted</p> <p>4 a finished product. We wanted a unit that was</p> <p>5 built completely that we could acquire.</p> <p>6 So what we figured out, after a lot of</p> <p>7 discussion and a lot of time, was that it was</p> <p>8 easier for them to take control of the property</p> <p>9 and the land and do the development, and we just</p> <p>10 buy it back.</p> <p>11 It's the easiest way for us.</p> <p>12 If we were to go another way, we probably</p> <p>13 would have had to actually possibly take a number</p> <p>14 out with bidding out some of the services on that</p> <p>15 side because of a procurement process.</p> <p>16 So this was the shortest best way as a last</p> <p>17 option that we would look at before we did</p> <p>18 anything else.</p> <p>19 COMMISSIONER GRIGGS: So, if I recall,</p> <p>20 one of the sticky points was that the risk was</p> <p>21 that the developer -- they were going to incur the</p> <p>22 costs of being a developer, correct?</p> <p>23 CEO: Say that, again.</p> <p>24 COMMISSIONER GRIGGS: They were going to</p> <p>25 incur the costs of being the developer, right?</p>	<p>1 CEO: Not so much in the cost of the units.</p> <p>2 We haven't agreed upon it, but, based on my</p> <p>3 preliminary assessments on it and doing research</p> <p>4 on it, it would cost us a lot less.</p> <p>5 CHAIRMAN WALKER: I thought, Mr. Alexander,</p> <p>6 that they were responsible for cost overruns;</p> <p>7 is that not accurate?</p> <p>8 CEO: Yes.</p> <p>9 COMMISSIONER HOROVITZ: Overrun from the</p> <p>10 market study?</p> <p>11 CHAIRMAN WALKER: On construction.</p> <p>12 So my understanding is, as we --</p> <p>13 again, MOU -- as we proceed down this path</p> <p>14 to enter into terms, full terms, we are going to</p> <p>15 establish what we're going to buy these for.</p> <p>16 If it costs them 30 percent more,</p> <p>17 that's on them, not on us. That was the whole</p> <p>18 point of taking the development risks off of us.</p> <p>19 Am I misunderstanding here?</p> <p>20 CEO: You're correct.</p> <p>21 CHAIRMAN WALKER: Okay.</p> <p>22 COMMISSIONER HOROVITZ: That makes me more</p> <p>23 comfortable.</p> <p>24 CEO: Yes. Thank you.</p> <p>25 CHAIRMAN WALKER: Yes.</p>

Page 121	Page 123
<p>1 COMMISSIONER GRIGGS: Mr. Chairman --</p> <p>2 CHAIRMAN WALKER: Yes, Commissioner Griggs.</p> <p>3 COMMISSIONER GRIGGS: -- I know you are</p> <p>4 looking for that stipulation for the MOU.</p> <p>5 CHAIRMAN WALKER: Yes.</p> <p>6 COMMISSIONER WALKER: I don't see that</p> <p>7 either. So I would hope that, in the final</p> <p>8 contract, that that term is spelled out.</p> <p>9 CHAIRMAN WALKER: Completely agree,</p> <p>10 and I can't imagine Mr. Reece and BMO --</p> <p>11 you know, from a legal perspective,</p> <p>12 I can't imagine that we would let a legal</p> <p>13 doc through where we're going to be responsible</p> <p>14 for cost overruns when we're not developing</p> <p>15 it.</p> <p>16 Like that shouldn't -- that runs counter to</p> <p>17 everything in my bone and body about just being a</p> <p>18 purchaser of the end product.</p> <p>19 COMMISSIONER HOROVITZ: The deal doesn't make</p> <p>20 sense unless that's the case.</p> <p>21 CHAIRMAN WALKER: Correct.</p> <p>22 COMMISSIONER HOROVITZ: I'm not sure why they</p> <p>23 do the deal, honestly, if we're just talking</p> <p>24 openly.</p> <p>25 Because, if we're buying these units at</p>	<p>1 deal came to us -- they essentially ensured we got</p> <p>2 the deal.</p> <p>3 COMMISSIONER HOROVITZ: Got it.</p> <p>4 CHAIRMAN WALKER: So we're trying to do a</p> <p>5 good faith effort to make sure we find a deal with</p> <p>6 them that makes fiscal sense.</p> <p>7 COMMISSIONER HOROVITZ: No. That makes</p> <p>8 sense, and I wasn't trying to throw shade since</p> <p>9 we're using that term today.</p> <p>10 CHAIRMAN WALKER: Shade meeting.</p> <p>11 Commissioner Brock.</p> <p>12 COMMISSIONER BROCK: Commissioner Heather,</p> <p>13 I think -- Mr. Chair, I think that one of the</p> <p>14 other reasons I think that they have this is</p> <p>15 because, when they first presented to us,</p> <p>16 they presented to us that they was going to be the</p> <p>17 developers for this project and not we was just</p> <p>18 buying the land.</p> <p>19 We thought we was going to get units.</p> <p>20 We was all excited.</p> <p>21 COMMISSIONER HOROVITZ: Right, right.</p> <p>22 And I know we talked about that so much,</p> <p>23 and so much time passed I just -- I'm just seeing</p> <p>24 additional time pass and the cost of these units</p> <p>25 getting expensive. And that just makes me</p>
