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<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5 JACKSONVILLE HOUSING AUTHORITY</p> <p>6 BOARD OF COMMISSIONERS MEETING</p> <p>7 AMENDED AGENDA</p> <p>8</p> <p>9</p> <p>10 TAKEN: Monday, June 26, 2023</p> <p>11 TIME: 2:00 p.m. to 3:08 p.m.</p> <p>12 PLACE: Jacksonville Housing Authority</p> <p>13 1300 North Broad Street</p> <p>14 Jacksonville, Florida 32202</p> <p>15 and videoconference</p> <p>16 Taken by Carol DeBee Martin, court reporter.</p> <p>17</p> <p>18</p> <p>19</p> <p>20 Carol DeBee Martin</p> <p>21 Jacksonville Court Reporting, Inc.</p> <p>22 1620 Bartram Road, Apt. 6111</p> <p>23 Jacksonville, Florida 32207</p> <p>24 (904) 465-0787 (cell)</p> <p>25 debeemartin@aol.com</p>	<p>1 PROCEEDINGS</p> <p>2 June 26, 2023 2:00 p.m.</p> <p>3 VICE-CHAIRMAN GREEN: Is Chris on?</p> <p>4 CEO: Is Chris on there?</p> <p>5 MR. PEREZ: No, sir.</p> <p>6 VICE-CHAIRMAN GREEN: Is he joining?</p> <p>7 Isn't he supposed to join?</p> <p>8 CEO: Yes. We'll give him 2 minutes.</p> <p>9 VICE-CHAIRMAN GREEN: Okay.</p> <p>10 COMMISSIONER SHOUP: He can't vote online.</p> <p>11 VICE-CHAIRMAN GREEN: Oh, he can't?</p> <p>12 COMMISSIONER SHOUP: No.</p> <p>13 VICE-CHAIRMAN GREEN: Okay. I'll start.</p> <p>14 Good afternoon, everyone. I'd like to start</p> <p>15 the meeting for the Jacksonville Housing Authority</p> <p>16 Board of Commissioners Meeting. Today is Monday,</p> <p>17 June 26th, for our two o'clock meeting.</p> <p>18 Call to Order, Agenda Item No. I.</p> <p>19 Do we have any public comments?</p> <p>20 (no response)</p> <p>21 VICE-CHAIRMAN GREEN: No public comments.</p> <p>22 Off to Agenda Item No. III for the approval</p> <p>23 of minutes.</p> <p>24 Is there a motion to approve last month's</p> <p>25 minutes for the approval of our board minutes?</p>
Page 2	Page 4
<p>1 APPEARANCES:</p> <p>2 DWAYNE ALEXANDER, PRESIDENT/CEO</p> <p>3 VICE-CHAIRMAN ANDRE GREEN</p> <p>4 COMMISSIONER HARRIET BROCK</p> <p>5 COMMISSIONER HEATHER HOROVITZ</p> <p>6 COMMISSIONER CRAIG SHOUP</p> <p>7 VANESSA DUNN</p> <p>8 DENNIS LOHR, CFO</p> <p>9 LINDA SIMS</p> <p>10 KORTE PARDE, ESQUIRE</p> <p>11 EVANN MORRIS</p> <p>12 ANTONIO PEREZ</p> <p>13 GREGORY WILLIAMS</p> <p>14 MICHAEL EDGAR</p> <p>15 COLENE ORSINI</p> <p>16 CORDELIA PARKER</p> <p>17 LAILA DARBY</p> <p>18 TODD AUBUCHON</p> <p>19 REYNOLD PETERSON</p> <p>20 DANIEL MITCHELL</p> <p>21 MOLLIE STEWART, ESQUIRE, (Jacksonville Area</p> <p>22 Legal Aid, Inc.)</p> <p>23 DEBORAH K. THOMPSON (Guest)</p> <p>24</p> <p>25 VIA VIDEOCONFERENCE</p> <p>CHAIRMAN CHRISTOPHER WALKER</p> <p>---</p>	<p>1 COMMISSIONER BROCK: Yes.</p> <p>2 VICE-CHAIRMAN GREEN: I have a motion.</p> <p>3 Is there a second?</p> <p>4 COMMISSIONER HOROVITZ: I second.</p> <p>5 VICE-CHAIRMAN GREEN: I have a second.</p> <p>6 I have a motion and a second to approve last</p> <p>7 month's board meeting minutes.</p> <p>8 Any discussion?</p> <p>9 (no response)</p> <p>10 VICE-CHAIRMAN GREEN: All those in favor?</p> <p>11 COMMISSIONER BROCK: Aye.</p> <p>12 COMMISSIONER HOROVITZ: Aye.</p> <p>13 COMMISSIONER SHOUP: Aye.</p> <p>14 VICE-CHAIRMAN GREEN: None opposed.</p> <p>15 We have approval of last month's board</p> <p>16 meeting minutes.</p> <p>17 Thank you.</p> <p>18 I will leave the Chair Comments to the end.</p> <p>19 We're off to Agenda Item No. V, Agency</p> <p>20 Financial Overview.</p> <p>21 Brief Summary.</p> <p>22 (Chairman Walker joined via videoconference.)</p> <p>23 MR. PEREZ: Chairman Walker is on.</p> <p>24 VICE-CHAIRMAN GREEN: Commissioner Walker.</p> <p>25 Good afternoon, Commissioner, Chairman Walker.</p>