Page 122	Page 124
<p>1 market rate, I mean the cost of everything is</p> <p>2 going up. I don't know how you control it.</p> <p>3 So I would really be curious to see what that</p> <p>4 final agreement looks like, because I don't know</p> <p>5 why a developer does this deal.</p> <p>6 I think that is what we're getting at,</p> <p>7 Commissioner Griggs.</p> <p>8 COMMISSIONER GRIGGS: Yes. It sounds too</p> <p>9 good to be true.</p> <p>10 COMMISSIONER HOROVITZ: Yes.</p> <p>11 So, what are we voting on?</p> <p>12 CHAIRMAN WALKER: The MOU to move it forward</p> <p>13 so they can actually get into these details.</p> <p>14 It's the same conversation we keep having</p> <p>15 over and over, which is they want indicative</p> <p>16 intent before they spend another dollar.</p> <p>17 Nonbinding, correct, Mr. Alexander?</p> <p>18 CEO: (nodded head affirmatively)</p> <p>19 CHAIRMAN WALKER: That's what it says.</p> <p>20 COMMISSIONER HOROVITZ: Is there any reason</p> <p>21 why we don't -- when I know we have a history now</p> <p>22 since we've been talking about this for so many</p> <p>23 months -- engage with one of our other developer</p> <p>24 partners to develop this property that we own?</p> <p>25 CHAIRMAN WALKER: The answer is the way the</p>	<p>1 nervous.</p> <p>2 COMMISSIONER BROCK: Yes.</p> <p>3 CHAIRMAN WALKER: My big reason -- sorry.</p> <p>4 Commissioner Brock, go ahead.</p> <p>5 COMMISSIONER BROCK: Yes. I was going to</p> <p>6 say, too, that I have met with Mr. Alexander,</p> <p>7 and he went -- that's why I didn't have much to</p> <p>8 say, as you and Commissioner Griggs was talking,</p> <p>9 because he went, you know, line for line to</p> <p>10 explain it to me -- what they were doing and how</p> <p>11 they were going to do it.</p> <p>12 So that's why, you know, because I wanted to</p> <p>13 know, too.</p> <p>14 CHAIRMAN WALKER: I think my big thing and</p> <p>15 the reason why I'm okay moving this forward today</p> <p>16 is, one, it's nonbinding.</p> <p>17 Two, we need to get to a point with this</p> <p>18 property where we decide what we're going to do</p> <p>19 with it.</p> <p>20 And, if it doesn't work with this group</p> <p>21 and we can't get to terms, then we need to decide</p> <p>22 what we're going to do with it.</p> <p>23 You know, there has been a lot of back and</p> <p>24 forth on just getting to the MOU. We need to get</p> <p>25 to the substantive dollars to get back in front of</p>

<p style="text-align: right;">Page 125</p> <p>1 the Acquisition Committee to make sure this makes 2 sense. 3 COMMISSIONER HOROVITZ: And I think it's 4 great that they really want to work with us so 5 much that they've gone back and forth with us so 6 much. 7 CHAIRMAN WALKER: Yes. 8 COMMISSIONER HOROVITZ: So I will definitely 9 give them that credit. 10 COMMISSIONER GRIGGS: I'll say this. 11 I'm only supporting this, because it's 12 nonbinding. I'll leave it at that. 13 CHAIRMAN WALKER: Any other comments? 14 (no response) 15 CHAIRMAN WALKER: Oh, sorry. I thought you 16 were going to say something Commissioner Green. 17 COMMISSIONER GREEN: No. 18 CHAIRMAN WALKER: Hearing none, I'll call 19 the question. 20 All those in favor of Resolution JHA-34 21 signify by saying, "Aye." 22 COMMISSIONER BROCK: Aye. 23 COMMISSIONER HOROVITZ: Aye. 24 COMMISSIONER GREEN: Aye. 25 COMMISSIONER GRIGGS: Aye.</p>	<p style="text-align: right;">Page 127</p> <p>1 COURT REPORTER: Okay. 2 CHAIRMAN WALKER: Thank you. 3 COMMISSIONER GRIGGS: Thank you, Mr. Chair. 4 CHAIRMAN WALKER: Thank you, Commissioner 5 Griggs. 6 Did somebody say I missed a resolution? 7 CEO: Yes. 8 CHAIRMAN WALKER: I did? 9 CEO: -24, -25 and -26. 10 CHAIRMAN WALKER: No. 11 We approved those, did we not? 12 COMMISSIONER BROCK: We did that first. 13 COMMISSIONER HOROVITZ: Yes. 14 CHAIRMAN WALKER: We approved those. 15 COMMISSIONER HOROVITZ: Did we pull -33? 16 Did we vote on -33? 17 CHAIRMAN WALKER: We voted -- no. I pulled 18 that and voted separately before we got into the 19 deals. 20 COMMISSIONER HOROVITZ: Okay. 21 COMMISSIONER BROCK: Yes. 22 CHAIRMAN WALKER: Yes. -33 is approved. 23 Okay. Is there any old business to come 24 before the board at this point? 25 CEO: Yes. We had a couple of things that</p>