Page 5	<p>1 MR. PEREZ: Stand by. Just tell him to stand 2 by. 3 COMMISSIONER SHOUP: Stand by. 4 Commissioner Walker, just so you know, 5 we cannot hear you at this point. 6 CHAIRMAN WALKER: How about now? 7 Can you guys hear me? 8 COMMISSIONER SHOUP: Now we hear you. 9 CHAIRMAN WALKER: Okay. 10 CFO: Good afternoon, Commissioners. 11 We're looking at our financials today as of 12 May. 13 VICE-CHAIRMAN GREEN: Can you pause real 14 quick, Dennis? 15 CFO: Yes. 16 The Finance Committee met last week, 17 and we reviewed the financials. Just a brief 18 overview with our financials. 19 For our net income for May, we ended the 20 month at \$191,358 of net income, and year to date 21 we're at \$2,976,727 of net income. 22 VICE-CHAIRMAN GREEN: Wait. 1 second. 23 What page is that? 24 Can you just show it? 25 CFO: I think it's about Page 4.</p>	Page 7	<p>1 and tentatively we're bringing it to the board for 2 full approval. 3 VICE-CHAIRMAN GREEN: Yes. 4 COMMISSIONER HOROVITZ: I'm sorry. 5 Commissioner Shoup, I think you're the only 6 one that wasn't at the Finance -- 7 COMMISSIONER SHOUP: I was there. 8 COMMISSIONER HOROVITZ: -- oh, you were? 9 COMMISSIONER SHOUP: I was on the Zoom. 10 I listened in. I was even exceeding some posted 11 speed limits, but I was watching and listening 12 all at the same time. So it was very -- 13 COMMISSIONER HOROVITZ: I am like proud that 14 this meeting made you speed. Like I mean I get 15 jazzed about it. 16 But the one thing that I was going to make a 17 comment around is the general discussion around 18 this, the long-term preservation of our units and 19 the termites. 20 I think it was a good conversation, 21 but no one had any issues with this resolution. 22 So ... 23 VICE-CHAIRMAN GREEN: So, as we discussed in 24 the finance meeting, it was good. 25 So I would like to make a motion to approve</p>
Page 6	<p>1 VICE-CHAIRMAN GREEN: All right. Here we go. 2 Page 4? 3 COMMISSIONER SHOUP: Page 2. 4 CFO: Page 2. 5 VICE-CHAIRMAN GREEN: Page 2? 6 COMMISSIONER SHOUP: Yes. 7 MS. MORRIS: Here (referred to microphone). 8 CFO: Thank you. 9 So, for year to date, we are at \$2,976,727, 10 and then, taking a quick look at our year to date 11 cash -- our cash balances -- we ended the month 12 with reserves of just over \$44,000,000. 13 So overall the agency is doing very well with both 14 our operations and our financial reserves. 15 Are there any questions? 16 VICE-CHAIRMAN GREEN: No. 17 Thank you, Commissioner Horovitz, for your 18 job as Finance Chair. Thank you. 19 Thank you, Dennis. 20 No questions. 21 Off to Agenda Item No. VI, the resolution. 22 CEO: Yes. Thank you, Commissioner. 23 This item, Resolution Item VI, was presented 24 -- 2023-JHA-23 was presented to the Finance 25 Committee. It was in agreement with this,</p>	Page 8	<p>1 Resolution JHA -- 2 COMMISSIONER SHOUP: You can't make the 3 motion, sir. You have to call for the motion. 4 You can't make the motion. 5 VICE-CHAIRMAN GREEN: -- thank you. 6 Is there a motion to approve the resolution? 7 COMMISSIONER HOROVITZ: Yes. 8 COMMISSIONER BROCK: I second. 9 VICE-CHAIRMAN GREEN: Yes. Okay. We have a 10 motion and a second to approve JHA Resolution 23. 11 Is there any discussion? 12 (no response) 13 VICE-CHAIRMAN GREEN: No. 14 All those in favor? 15 COMMISSIONER HOROVITZ: Aye. 16 COMMISSIONER BROCK: Aye. 17 COMMISSIONER SHOUP: Aye. 18 VICE-CHAIRMAN GREEN: Any opposed? 19 (no response) 20 VICE-CHAIRMAN GREEN: Resolution JHA-23 has 21 been approved. 22 Thank you. 23 Off to Agenda Item No. VII, Old Business. 24 So, what is the old business? 25 CEO: So, basically, from the last board</p>

<p style="text-align: right;">Page 9</p> <p>1 meeting, there were some issues that – 2 actually, 11 of them – Chairman Walker brought up 3 as deliverables for this meeting. 4 One was a list of things for in-house counsel 5 to handle. We worked on the list with that, 6 and we have a list of things that they can 7 possibly handle. 8 No. 3 was to review the policies to see -- 9 COMMISSIONER HOROVITZ: Sorry. 10 Are we going to discuss that a little bit? 11 Have we made any progress on that? 12 I think you were going to go back to 13 Ms. Hodges and get more clarity. 14 CEO: – yes. 15 Well, we have put a list of all the things 16 that we want that individual to do, and we have 17 not given it to Ms. Hodges. We just completed it 18 recently, but we will give it to her to see what 19 her comments are on it, as well. It was a long 20 list of items that they could possibly do. 21 Any questions? 22 CHAIRMAN WALKER: Mr. Alexander, yes. 23 Mr. Alexander, it's Chris. 24 I hope you guys can hear me. I apologize 25 for interrupting if I'm interrupting anybody.</p>	<p style="text-align: right;">Page 11</p> <p>1 to see if there is any policy regarding board 2 documents. 3 We did have something listed in our policy in 4 terms of the Employee Handbook, but there was 5 nothing else that we had in terms of the agency 6 other than that we went out and looked out and 7 looked at the list that they had out in Broward. 8 And we also looked at another agency that 9 was applicable to what the board would do here. 10 So, after we finalize that document, 11 we will pass it on to legal so they can make their 12 comments on there. 13 The other thing was they requested that we 14 contact Constangy to help them develop a 15 360 -- get a response from the employees and 16 analyze it. I'll let Kort speak on that. 17 MS. PARDE: Yes. 18 Through Mr. Alexander, I -- 19 COMMISSIONER SHOUP: Well, Kort, can we get 20 you on a mike where Chris can hear you, as well, 21 since we have him on Zoom? 22 Here. You can take mine. 23 MR. PEREZ: Here you go. 24 MS. PARDE: – thank you. 25 I reached out to Constangy regarding the</p>
<p style="text-align: right;">Page 10</p> <p>1 Can we get that list circulated to the board, 2 please, at some point? 3 CEO: Yes. 4 CHAIRMAN WALKER: Thank you. 5 COMMISSIONER HOROVITZ: And then I don't 6 think we were all in that meeting. We talked 7 about the importance of making sure that that role 8 didn't have any scope creep into other areas. 9 Like that person would not be an expert in 10 bond deal structure or representing the board's 11 interest in any legal matters. So it's being very 12 specific about what that role is. 13 CEO: That is correct. We have about 14 15 to 20 bullet points on the responsibilities and 15 duties of that position. 16 VICE-CHAIRMAN GREEN: And this is for the 17 legal? 18 CEO: In-house counsel, yes, sir. 19 VICE-CHAIRMAN GREEN: And then there was a 20 discussion for a lobbyist, as well. 21 Is that a separate role? 22 CEO: Yes. That's a whole other thing 23 when we get further down on the list. Okay. 24 Thank you. 25 Then there was a review of current policies</p>	<p style="text-align: right;">Page 12</p> <p>1 360 Evaluation earlier this week. I did receive a 2 response from them to which they stated that, 3 unfortunately, their firm does not conduct 4 360 Evaluations. 5 That is more in the wheelhouse of a 6 Management/HR Consultant company, and they gave us 7 some recommendations if we wanted to go that 8 route. 9 CHAIRMAN WALKER: Mr. Vice-Chair, if I may. 10 VICE-CHAIRMAN GREEN: You may. 11 CHAIRMAN WALKER: Kort, I just want to make 12 sure. They do not do these evaluations. 13 And so, how soon will you be selecting 14 somebody to get these done? 15 Again, this will take some time to do, 16 and I'm sensitive of the fact that Mr. Alexander's 17 contract calls for this, as well as for, you know, 18 reasons we discussed with Ms. Hodges of making 19 sure we have this done. 20 So, is this something that we'll have, 21 you know, kicked off in the next two to three 22 weeks, or where do we stand on this process then? 23 MS. PARDE: Through the Chair, I actually 24 reviewed Mr. Alexander's specific Employment 25 Contract, and there is no mention of a</p>