<p style="text-align: right;">Page 126</p> <p>1 CHAIRMAN WALKER: Any opposition? 2 (no response) 3 CHAIRMAN WALKER: Hearing none, that motion 4 passes. Thank you very much. 5 I believe that's all of the resolutions 6 today. 7 Mr. Alexander, did I miss any? 8 Oh, Commissioner Griggs. 9 COMMISSIONER GRIGGS: Sorry, Mr. Chairman. 10 CHAIRMAN WALKER: Yes. 11 COMMISSIONER GRIGGS: For administrative 12 cleanup, I believe I voted on the Lift Jax 13 project by accident. 14 CHAIRMAN WALKER: On Downtown East? 15 COMMISSIONER GRIGGS: Yeah. So, if we can 16 have the record reflect my abstention, that would 17 be wonderful. 18 COURT REPORTER: So, if we could have the 19 record reflect, what? 20 COMMISSIONER GRIGGS: My abstention. 21 CHAIRMAN WALKER: So, Ms. Carol, 22 on Resolution JHA-31, if you could, have the 23 record reflect Commissioner Griggs abstained from 24 the vote, and this will be four in favor with one 25 abstention.</p>	<p style="text-align: right;">Page 128</p> <p>1 the board requested. 2 The request that went out for the RFP for the 3 various different banks -- I think we have about 4 four responses -- three responses. 5 CHAIRMAN WALKER: Oh, I'm curious on that. 6 Who responded? 7 MS. ORSINI: TD Bank, Synovus and 8 First Horizon. 9 CHAIRMAN WALKER: Interesting. 10 CEO: Yes. 11 COMMISSIONER HOROVITZ: I'm sorry. 12 For, what? 13 I don't recall. 14 What was this for? 15 CEO: Bank services. 16 COMMISSIONER HOROVITZ: Okay. 17 CEO: Yes. 18 CHAIRMAN WALKER: At the last board meeting, 19 I thought -- I'm sure it was the last board 20 meeting where we said it would be interesting to 21 see what's out there. 22 Because, with respect to our current banking 23 relationship, it is not a relationship that is 24 local. We've never really had a chance to expand 25 lines of credit, acquisition facilities,</p>

Page 129	Page 131
<p>1 things like that.</p> <p>2 So I did not know that the RFP went out,</p> <p>3 but I was very interested to hear that, that there</p> <p>4 were only three banks that responded.</p> <p>5 COMMISSIONER HOROVITZ: Can I ask just a</p> <p>6 general question?</p> <p>7 I'm obviously going to abstain from having an</p> <p>8 opinion on it.</p> <p>9 Did the RFP specifically say, "bank"?</p> <p>10 And I say that, because I work for a credit</p> <p>11 union.</p> <p>12 CEO: Yes.</p> <p>13 COMMISSIONER HOROVITZ: Did it say,</p> <p>14 "FDIC Insured," for some reason?</p> <p>15 CHAIRMAN WALKER: I believe with public</p> <p>16 monies we have to be FDIC insured.</p> <p>17 COMMISSIONER HOROVITZ: We talked about that,</p> <p>18 actually, in an early finance meeting,</p> <p>19 and I understand that we could have a relationship</p> <p>20 with a credit union because we are quasi</p> <p>21 government.</p> <p>22 Is that not the case?</p> <p>23 CEO: I would defer to Colene, who is</p> <p>24 procurement.</p> <p>25 MS. ORSINI: I don't remember there being</p>	<p>1 questioning.</p> <p>2 Is the application closed?</p> <p>3 MS. ORSINI: Yes, yes.</p> <p>4 CHAIRMAN WALKER: So we're -- no, no, no.</p> <p>5 But I'm talking not just potentially VyStar.</p> <p>6 I'm talking -- there is actually one bank</p> <p>7 that I'm very disappointed -- that's been in this</p> <p>8 room that asked us to send them business --</p> <p>9 who didn't take the time to apply. So I'm</p> <p>10 actually very disappointed in that. So ...</p> <p>11 CEO: Also, we completed our RFP for the</p> <p>12 lobbyists. I'm not sure if that went out yet.</p> <p>13 MS. ORSINI: I'm waiting on Lawsikia's</p> <p>14 response.</p> <p>15 COMMISSIONER HOROVITZ: That's exciting.</p> <p>16 CEO: Yes. So we did complete that task.</p> <p>17 CHAIRMAN WALKER: We're waiting on, who?</p> <p>18 I apologize.</p> <p>19 COMMISSIONER HOROVITZ: OGC.</p> <p>20 CHAIRMAN WALKER: OGC?</p> <p>21 Mr. Reece, could you see if you could move</p> <p>22 that along for us?</p> <p>23 MR. WILSON: Sure.</p> <p>24 CHAIRMAN WALKER: Thank you.</p> <p>25 Any other old business, Mr. Alexander?</p>
Page 130	Page 132