Page 13	<p>1 360 Evaluation.</p> <p>2 There is mention of specific goals annually,</p> <p>3 as well as, you know, obviously, a Performance</p> <p>4 Evaluation for terms of merit increases at the end</p> <p>5 of the term, but there is no 360 Evaluation ever</p> <p>6 mentioned.</p> <p>7 If you wish to pursue that, then I would</p> <p>8 obviously need to go ahead and work out,</p> <p>9 in the next week or two, exactly who we can</p> <p>10 utilize and then get a Request for Production out</p> <p>11 for bids.</p> <p>12 CHAIRMAN WALKER: To my fellow commissioners,</p> <p>13 based on my conversations with Ms. Hodges</p> <p>14 as well as Mr. Alexander -- I think some of you</p> <p>15 may or may not have been privy to those, as well</p> <p>16 -- the recommendation from OGC has been to do the</p> <p>17 360 Evaluation.</p> <p>18 Would any commissioner be opposed to making</p> <p>19 sure we direct Kort to get that in place as</p> <p>20 quickly as possible?</p> <p>21 COMMISSIONER HOROVITZ: I agree.</p> <p>22 COMMISSIONER SHOUP: This is great.</p> <p>23 I'm good with that.</p> <p>24 And, Kort, I may have an idea of some folks</p> <p>25 you can reach out to then who do legal that could</p>	Page 15	<p>1 MS. PARDE: If I may, the 360 Evaluation</p> <p>2 actually pools and, you know, takes a</p> <p>3 questionnaire to all of the employees, and,</p> <p>4 usually, that's more used in line if you have a</p> <p>5 specific issue where you were worried about.</p> <p>6 As opposed to a general employee evaluation,</p> <p>7 it doesn't normally poll all of the employees.</p> <p>8 VICE-CHAIRMAN GREEN: Okay.</p> <p>9 COMMISSIONER HOROVITZ: I think that we've</p> <p>10 been talking about this I think from my first</p> <p>11 board meeting. Let's just get somebody and get it</p> <p>12 going.</p> <p>13 CHAIRMAN WALKER: Agreed, Commissioner.</p> <p>14 CEO: Okay. In terms of the policy,</p> <p>15 Commissioner Walker requested the policy regarding</p> <p>16 employees, vendors, citizens and third-party</p> <p>17 complaints. That's including the threshold</p> <p>18 prior to involvement.</p> <p>19 OGC once drafted and provided a policy to</p> <p>20 Constangy for review and approval. So that's in</p> <p>21 motion.</p> <p>22 I also had a request to give an update on</p> <p>23 Lindsey Terrace.</p> <p>24 We met with the ownership and Lindsey Terrace</p> <p>25 on June 2nd, as well as the management company.</p>
Page 14	<p>1 do this, too.</p> <p>2 MS. PARDE: As I said, this is through the</p> <p>3 Chair, this is Kort, again.</p> <p>4 Constangy did give us, you know, a resource</p> <p>5 to utilize. So I will go ahead and reach out to</p> <p>6 them as soon as this meeting is over and see how</p> <p>7 we proceed from there.</p> <p>8 CHAIRMAN WALKER: And, through the Chair,</p> <p>9 Kort, I think if -- you know, if this isn't done</p> <p>10 -- I think we take July off, and we reconvene in</p> <p>11 August, if memory serves.</p> <p>12 This really needs to be complete by our end</p> <p>13 of August meeting so we have a chance to digest</p> <p>14 it, and the commissioners can fill out their</p> <p>15 reviews of Mr. Alexander. So, by October 1,</p> <p>16 we have this completed.</p> <p>17 So, if you could please make this a priority</p> <p>18 with whomever you select, it would be appreciated.</p> <p>19 MS. PARDE: Absolutely.</p> <p>20 VICE-CHAIRMAN GREEN: I have a question.</p> <p>21 So, what would be the difference between</p> <p>22 a 360 Evaluation and an annual evaluation?</p> <p>23 MS. PARDE: Just leave out the employees.</p> <p>24 VICE-CHAIRMAN GREEN: Okay.</p> <p>25 COMMISSIONER BROCK: Yes.</p>	Page 16	<p>1 We laid out some of the issues and problems that</p> <p>2 we had concerns with at that property.</p> <p>3 They have made some changes at the site,</p> <p>4 and they explained to us that they will watch them</p> <p>5 closely and report back by the end of the summer</p> <p>6 of some changes that they made at the site.</p> <p>7 VICE-CHAIRMAN GREEN: And that was the lady</p> <p>8 that was here a couple board meetings ago?</p> <p>9 She was a property --</p> <p>10 CEO: Yes. That's correct.</p> <p>11 VICE-CHAIRMAN GREEN: -- so it has been</p> <p>12 positive -- the changes that have been made?</p> <p>13 CEO: Well, I don't think the management was</p> <p>14 really connected to what the owner's goals were.</p> <p>15 I don't think that the management company was</p> <p>16 meeting the owner's goals.</p> <p>17 Meeting with the housing authority maybe sort</p> <p>18 of gave clear insight of the things that weren't</p> <p>19 getting done, which was not being communicated</p> <p>20 back to the ownership.</p> <p>21 And we thought we laid out a good description</p> <p>22 of the things that were not getting done and what</p> <p>23 we needed to get done.</p> <p>24 VICE-CHAIRMAN GREEN: And, forgive my</p> <p>25 ignorance.</p>

<p style="text-align: right;">Page 17</p> <p>1 Now, are we involved in this because it's 2 publicity for us, because they think that we 3 manage the property, or we manage some of the 4 units in the property? 5 CEO: Well, there's 300-something units 6 there, and we have an agreement for 84 units, 7 which are low-income housing units there. 8 And it seemed to appear that, at some point, 9 they were not addressing the things that we feel 10 as though needs to be addressed, because there 11 are different rules in conventional housing versus 12 rules in low-income housing, in terms of 13 inspections, recertification. 14 They basically weren't following the rules. 15 VICE-CHAIRMAN GREEN: Okay. But it is in a 16 positive direction now? 17 CEO: We are measuring it each week to make 18 sure it goes in the right direction. 19 VICE-CHAIRMAN GREEN: And then, what would 20 happen -- they would lose -- are those like, what, 21 Faircloth units, or what? 22 CEO: No. They're basically public housing 23 units. They are not Faircloth units. 24 We do have about 180 Faircloth units. 25 What happens is I think the strategy will be</p>	<p style="text-align: right;">Page 19</p> <p>1 week. 2 Ms. Joi reached out to me on last week, 3 and we talked about some things. So she's really 4 -- she's really engaged there now. 5 Like he said, when he first -- I think, 6 when he first started presenting about Lindsey 7 Terrace, she -- Ms. Joi has always not been the 8 manager there. 9 COMMISSIONER HOROVITZ: Right. 10 COMMISSIONER BROCK: So, since she's been 11 there, she's really trying to put her best foot 12 forward to turn some things around there, 13 and so those residents that had some issues -- 14 those issues were resolved. 15 COMMISSIONER HOROVITZ: Great. Thank you. 16 CEO: Thank you. 17 And, also, we did have Tanya Dempsey give 18 a presentation at the Finance Committee on the 19 21st. Most of the board members requested to get 20 a copy of the PowerPoint. I do have a copy of the 21 PowerPoint to pass out to the board members at 22 this meeting. 23 And the next to the last thing is the 24 RFP for the lobbyist and position suggested by 25 Commissioner Horovitz.</p>
<p style="text-align: right;">Page 18</p> <p>1 a little bit different if they can't manage the 2 property -- manage the ownership, but take a 3 different path and probably take a different 4 action. 5 I don't know what it may be, but I'm sure 6 they would take whatever action they think would 7 get them better results. 8 VICE-CHAIRMAN GREEN: Okay. 9 Commissioner Walker, any comments on that? 10 CHAIRMAN WALKER: No, Chairman, nothing at 11 this time. 12 VICE-CHAIRMAN GREEN: Okay. 13 COMMISSIONER HOROVITZ: If I recall, 14 I believe -- and, Commissioner Brock, you might 15 remember better than me -- there were some issues 16 with our residents, as well. 17 I think that the property manager was 18 explaining that maybe they had defaced one 19 of the units. So I think it was a two-way -- 20 the relationship needed to be built on both sides. 21 Is the Resident Committee on that? 22 COMMISSIONER BROCK: Through the Chair, 23 Mr. Chair, to your question, Commissioner, 24 we have met with Ms. Joi, and, just as 25 Mr. Alexander say, they are monitoring it every</p>	<p style="text-align: right;">Page 20</p> <p>1 She did send over a document with certain job 2 descriptions -- well, duties for that specific 3 job. 4 We looked at it. We're matching it up. 5 Some of them are similar and match some of the 6 descriptions we have in our other job, 7 but we will make some adjustments and give it back 8 to Commissioner Horovitz for a review. 9 COMMISSIONER HOROVITZ: Yes. I think -- 10 CHAIRMAN WALKER: Okay. 11 COMMISSIONER HOROVITZ: -- sorry. 12 Go ahead, Commissioner. 13 CHAIRMAN WALKER: No. Through the Chair -- 14 actually, Commissioner, please go ahead. 15 I want to circle back to something. Please go 16 ahead. Thank you. 17 COMMISSIONER HOROVITZ: I think that the 18 group had decided that there would be value, 19 and I actually drafted the title as, 20 "Grant and Compliance Manager," with lobbying 21 duties representing the interest of the 22 housing authority on a local, state and federal 23 level. 24 And so I think that we'd agreed, 25 but I'm certainly not advocating for the role if</p>

<p style="text-align: right;">Page 21</p> <p>1 the team doesn't agree that there is value. 2 VICE-CHAIRMAN GREEN: This would be 3 they say, "a consultant," not full-time staff, 4 just a consultant we would have a retainer on? 5 COMMISSIONER HOROVITZ: We were talking about 6 it being a full-time position. 7 So, if you were really intentional around 8 receiving grant dollars from different granting 9 agencies, the salary would be covered by grant 10 awards. 11 I think that there would be value, 12 but, if there are people who are doing those roles 13 here being more intentional around that job 14 description and those duties, I think that would 15 be important. 16 Because I don't know if we're clear on who 17 manages the grant and the applications, 18 the reporting and all of that now or even 19 exploring all of the different funding 20 opportunities for the housing authority. 21 So that was my opinion. 22 COMMISSIONER SHOUP: Okay. In my opinion, 23 I would say I think the grants compliance is 24 important. I think the lobbying part should 25 probably be looked at as an RFP for an outside</p>	<p style="text-align: right;">Page 23</p> <p>1 if you're really wanting to go 100 percent on 2 being in Tallahassee and really doing that work, 3 then you would want to bring in a third party 4 that has those relationships that he's talking 5 about. 6 When I first presented this, I was thinking 7 more this is the person in City Hall talking to 8 the Board of Commissioners or councilmembers 9 and really looking to bring funding from the 10 local government. 11 I think that person could be the same person, 12 but I certainly see the value in bringing somebody 13 in from the outside. 14 COMMISSIONER SHOUP: And, see, I think the 15 -- sorry to overstep -- but I think the person 16 that you're looking at for Tallahassee and 17 Washington is also the same person that's knocking 18 the Fourth Floor at City Hall, too. 19 It's that they typically would have those 20 similar relationships across all three levels, 21 if you have the right firm doing it. 22 Sorry. 23 COMMISSIONER BROCK: I wanted to say, 24 when we think in terms of a lobbyist with what 25 y'all are talking about, as far as the grants</p>
<p style="text-align: right;">Page 22</p> <p>1 consultant. 2 I think, from a guy who used to be a 3 lobbyist, a registered lobbyist, at one point in 4 their life, you're going to get a really good 5 bang for your buck with the right outside 6 lobbyists that already have the relationships in 7 Tallahassee and in Washington that we can leverage 8 that they have for other clients in other 9 industries and other relationships. 10 I think they could help manage that contract 11 for sure, but I think the actual real, "lobbyist," 12 when you think of that term, should probably be an 13 outside person. 14 COMMISSIONER HOROVITZ: I agree. 15 CHAIRMAN WALKER: Going back -- 16 and I apologize, Commissioners. 17 I did not see a copy of that proposed 18 structure. 19 So, Commissioner Horovitz, you're more in 20 this world than I think any of us are. 21 Is it common that like a grant person and 22 lobbyist could do both -- meaning we could find 23 someone to do that? 24 COMMISSIONER HOROVITZ: So I think that 25 Commissioner Shoup makes a good point that,</p>	<p style="text-align: right;">Page 24</p> <p>1 and things of that nature, we've been -- 2 for many years, this agency has had grants and 3 been awarded grants, and it's been awarded 4 through the staff that we have right here 5 already. 6 The housing authority does an excellent job 7 with getting grants and getting them renewed and 8 all of those things, and they do have 9 relationships with those particular grants that 10 they are seeking for right here on staff. 11 But, you know, I guess, if we wanted to bring 12 somebody else in for something else, then, yeah. 13 But, as it stands, we've been awarded -- 14 how many grants, Mr. A, if you can remember off 15 the top of your head? 16 CEO: I know the last several years we 17 received close to \$6,000,000. 18 COMMISSIONER SHOUP: Well, let me jump in. 19 I do think, though, this isn't those grants. 20 Those grants are very good. 21 This is more of, when you go to the 22 legislature, and say, "We want \$5,000,000 from you 23 as a line item in the budget," that they're going 24 to call, "a grant." But we're not going to even 25 -- it's not an application out there created.</p>