<p>1 anything specific about FDIC in there.</p> <p>2 COMMISSIONER HOROVITZ: And I know,</p> <p>3 with public funds, that's the case.</p> <p>4 CHAIRMAN WALKER: Yes.</p> <p>5 COMMISSIONER HOROVITZ: Because we are</p> <p>6 I'm assuming insured as a credit union.</p> <p>7 I'm just wondering why, because traditionally</p> <p>8 credit unions have more favorable rates.</p> <p>9 Just general conversation, "Why did we only</p> <p>10 go after banks," is my question?</p> <p>11 CHAIRMAN WALKER: I don't know what the</p> <p>12 RFP actually said, whether it was solely limited</p> <p>13 to N.A. national associations.</p> <p>14 Was it, Colene?</p> <p>15 MS. ORSINI: It went out as banking services,</p> <p>16 and I put it on our Housing Agency Marketplace,</p> <p>17 and I also put it on DemandStar. So it was just</p> <p>18 -- and I advertised for it. So it's just getting</p> <p>19 responses sometimes.</p> <p>20 COMMISSIONER HOROVITZ: Were we happy with</p> <p>21 the responses?</p> <p>22 MS. ORSINI: We're still reviewing them.</p> <p>23 We have interviews set up -- or we're getting the</p> <p>24 interviews set up next.</p> <p>25 CHAIRMAN WALKER: I think I see the line of</p>	<p>1 I have a piece of old business that's finally</p> <p>2 made it back to me. If not --</p> <p>3 CEO: No. That was it.</p> <p>4 CHAIRMAN WALKER: -- so my piece of old</p> <p>5 business -- Mr. Alexander, we've finally done it.</p> <p>6 We finally complied with the terms of your</p> <p>7 employment contract.</p> <p>8 It only took us two years.</p> <p>9 CEO: Yes.</p> <p>10 CHAIRMAN WALKER: So, in your board packets,</p> <p>11 you should have received -- or after the meeting</p> <p>12 -- it came in after board packets were</p> <p>13 finalized, but I made sure Mr. Alexander</p> <p>14 circulated the 360 Evaluation.</p> <p>15 I understand that this group was recommended</p> <p>16 to us by a law firm, is that correct, Constangy?</p> <p>17 MS. PARDE: Yes.</p> <p>18 CHAIRMAN WALKER: I think you'll find the</p> <p>19 information in there extremely interesting and</p> <p>20 also extremely positive.</p> <p>21 Mr. Alexander, I was thoroughly impressed.</p> <p>22 I took the time. I printed it out. I read it.</p> <p>23 I think there are things that we can improve on,</p> <p>24 you know, some substantive criticism --</p> <p>25 CEO: Yes.</p>

Page 133	Page 135
<p>1 CHAIRMAN WALKER: -- but the overarching 2 theme, including from our consultant, was that you 3 are a very well respected, very appreciated leader 4 in this organization, which I think we all 5 assumed. 6 CEO: Yes. 7 CHAIRMAN WALKER: And we now have an 8 evaluation from senior staff, frontline 9 management, which brings that together. 10 So, congratulations to you. 11 Obviously, we will review that, and, 12 when the time comes under your employment 13 contract, that will be taken into consideration. 14 Ms. Kort, if you could, make sure from 15 an HR perspective that we have timely 16 CEO evaluations, and give us deadlines so the 17 board can complete their evaluations in a timely 18 fashion. 19 MS. PARDE: Yes. 20 CHAIRMAN WALKER: That would be appreciated. 21 Any comments on that? 22 Commissioner Brock. 23 COMMISSIONER BROCK: Yes. Mr. Chair, 24 you said we did the 360 Evaluation? 25 CHAIRMAN WALKER: Yes, ma'am.</p>	<p>1 After identifying the groups meeting, 2 My Executive Solutions' Team parameter 3 is JHA employees were divided into three groups, 4 senior leadership, management and employees. 5 Then I provided them with an employee list 6 and all of the contact information, and then they, 7 themselves, chose -- I had nothing to do with it. 8 No one knew who was going to be selected. 9 And I also then prepared a -- actually, 10 My Executive Solutions prepared the questions. 11 My Executive Solutions -- they're the ones 12 who selected who they -- and conducted all of the 13 interviews. 14 We had no knowledge of who was interviewed, 15 and they recorded all the interviews to compile 16 and then provide you with a report. 17 So it was 100-percent anonymous. If you 18 chose not to participate, we would not have known. 19 If you didn't answer your phone at the designated 20 time, we also would not have known. 21 COMMISSIONER BROCK: Oh, so they did it by 22 phone? 23 MS. PARDE: Yes, ma'am. 24 COMMISSIONER BROCK: Where? 25 Here at the building?</p>
Page 134	Page 136