<p style="text-align: right;">Page 25</p> <p>1 This is a legislator going and adding it into 2 the budget for us -- 3 COMMISSIONER BROCK: Okay. 4 COMMISSIONER SHOUP: -- that's not available 5 just to go -- not to be able to go out and apply. 6 And it sounds like there are some great folks 7 on staff doing that. 8 This is going to the state reps, going to 9 City Hall, and saying, "With budget hearings 10 getting ready to come up, we want a half of a 11 million dollars from the city of direct funding 12 that we don't get." 13 They would title it as, "a grant," and it 14 would have to be managed as such. But get 15 that person to actually go out and get the 16 unpublished and unwritten grant that we want, 17 and the same thing in Washington. 18 COMMISSIONER BROCK: Okay. 19 COMMISSIONER SHOUP: I think that's the 20 differentiation in some of the terminology. 21 COMMISSIONER BROCK: Okay. 22 VICE-CHAIRMAN GREEN: Mr. Alexander, 23 in your previous housing authority places, 24 have you worked a lot with lobbyists? 25 CEO: It mostly depends on the size of the</p>	<p style="text-align: right;">Page 27</p> <p>1 not to say we would have them to do something. 2 But, to the extent we decide we want them to 3 or Mr. Alexander sees a need we have somebody. 4 Specifically what brings this to my logic 5 here is they're already starting to talk about 6 the bills in the hopper for next year's 7 legislative agenda in Tallahassee, and so that's 8 what kind of prompted this originally for me. 9 I just wanted to put that out there to the 10 board. 11 COMMISSIONER SHOUP: I was going to add in 12 the city budget is going to be presented in three 13 weeks. So we're on top of time. I mean we've got 14 some time in there, if we want to, during the 15 budget hearings, go and get the council to put in 16 money for us, but it's a year-around all-inclusive 17 kind of thing. 18 VICE-CHAIRMAN GREEN: Well, we wouldn't 19 have time for that if we're off for three -- 20 we won't have another meeting for a few weeks 21 -- for a whole month. 22 COMMISSIONER SHOUP: I think that's where 23 Mr. A, with the assistance of any and all of us 24 this cycle, will say, "Hey. I want \$500,000 from 25 the city --" whatever that number is. I'm just</p>
<p style="text-align: right;">Page 26</p> <p>1 agency. Some of your larger agencies have 2 lobbyists, but the midsize and small agencies 3 can't afford them. 4 They normally have in-house staff to do 5 the work, and then it depends on senior staff to 6 pretty much develop relationships with local 7 officials and politicians. 8 And every year staff will go up to Washington 9 and meet the folks at the legislature and tell 10 them their position on what their needs are. 11 CHAIRMAN WALKER: Mr. -- 12 VICE-CHAIRMAN GREEN: Go ahead. 13 CHAIRMAN WALKER: -- sorry. 14 Through the Chair to the rest of the 15 commissioners, I think where I ultimately ended 16 up on this -- kind of my thought process was -- 17 and, again, this is open for conversation -- 18 we do an RFP for a lobbyist. 19 I'm more in line with Commissioner Shoup 20 I think, which is, when I'm thinking grant, 21 I'm thinking state money, local money, federal 22 money, whatever. 23 And the thought process behind the, "RFP," 24 or, "RFQ," or whatever you want to call it, 25 is to have somebody that we preapproved --</p>	<p style="text-align: right;">Page 28</p> <p>1 pulling \$500,000 out. 2 VICE-CHAIRMAN GREEN: I understand. 3 COMMISSIONER SHOUP: And then he goes and 4 knocks on all of the doors that he knows, 5 and he sends out the list. 6 "Hey, who do you guys know?" 7 And we get to work going and seeing our 8 councilmembers that we all went through on 9 confirmation -- I know I'm the newest one. 10 So I've gone through most of them -- and using 11 our own leverages and relationships to find some 12 dollars for this place. 13 I think the idea, though, is with the right 14 firm, you're going to have a better return than us 15 all trying to do it with our time and the 16 relationships they already have. 17 You have an insert name. The firm is 18 already going to have those relationships, 19 in Jacksonville, Tallahassee and Washington, 20 to be able to quickly -- "Hey --" they'll text 21 "-- call the councilmember, legislator, 22 congressman." "Hey, we need money," and they make 23 things happen. 24 VICE-CHAIRMAN GREEN: All right. 25 COMMISSIONER HOROVITZ: And I think --</p>

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1 sorry.

2 VICE-CHAIRMAN GREEN: Go ahead.

3 COMMISSIONER HOROVITZ: We've talked about --

4 and I know that Mr. Alexander has had some good

5 conversations at City Hall. We really need to

6 prioritize it.

7 I think we've all had comments around how

8 this agency doesn't get enough funding from the

9 local government and that we need to put pressure

10 there.

11 And I think that, with some new blood at

12 City Hall, that there's an opportunity to

13 really make the case for why the agency should

14 control more around affordable housing.

15 So, can we think through that?

16 I don't know if we're going to solve that

17 today, but we only have a couple weeks.

18 CHAIRMAN WALKER: Commissioner, I totally

19 agree.

20 And I will say that, after our last meeting,

21 I did make contact with the new administration,

22 the incoming administration, and I do have a

23 meeting scheduled for next week or the week

24 after.

25 Based on some preliminary conversations,

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1 I don't think we're getting in this budget --

2 COMMISSIONER HOROVITZ: Okay.

3 CHAIRMAN WALKER: -- in the sense that this

4 is really more of a transitional budget,

5 and there may be amendments or changes to that;

6 however, you know, they were certainly open

7 to having those meetings and talking.

8 I also think that there was -- you know,

9 I agree. We have to prioritize. You know,

10 to me, it's, you know, local, state, federal --

11 kind of in that order -- where we can begin

12 searching for funds and trying to make changes.

13 But, yes. I do think this cycle --

14 you know, we're sort of too little too late,

15 and I just want to make sure that we don't,

16 you know -- I want to make sure that the agency

17 has the resources and make sure we prioritize

18 those cycles going forward, apply for what's

19 needed going forward, et cetera, et cetera.

20 COMMISSIONER SHOUP: I would say that

21 I think there's still time in the city budget.

22 I don't think we're going to get anything in the

23 mayor's presented budget, but we've got a few

24 weeks of council hearings that the council can

25 make their own modifications and do it.

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1 I don't think it's a lot of money,

2 but I think, if we get a line item of some

3 amount of money to start, we start building that

4 continuance and that history of we get on the list

5 every year to get something. It's a start.

6 I mean, even if it's \$100,000, we can find

7 somewhere for that to do something. The biggest

8 thing is going to be I think, at this point --

9 it's going to be the quick -- what are we going to

10 do with it is what they'll want.

11 They're going to want to know the specifics

12 of what it is, what's going to happen with it,

13 and then we'll have to see from there.

14 VICE-CHAIRMAN GREEN: Thoughts,

15 Mr. Alexander?

16 CEO: So the housing authority has been very

17 aggressive. We have been down to City Hall on

18 numerous occasions -- me and Chairman Walker.

19 We met with several council people.

20 I'm just appalled at times when I sit back

21 and think about it -- and we all in this room hear

22 about the affordable housing crisis --

23 and the housing authority has been on the

24 forefront for addressing this.

25 And this agency has brought in more than

Page 32

1 2,000 vouchers over the last couple years.

2 We have been totally self-sufficient on our own,

3 and we have reached out to folks.

4 I'm just shocked to believe that this housing

5 authority, who's supposed to be a major player

6 with the city and supposed to be one of the

7 independent agencies -- and everyone has a concern

8 about affordable housing -- that more is not

9 being done.

10 And, for us to be an independent agency,

11 you can talk to any of the housing authorities

12 throughout the country. They get a large

13 portion of their budget.

14 Have we been at the table arguing and asking?

15 Yes.

16 But it should be incumbent upon everyone else

17 to understand there is a need out here. We don't

18 just make up stories when we say we have 100,000

19 people on our waiting list.

20 That waiting list is not diminishing,

21 and there is more people waiting to get on the

22 waiting list that we can't add to the waiting

23 list.