<p>1 COMMISSIONER BROCK: Was it done 2 confidentially? 3 Where was it? 4 CHAIRMAN WALKER: That's a great question. 5 COMMISSIONER BROCK: Was it host here at the 6 building or away from the building? 7 How did they do it? 8 CHAIRMAN WALKER: Ms. Kort, would you be able 9 to give us a breakdown on what transpired 10 operationally from that perspective? 11 MS. PARDE: Sure. Absolutely. 12 So, per the suggestion of the Office of 13 General Counsel and the board, I solicited the 14 assistance of our approved asset labor and 15 employment counsel, Constangy, Brooks, 16 to conduct the 360. 17 As we all were aware, they notified us they 18 don't conduct the 360s. So they suggested these 19 referrals. 20 I reached out to all of them, and the highly 21 recommended locally owned and able to deliver by 22 the board's timeline -- we retained the services 23 of My Executive Solutions. 24 Everything was -- first, the entire process 25 was focused on anonymity.</p>	<p>1 MS. PARDE: Yes. They contacted them during 2 working hours. 3 So I sent out an email per the vendor's 4 request, where I announced that we would be 5 conducting this. I said that it was anonymous, 6 gave all the instructions. 7 And then that company reached out to 8 employees individually, set up a time with them 9 and then conducted it over the phone. 10 COMMISSIONER BROCK: But, okay. 11 But, isn't our phone lines now on recorded 12 lines? 13 MS. PARDE: Not for the outgoing. 14 Only the incoming on certain ones, and I've made 15 sure that they -- that I will take care of that so 16 there is no problem with it being anonymous. 17 COMMISSIONER BROCK: Oh, okay. Because I 18 know that, you know, Mr. Alexander, because of 19 so many complaints from our residents -- 20 he went to recording lines. 21 And I was just wondering, was it done 22 confidentially so that the staff could speak 23 freely and not have to worry about what they were 24 saying in their interview for the 360? 25 CHAIRMAN WALKER: Yes. My understanding --</p>

<p style="text-align: right;">Page 137</p> <p>1 so I did not know that this was the firm that we 2 selected, but I actually had some of the same 3 questions, Commissioner Brock. 4 And I actually reached out. They had no idea 5 who I was or why I was calling, but I reached out 6 asking some of the same questions confirming what 7 Ms. Kort said. 8 Completely confidential and anonymous. 9 Nobody knows who is going to be contacted 10 or, you know, what is going to be asked. 11 So I appreciate that being done, 12 because I agree. Confidentiality and ensuring the 13 confidentiality here is the key point. 14 COMMISSIONER BROCK: Yes. 15 CHAIRMAN WALKER: So, again, if you've not 16 read the report, Board, I do ask you to spend 17 15, 20 minutes with a cup of coffee, cigar, 18 drink, and please take a look at the report so 19 that you're prepped for the next board meeting in 20 September where on the agenda will be 21 Mr. Alexander's performance reviews. 22 COMMISSIONER BROCK: Yes. 23 CHAIRMAN WALKER: That is all of the old 24 business I have, unless any another commissioner 25 has anything.</p>	<p style="text-align: right;">Page 139</p> <p>1 Year." 2 (People clapped and clapped.) 3 CHAIRMAN WALKER: Congratulations. 4 Mr. Alexander, I'm not sure if that was the 5 most self-serving endorsement I've ever heard. 6 It was pretty close. 7 (People laughed.) 8 CEO: I wish I didn't have to say it myself, 9 but I had to put it out there. 10 CHAIRMAN WALKER: Again, Mr. Alexander, 11 I'll say this, and I'll open it up to the board, 12 as well. 13 In the two years I've been here, we've come a 14 long way, and I think we're finally starting to 15 get the recognition that everybody in this room 16 knew we deserved. But it's finally getting out 17 there that this is what we're doing. 18 So, congratulations to you and to the staff. 19 Any other comment, Commissioner Brock? 20 COMMISSIONER BROCK: Yes, Mr. Chair. 21 For Mr. Alexander, I just wanted for those who 22 don't know in the room that that's what those 23 little maps are, the awards. 24 CEO: That's what the maps are, yes. 25 COMMISSIONER BROCK: That's nice.</p>
<p style="text-align: right;">Page 138</p> <p>1 Commissioner Green. 2 COMMISSIONER GREEN: Yes. Train of thought. 3 So, when we update the properties, 4 is there like a list of what was completed, 5 like a yearly list? 6 CEO: Yes. 7 COMMISSIONER GREEN: How do we get access to 8 that, or you can print it for the next board 9 meeting? 10 Just like a summary more like good news than 11 bad news. 12 "Hey, this is what we did." 13 Not like, "This is not what we did." 14 COMMISSIONER HOROVITZ: I just love your 15 temperament. 16 CHAIRMAN WALKER: Any other old business? 17 Mr. Alexander. 18 CEO: Yes. I just want to put out there that 19 this past Thursday, the Florida Association of 20 Redevelopment Housing Officials, who represent 21 more than 200 agencies in the State of Florida and 22 Puerto Rico and the Virgin Islands, honored the 23 Jacksonville Housing Authority with, "The Agency 24 of the Year," and, "The Best Practices of the 25 Year," and I won, "Outstanding Individual of the</p>	<p style="text-align: right;">Page 140</p> <p>1 COMMISSIONER GRIGGS: They went all out. 2 COMMISSIONER BROCK: That's nice. 3 (People laughed.) 4 COMMISSIONER BROCK: I like it. I like it. 5 COMMISSIONER HOROVITZ: I thought they were 6 new nameplates. 7 I just wanted to -- because you made the 8 comment that this has been a two-year journey and 9 more, and I've only been on the board for less 10 than a year. So I'm happy and very proud to be 11 part of these conversations and the change that 12 we're having. 13 I'd really like to take a second to recognize 14 all of the other board members and commissioners 15 that have done all of the hard work and also the 16 work of our Commissioners that are rolling off. 17 And I know Commissioner Shoup is not here 18 anymore, and I want to thank him for co-chairing 19 the Finance Committee Meeting. He has brought 20 great perspective, and humor at our meetings. 21 So I just want to thank everyone who's been 22 a part of all of this momentum that we've gotten 23 over the last few years. 24 CHAIRMAN WALKER: I agree. 25 COMMISSIONER BROCK: Yes.</p>

Page 141	Page 143
<p>1 CHAIRMAN WALKER: Any other old business?</p> <p>2 (no response)</p> <p>3 CHAIRMAN WALKER: Hearing none,</p> <p>4 Mr. Alexander, I don't know if you want to give</p> <p>5 any highlight reports.</p> <p>6 I have one or two quick notes on your</p> <p>7 CEO Reports I wanted to ask about.</p> <p>8 But, would you mind giving us any highlights</p> <p>9 you want to go through?</p> <p>10 CEO: Well, I sort of basically spoke about</p> <p>11 it during the old business, but, unless anyone has</p> <p>12 any questions on the Operations Report, I don't</p> <p>13 have any.</p> <p>14 CHAIRMAN WALKER: I have two, and then I'll</p> <p>15 open it up to the board.</p> <p>16 The first one -- I just keep coming back to</p> <p>17 this.</p> <p>18 The affordable properties -- we have a</p> <p>19 97.5-percent occupancy.</p> <p>20 CEO: Yes.</p> <p>21 CHAIRMAN WALKER: It seems, with as many</p> <p>22 vouchers we have, that we should be consistently</p> <p>23 100 percent.</p> <p>24 Is this just a function of evictions?</p> <p>25 Move-outs?</p>	<p>1 I want to say -- searching for units, and this is</p> <p>2 a combination of all of our different programs.</p> <p>3 CHAIRMAN WALKER: Okay. And then my other</p> <p>4 quick comment was I noticed, albeit nearly</p> <p>5 insignificant from 2018 to 2023, but a negative</p> <p>6 1.1 scoring drop in our REAC scores.</p> <p>7 We are still in the 90s. I fully appreciate</p> <p>8 we're still in the 90s.</p> <p>9 But, is there something we, as a board,</p> <p>10 can be doing to enable even better scores?</p> <p>11 CEO: No. Typically, those scores --</p> <p>12 it's almost like real estate. They classify a</p> <p>13 property as an A, B or C or D property,</p> <p>14 and most of the times it's based on a C and D</p> <p>15 based on the age.</p> <p>16 Our housing stock has aged. It's almost</p> <p>17 unheard of being in the 90s with the average age</p> <p>18 of our properties.</p> <p>19 So what we do -- as you know, the board</p> <p>20 tasked us more than a year-and-a-half ago to do</p> <p>21 a physical needs assessment.</p> <p>22 We've done a physical needs assessment.</p> <p>23 So how we better increase our numbers is us</p> <p>24 utilizing that capital fund money to make sure we</p> <p>25 do all of the capital improvements, which leaves</p>
Page 142	Page 144
<p>1 I mean I see we have units available,</p> <p>2 but I don't see that it says, "We're preleased,</p> <p>3 and they're filled."</p> <p>4 CEO: So each site normally carries files.</p> <p>5 So, if a unit becomes vacant, we normally lease it</p> <p>6 up.</p> <p>7 Sometimes you'll see how long it takes to</p> <p>8 turn a unit. It determines how, at the time,</p> <p>9 we write a report on what the occupancy level</p> <p>10 would be.</p> <p>11 But, typically, we're normally at 99.6</p> <p>12 percent. It's unusual if we're underneath</p> <p>13 97 percent, but, over the last couple years,</p> <p>14 we've been typically at 99.5 or higher.</p> <p>15 And, in terms of Section 8 --</p> <p>16 these are just public housing units.