24 So we take this attitude of urgency

25 any opportunity -- any time someone needs this

<p style="text-align: right;">Page 33</p> <p>1 housing authority to speak or advocate for them 2 to getting some more units or some more money, 3 we're there. 4 So, if anyone has any opportunities or 5 any insight or any recommendations, I will be 6 there. 7 VICE-CHAIRMAN GREEN: That's right. 8 I mean you've got, you know, 20-, 30,000 9 whatever for a lobbyist just to advocate for us 10 locally on retainer or whatever. 11 COMMISSIONER SHOUP: I will say I know 12 Dwayne has been great about speaking out and 13 doing. 14 I had a call Thursday, Friday -- one of those 15 days last week -- when I was out of town out of 16 the blue from Councilman DeFoor's office wanting 17 to know about the things the housing authority was 18 doing. 19 And, for whatever reason, they didn't think 20 to call Mr. Alexander. They called me, 21 and so they were looking for a -- three o'clock in 22 the afternoon wanted some information where they 23 could talk about it at something else the next 24 day. 25 And so Mr. A and Kort and staff were great</p>	<p style="text-align: right;">Page 35</p> <p>1 Commissioner Horovitz mentioned that we have 2 to prioritize, and we have to digest what needs to 3 be a priority and then let a group coordinate 4 those activities. 5 So I think locally we can continue to do what 6 we're doing. I think we are in on their radar. 7 Long-term, at a minimum, we need to have 8 options through an RFP to at least know what our 9 options are and then make a decision if and 10 when that needs to be, you know, implemented. 11 I don't know where to begin to direct a 12 lobbyist as to what our strategic lobbying 13 position should be. 14 Right? 15 I would feel like that would be part of their 16 engagement, which is, "Hey, tell us what we should 17 or shouldn't be lobbying for. Here are the 18 struggles we face. You know, what can you 19 think of? Is it legislation? Is it grants? 20 Is it administrative things? What is it?" 21 COMMISSIONER SHOUP: I 100 percent agree. 22 VICE-CHAIRMAN GREEN: All right. Is that all 23 of the Old Business? 24 CEO: No. We have one more, which is the 25 retreat.</p>
<p style="text-align: right;">Page 34</p> <p>1 about getting the papers together for them with 2 some highlights and some things, and it got 3 to them. 4 So I think we have made some steps of getting 5 on their minds, especially with Councilman 6 Boylan's Quality of Life Committee he chairs. 7 But we've got some work to do, and, 8 like I've told Mr. A and have said it here, 9 "Give me a marching order of who to go call and 10 ask for what, and I'm happy to do whatever 11 I can." 12 VICE-CHAIRMAN GREEN: Okay. 13 CHAIRMAN WALKER: Through the Chair, and, 14 Commissioner, I appreciate that. 15 This is one, though, where I feel very 16 strongly that we need to have a coordinated, 17 for lack of a better phrase, "plan of attack." 18 You know, constantly just going back and 19 forth to see where we might be able to get 20 something or random ad hoc communications 21 I mean I think is -- you know, if we're going 22 to, you know, really put a full hard press on 23 defined dollars and lobbying for our collective 24 interests as an agency, it would make sense to 25 have a group come that comes up with that.</p>	<p style="text-align: right;">Page 36</p> <p>1 We are working to find a place and get some 2 dates, and we will bring that back to the board as 3 soon as possible. 4 COMMISSIONER SHOUP: Do you have a ballpark 5 on what month? 6 CEO: August, September. 7 VICE-CHAIRMAN GREEN: Okay. President and 8 CEO's Report. 9 CEO: Good. 10 So, does anyone have any questions in 11 reference to the Operations Report? 12 We did change the format around, added more 13 detailed information and some more summaries in 14 there. 15 Was there any question with the rent 16 collection or the unit turnaround time? 17 Rent collection is up. All of the key 18 performance indicators are doing very well. 19 Public housing is doing extremely well in 20 terms of Section 8. Section 8 is doing 21 extremely well. They have about 98-percent 22 utilization. They're doing extremely well. 23 But I think the key to the whole report was 24 basically giving updates on some of these deals 25 that we've been looking at.</p>

<p style="text-align: right;">Page 37</p> <p>1 So we put a whole section in here, 2 in terms of breaking down the status of the 3 capital fund money and some of these deals that 4 we've been looking at. 5 I know a couple of questions came back. 6 "Well, we don't know what's going on with the 7 deals." 8 So we gave a brief summary of some of these 9 deals that we've been looking at. 10 And, in terms of JWB, we had in the report 11 that we currently have 28 units that were 12 purchased, and we're working through the list 13 right now to get the last 22 units. 14 We have the MYDEP (phonetic) Department going 15 through that to make sure that we pick these units 16 and get to the table before long, to close out the 17 purchase of those units. 18 The next thing is the Normandy Project. 19 I met with the principals with Chase on 20 Friday, with the father, son and the whole crew, 21 and one of the things that we came out -- 22 and I will take this back to General Counsel. 23 I think we got to a spot that we are comfortable 24 at in terms of contract-wise in terms of 25 development.</p>	<p style="text-align: right;">Page 39</p> <p>1 time. 2 So we are now calling them a, "developer," 3 in the truest sense. 4 They are going to develop, correct? 5 CEO: That is correct. They are going to -- 6 CHAIRMAN WALKER: And so -- okay. 7 I just want to make sure we're all using the word 8 -- you know, and, again, I hate to belabor the 9 point. 10 But they develop. They take the construction 11 risk. We're just buying end product from them. 12 CEO: Exactly. It's almost the same 13 identical thing that we're doing with JWB. 14 The only thing is they will have to work it 15 out with Charlie with giving them rights to the 16 land. So they can build on our land and then turn 17 back the property to us. 18 So, again, I worked it out with BMO, 19 and I'll talk with Charlie and Mark today or no 20 later that tomorrow to draw up this agreement. 21 VICE-CHAIRMAN GREEN: Have they given it to 22 us in phases at a time -- 23 CEO: Yes -- 24 VICE-CHAIRMAN GREEN: -- or per unit? 25 CEO: -- we anticipate it in phases.</p>
<p style="text-align: right;">Page 38</p> <p>1 They will develop the project for us, 2 and then we'll purchase the units as they complete 3 them. 4 So I will speak to BMO tomorrow to let them 5 know -- let Charlie and Mark know -- exactly what 6 we're attempting to do and bring that back to the 7 board so the board can approve it so we can move 8 forward with it. 9 So there has been great progress on that. 10 We have gone through every scenario or possibility 11 on how we can do this rather than doing what they 12 originally said they'd do, and we got back to a 13 point where they would develop the property for 14 us. 15 The next one that we had -- 16 CHAIRMAN WALKER: So -- 17 CEO: -- go ahead, Chairman Walker. 18 I'm sorry. 19 CHAIRMAN WALKER: -- Mr. Alexander, one, 20 I want to thank you. I know that I've been 21 putting pressure on this between me and you 22 and working with OGC. I want to thank you and the 23 staff for working through this. 24 I will ask, because I just want to make sure 25 we're all clear, because this was a problem last</p>	<p style="text-align: right;">Page 40</p> <p>1 VICE-CHAIRMAN GREEN: Okay. 2 CEO: But they will work all of the way 3 through the process, and, in terms of phases, 4 there is a drawdown. 5 Whatever money they do -- they have to go 6 out and get their own financing. One of the 7 things they did bring up is that we might have to 8 put some money in escrow -- a small percentage in 9 escrow -- but that's fine. 10 VICE-CHAIRMAN GREEN: Okay. 11 CEO: Yes. 12 Anything? 13 COMMISSIONER HOROVITZ: Was there a change to 14 the terms that got them comfortable? 15 Because the last time we talked about this, 16 they were very against being the developer on the 17 deal. 18 CEO: Well, what happens is, to be strictly 19 transparent, they presented an agreement, 20 and then our attorneys modified the agreement, 21 which mitigated the risk on the housing authority 22 and added more risk with the developer. 23 And we went through the process of -- 24 you know, they said, "Well, we don't want to be 25 the developer. Maybe we're a consultant.</p>

<p style="text-align: right;">Page 41</p> <p>1 Maybe we'll be a construction manager or maybe 2 ..." whatever it is. 3 And then they came back, and we said, 4 "Listen, we can't possibly do the deal unless you 5 develop the property. You take all the risks 6 on your own, and we'll purchase it back." 7 And that made a little more sense to them. 8 COMMISSIONER HOROVITZ: Okay. Because I 9 remember -- and I don't remember if it was in a 10 meeting or just in conversation with Ms. Hodges -- 11 she revised the contract to include very normal 12 language for a developer. 13 And so, if they changed their mind, 14 that's fine. 15 CEO: Yes. 16 COMMISSIONER HOROVITZ: But we just want to 17 make sure that any of the language that removed 18 risk from the board is still included in that 19 before we move forward. 20 CEO: Yes. And that's why we were taking it 21 -- BMO is supposed to be the expert with these 22 types of deals. They've been helping us all along 23 even being our attorney with the JWB deal. 24 So they're the ones that will be drafting the 25 agreement.</p>	<p style="text-align: right;">Page 43</p> <p>1 the pro forma, because I think that, when we 2 originally talked about the JWB deal, we were 3 looking at like an interest rate of maybe 4 3 1/2 percent. 5 Are these deals, because they're taking so 6 long -- I understand that's partially our wanting 7 to do a little bit more due diligence -- 8 maybe they're becoming less attractive the longer 9 we wait. Because there are still 22 homes 10 outstanding on the JWB Agreement. 11 CEO: Yes. 12 COMMISSIONER HOROVITZ: Do we have to fund 13 the rest of it? 14 Like, when do we decide that now this has 15 become -- the economics of the deal don't work? 16 Like, do we have any room to kind of pull 17 back a little bit, because the economy is not 18 what it was a year ago? 19 CEO: Yes. We have been looking at 20 that. Yes. We have been looking at that. 21 COMMISSIONER HOROVITZ: I just think it's 22 important that we discuss that as we continue to 23 move forward. 24 VICE-CHAIRMAN GREEN: Are you asking, 25 "Can we walk away from the 22 homes?"</p>
<p style="text-align: right;">Page 42</p> <p>1 COMMISSIONER HOROVITZ: So, when Tanya was in 2 last time ... 3 Is Tanya on? 4 CEO: No. 5 COMMISSIONER HOROVITZ: She talked about how 6 -- maybe this was after the meeting -- it's very 7 important to keep the two deals separate just from 8 a funding perspective. 9 CEO: Yes. 10 COMMISSIONER HOROVITZ: Is that what we're 11 doing right now, the two separate deals? 12 CEO: Yes. 13 COMMISSIONER HOROVITZ: And then, are we 14 rewriting models like based on the rising interest 15 rates? 16 What do these deals look like? 17 CEO: Yes. We're using models for just about 18 every single deal. The Finance Department -- 19 after we get a Rubric Score Card, we turn it in. 20 The vendor may turn it in. 21 We analyze their score card, and we create 22 our own score card. And then the Finance 23 Department actually runs it through several 24 different models. 25 COMMISSIONER HOROVITZ: But I'm talking about</p>	<p style="text-align: right;">Page 44</p> <p>1 COMMISSIONER BROCK: No. It's 102. 2 VICE-CHAIRMAN GREEN: No. You're talking 3 about the difference. 4 COMMISSIONER HOROVITZ: Yes. Honestly, 5 it's kind of a general question like, 6 "As we're making these commitments, do we have the 7 opportunity to step back a little bit if now it's 8 become a very different deal?" 9 I don't want to hurt relationships with our 10 developer partners, but I think it's something we 11 need to talk about. 12 CHAIRMAN WALKER: So, Commissioner, on that 13 front, I agree that the deals have to be 14 constantly assessed. 15 But my understanding -- and, again, 16 I have not spoken to Tanya since we all spoke to 17 her -- my understanding is that is exactly what 18 she's supposed to be doing, Commissioner, 19 which is, as she goes through and evaluates deals, 20 you know, she should be working with Mr. Alexander 21 and Michael and others to make sure that, 22 as the markets move, we're being nimble enough 23 to understand those intricacies. 24 And, if that means waiting for two years to 25 do something, you know, so be it. You know,</p>

<p style="text-align: right;">Page 45</p> <p>1 the deals have to make financial sense. 2 So I am echoing/adding color. 3 Mr. Alexander, if that's not what Tanya and 4 our Development Team are doing, that's what they 5 need to be doing, in my opinion. 6 CEO: Yes. We are doing exactly that. 7 Thank you. 8 COMMISSIONER HOROVITZ: I'll make a comment. 9 My impression from my conversation with Tanya 10 was that she did not feel that the JWB deal was -- 11 she would have advised us a little differently on 12 that deal, but she was brought in at a point where 13 we'd already made some commitments. 14 So I think that some of it is we need to 15 just proceed cautiously and really trust our 16 experts that we've brought in to advise us and 17 then take that right action. 18 Does that make sense? 19 COMMISSIONER BROCK: Uh-huh. 20 VICE-CHAIRMAN GREEN: Two questions. 21 So JWB -- we're committed to 50 houses. 22 COMMISSIONER BROCK: Right. 23 CEO: Yes. 24 VICE-CHAIRMAN GREEN: Okay. That's a good 25 question.</p>	<p style="text-align: right;">Page 47</p> <p>1 Great that we're looking at this. Everyone knows 2 I'm in favor of this project for a host of 3 reasons. 4 But, back to Commissioner Horovitz's point, 5 we still want to see the financial analysis of the 6 Acquisition Committee to make sure this still 7 makes sense -- what we're doing. 8 I just want to make sure, you know, 9 we are under no legal obligation to develop those 10 homes at this time is my understanding. 11 CEO: That is correct. 12 COMMISSIONER BROCK: We're not under any 13 obligations for the houses, but we do own the 14 property. 15 CEO: Yes. We own the land. Yes, ma'am. 16 COMMISSIONER BROCK: Okay. 17 CEO: Okay. Move forward? 18 VICE-CHAIRMAN GREEN: Yes. 19 CEO: Okay. There were a couple other deals 20 that we put in the package. 21 Franklin Arms, which is downtown. We did a 22 Rubric Score Card on that specific deal, 23 and we actually looked at that deal from a 24 perspective of the owner asking for \$8,000,000. 25 Lately, the place is basically 50-percent</p>
<p style="text-align: right;">Page 46</p> <p>1 And then the Chase deal -- 2 COMMISSIONER BROCK: 102. 3 VICE-CHAIRMAN GREEN: -- right -- 4 but it's almost like we're buying the homes at 5 CO -- or the units at CO. 6 Once they get to CO, we purchase them, 7 because they're like doing the whole thing. 8 CHAIRMAN WALKER: Right. 9 VICE-CHAIRMAN GREEN: So, did our price go 10 up, because they're taking on more risk, per se? 11 CEO: Our price actually went down. 12 VICE-CHAIRMAN GREEN: Our price went down. 13 CEO: We actually looked at the market 14 study. The prices actually went down compared to 15 what they originally quoted us on. 16 VICE-CHAIRMAN GREEN: Okay. And, is it on a 17 per unit? 18 Is that on a lump sum? 19 Is there like -- 20 CEO: Overall, the whole project went down a 21 couple million dollars. 22 VICE-CHAIRMAN GREEN: -- okay. 23 CHAIRMAN WALKER: So, Mr. Alexander, 24 two things. 25 One, I want to make sure we're all clear.</p>	<p style="text-align: right;">Page 48</p> <p>1 empty. Some outside developer gave them the 2 thought process that it was worth \$8,000,000, 3 but, either way, we think we can get it a lot 4 cheaper than \$8,000,000. 5 We actually reached out to Mr. Katta last 6 week -- tried to call him and then sent an 7 email. 8 Basically, when we looked at this deal, 9 we think that this deal could possibly cash flow 10 in possibly three years, and that's after putting 11 about \$40,000 in doing this property. 12 We do have a partner that may possibly bring 13 at least 1.5 million dollars to the table. 14 We're still working out that process. We just 15 discussed it last week. 16 So there may be possibly a partner with a 17 nonprofit to be able to put some investment in 18 there, but we think, even with that, that can 19 reduce the overall bill. And we can see this as 20 a profit. 21 It's going to take about 18 months in 22 construction and doing a gut rehab and spending 23 about \$40,000. The overall deal will maybe cost 24 us about \$12,000,000, and that's at the rate of 25 \$8,000,000 -- not saying that we could possibly</p>