</p> <p>17 In terms of Section 8, we have consistently,</p> <p>18 over the last several months, been more than</p> <p>19 98 percent, and, as I speak right now,</p> <p>20 we are at 99 percent.</p> <p>21 CHAIRMAN WALKER: Okay.</p> <p>22 CEO: So, in total -- I meant to mention</p> <p>23 that, in total, we have about a total of 300 of</p> <p>24 all the programs, not including public housing.</p> <p>25 We have about 300 folks -- 306 folks --</p>	<p>1 the properties in good repair.</p> <p>2 CHAIRMAN WALKER: Okay.</p> <p>3 And you brought it up at the beginning of the</p> <p>4 meeting, Commissioner Brock, but one of the things</p> <p>5 that remains to be a concern for me is Lindsey</p> <p>6 Terrace.</p> <p>7 COMMISSIONER BROCK: Uh-huh.</p> <p>8 CHARMAN WALKER: I noticed, again, that,</p> <p>9 you know, they're scoring an F on site turnaround</p> <p>10 and maintenance and make-readies, at least from</p> <p>11 our standards.</p> <p>12 Have we gotten any further with on-site</p> <p>13 management and the team there to make sure that,</p> <p>14 you know, the communication is there between us</p> <p>15 and their tenants and the resources that we have</p> <p>16 are deployed?</p> <p>17 You know, where has that been left?</p> <p>18 CEO: So we do as much as we can,</p> <p>19 because we provide the subsidy there.</p> <p>20 But it comes down to the management at the site.</p> <p>21 We think that the existing manager there is good.</p> <p>22 We just think that she needs more support at</p> <p>23 the site, but that will come from her corporate</p> <p>24 office.</p> <p>25 We did have a meeting with the owner of the</p>

<p style="text-align: right;">Page 145</p> <p>1 property, as well as the property management 2 company. We are anticipating a meeting with the 3 owner, because he said clearly that he was going 4 to have an infusion of cash on the property. 5 That infusion hasn't been at my level, 6 but, hopefully, we'll have a meeting with him 7 soon. 8 CHAIRMAN WALKER: I would just say we've been 9 hearing -- this board has been hearing that for 10 six months. 11 So, at some point, we're going to come to -- 12 in my opinion, this board is going to have to draw 13 a line in the sand, and say, "Enough is enough." 14 CEO: Yes. 15 CHAIRMAN WALKER: I mean we're subsidizing 16 the property, and the manager can be the greatest 17 person in the world. If the staff doesn't have 18 the money -- 19 CEO: Right. 20 CHAIRMAN WALKER: -- it's not going to make a 21 difference. 22 Commissioner Brock. 23 COMMISSIONER BROCK: Thank you, Mr. Chair. 24 And that's what I was going to ask you. 25 I was going to ask you, from our point of view --</p>	<p style="text-align: right;">Page 147</p> <p>1 back here -- we've been talking about this for 2 at least six months. 3 I mean, you know, based on your 4 conversations, Commissioner Brock, with what the 5 tenants are saying, "I am at my wits end." 6 COMMISSIONER BROCK: Exactly. 7 CHAIRMAN WALKER: I believe we have the 8 manager here, which absent any objections, 9 I would love to have you speak. 10 MS. JONES-McNEAR: Hey, I'm Joi Jones-McNear. 11 I have no objections. 12 Honestly, as great as I am -- 13 and I appreciate you-all saying that -- 14 the property is not performing as it's supposed 15 to. 16 I'm not going to sit up here and sugarcoat 17 anything. I'm straightforward. I think 18 Ms. Dunn, Mr. Alexander and Ms. Brock are very 19 aware how I feel about the property. 20 Even though I love the property, I want 21 it to move forward. They are just not doing 22 exactly what I would expect them to do as a 23 management company. 24 Yes. I do work for the management company. 25 That's an unfortunate situation.</p>
<p style="text-align: right;">Page 146</p> <p>1 and I know that Mr. Alexander has been doing his 2 due diligence, and I know, like he's saying, 3 the property manager have -- but I was just 4 wondering, could we, the Board of Commissioners, 5 put together a letter to him, you know, 6 other than what Mr. Alexander has already done? 7 And I know he's spoke, but maybe he needs to 8 see something -- maybe they need to see something 9 from us. 10 CHAIRMAN WALKER: So, Commissioner Brock, 11 two things. 12 I think the board directed that our standard 13 investigation letter go out, which has prompted 14 these conversations. 15 I'm not discounting the fact that we may be 16 at the next level, which is, if we do not see 17 subjective improvement in the eyes of 18 Mr. Alexander, one of two things. 19 It will either start turning into our 20 subpoena and investigating power with testimony 21 so we can make recommendations to the necessary 22 people, or there are other powers that this board 23 has that they can choose to exercise. 24 I'm hoping it doesn't have to get to that 25 point, but, as I said -- and we have a comment</p>	<p style="text-align: right;">Page 148</p> <p>1 CHAIRMAN WALKER: Thank you. 2 Again, we've been talking about this 3 for six months, and, for the sake of our residents 4 -- our residents -- I'm not even talking about 5 Section 8 vouchers -- we have effectively a small 6 HAP contract there. 7 CEO: Yes. 8 COMMISSIONER BROCK: Uh-huh. 9 CHAIRMAN WALKER: It's time that we see 10 substantial improvement. Otherwise, I think we 11 need to look at potential termination of the 12 HAP contract. 13 CEO: Sure. Yes, sir. 14 COMMISSIONER BROCK: But, Mr. Chair, 15 to Mr. Alexander, please, if we do -- 16 if we terminate our contract with them, 17 then that would do, what, for our residents out 18 there? 19 Because we do have residents in those. 20 CHAIRMAN WALKER: Wouldn't they get emergency 21 vouchers? 22 CEO: So we have some folks out there that 23 use vouchers, but we have 84 units that are public 24 housing units. 25 We would have to relocate them to public</p>

Page 149

1 housing units that we have available, which is,
 2 on a monthly basis, about 20 or 30 units.
 3 So it would take a process and some time to
 4 work it through that process.
 5 COMMISSIONER HOROVITZ: I'm sorry.
 6 I have to leave.
 7 CHAIRMAN WALKER: Commissioner, no,
 8 please.
 9 Thank you for the time.
 10 (Commissioner Horovitz left the room.)
 11 CHAIRMAN WALKER: I think we've belabored
 12 the point enough.
 13 I think it's just -- at some point,
 14 we have to call the bluff, in my opinion,
 15 and we're getting really close.
 16 CEO: Yes. We're on it. We are working it
 17 out by Ms. Vanessa Dunn, who is the chief
 18 operating officer. We're working on it. Yes.
 19 CHAIRMAN WALKER: Any other questions for the
 20 CEO Report?
 21 (no response)
 22 CHAIRMAN WALKER: Closing comments.
 23 Anything from the board?
 24 (no response)
 25 CHAIRMAN WALKER: Mr. Alexander.


Page 150

1 CEO: (shook head negatively)
 2 CHAIRMAN WALKER: I've got none for a change.
 3 If there is nothing else, I will go ahead --
 4 actually, I do.
 5 I really can't thank you, Mr. Alexander and
 6 senior staff and the board and everybody,
 7 enough. Again, we've come a long way in two
 8 years.
 9 And, Commissioner Griggs, it being your last
 10 meeting, I want to thank you truly from the bottom
 11 of my heart. Between you and Commissioner
 12 Phillips, when I first came on, I learned way more
 13 from the two of you than what I could have ever
 14 learned reading and thinking I could understand
 15 it.
 16 So thank you for that.
 17 A voice of reason and challenge, which is a
 18 good thing, which I appreciate.
 19 So, on behalf of myself and I think the rest
 20 of the board, Commissioner Griggs, if this happens
 21 to be your last meeting, thank you, from the
 22 bottom of my heart.
 23 COMMISSIONER GRIGGS: Thank you.
 24 CHAIRMAN WALKER: Mr. Alexander.
 25 CEO: We can always bring him back at the

Page 151

1 next meeting and acknowledge him with --
 2 CHAIRMAN WALKER: Oh, yes. He's getting
 3 that, and then, you know, I haven't figured out
 4 if we can appoint ad hoc committees with
 5 non board members on them. But, you know --
 6 COMMISSIONER GRIGGS: You can't do that.
 7 CHAIRMAN WALKER: -- yet, Commissioner
 8 Griggs, yet.
 9 Anything else?
 10 (no response)
 11 CHAIRMAN WALKER: Great. At this point,
 12 I'll call us adjourned.
 13 Thank you very much for the time today.
 14 (Whereupon, the proceedings in the
 15 above-titled cause concluded at 4:30 p.m.)
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Page 152

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 the
 7 foregoing proceedings to the best of my ability and
 8 that the transcript is a true and complete record
 9 of my stenographic notes.
 10 Dated this 13th day of September, 2023.
 11
 12 
 13
 14 Carol DeBee Martin
 15 Notary Public State of Florida
 16 My Commission: HH 038064
 17 Expires: 12-29-2024
 18
 19
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