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1 get it -- less and outside of that having an
 2 investment partner with the nonprofit.
 3 We think it's a very valuable deal,
 4 and we could put 102 units back on the eastside.
 5 Any questions?
 6 (no response)
 7 CHAIRMAN WALKER: So, Dwayne, at the risk of
 8 -- I'm sorry.
 9 Mr. Alexander through the Chair, at the risk
 10 of having you -- I did want to point out that
 11 I really appreciate this. This was very helpful
 12 to understand what is in the pipeline. This makes
 13 a lot more sense.
 14 I do think, in speaking at our last noticed
 15 meeting together, we discussed the fact that we
 16 are going to try and push more of these detailed
 17 level conversations down to Finance Committee and
 18 Acquisition Committee Meetings, which was going to
 19 be my Board Chair comment.
 20 I'm happy, if the rest of the commissioners
 21 would like to go through these, you know,
 22 point by point. I'm happy to, you know,
 23 certainly listen to that, but I also, you know
 24 -- I want to make sure that the committee work
 25 is making it to committee.

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1 COMMISSIONER HOROVITZ: I'm sorry.
 2 The deal that Mr. Alexander is referring to
 3 -- I'm probably a little bit more familiar with
 4 it, because, in my job, we're very involved on the
 5 eastside out east and have great partnerships with
 6 the CDC and the nonprofit that's doing a lot of
 7 work there to revitalize.
 8 I've been vocal in these meetings,
 9 and I think it's important for us to be doing
 10 development in these rising -- it's communities
 11 that are getting investment, like Springfield
 12 and the eastside, particularly with the
 13 Jaguars' project. I think that's a really great
 14 look for our organization.
 15 I don't know ...
 16 Do you want to share that there is an
 17 expiration on funding?
 18 I think that's why you wanted to talk about
 19 it today.
 20 CEO: Yes. Well, I just wanted to make sure
 21 the board was aware and they actually knew of the
 22 deal, because I think there might have been some
 23 discussion.
 24 They weren't fully aware of everything that
 25 was going on. So that was the purpose of putting

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1 these in detail in here.
 2 But, yes. There's an expiration on the
 3 partnership for the funds. That 1.5 million
 4 dollars expires September 30th.
 5 So, if we're going to make a move on it,
 6 we will probably have to get going and moving
 7 forward no later than August 30th.
 8 CHAIRMAN WALKER: And I apologize.
 9 So this is for Franklin Arms.
 10 There is a 1.5 million dollar --
 11 am I correct?
 12 This is Franklin Arms?
 13 CEO: That is correct.
 14 CHAIRMAN WALKER: And, what's the
 15 1.5 million?
 16 I don't see that on the write-up.
 17 I'm not up to speed on that. I apologize.
 18 CEO: Well, I apologize for that.
 19 JAXIT (phonetic) actually came to me last week
 20 when I had a meeting with the organization.
 21 It's just a partnership to get involved,
 22 and they would basically add equity to the deal.
 23 But it's a partnership nonprofit,
 24 and we talked about doing deals with nonprofits.
 25 So I thought this was a golden opportunity for us

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1 to -- without spending all of our money --
 2 allow some partners to be involved.
 3 So the partnership actually just came in last
 4 week, Commissioner, and I'm speaking on it now
 5 so the board is aware of it.
 6 If we have the Acquisition Committee Meeting
 7 in August, I think everything would be pretty much
 8 set so that you can really understand what we're
 9 really trying to do with this deal, and the whole
 10 board will know what we're doing with this deal,
 11 which gives us enough time to be able to get to
 12 it.
 13 CHAIRMAN WALKER: Awesome.
 14 VICE-CHAIRMAN GREEN: Commissioner Brock,
 15 do you have a question?
 16 COMMISSIONER BROCK: Yes, Mr. Chair.
 17 Thank you.
 18 To Mr. Alexander, where those are located at?
 19 CEO: On the eastside. It was a nuisance
 20 property that was in the news about that property
 21 over there being an issue.
 22 COMMISSIONER SHOUP: 888 Franklin.
 23 COMMISSIONER BROCK: Is that the one me and
 24 you talked about?
 25 CEO: Yes, ma'am.

<p style="text-align: right;">Page 53</p> <p>1 COMMISSIONER BROCK: Okay. That's it. 2 COMMISSIONER SHOUP: If I can jump in a 3 little bit here, we've got a lot of deals in the 4 pipeline, and it sounds like the expiration is 5 coming. 6 Why are we taking July off as a board? 7 CEO: We typically take July and August 8 (sic) off to at least give people time to reset 9 and keep going. 10 COMMISSIONER SHOUP: I would be in much more 11 favor of -- we've got enough in the pipeline. 12 We've got enough work to do. Let's keep going, 13 and I think it sounds like we may need a July -- 14 CEO: Well, we'll be working behind the 15 scenes. Staff is always working. 16 COMMISSIONER SHOUP: -- right. 17 CEO: It's a matter of having things 18 for the board. I mean but we're always working, 19 whether we have a board meeting or not. 20 COMMISSIONER SHOUP: Yes. I understand 21 that. 22 What I'm saying -- the people here, the board 23 -- like I'd rather us not push things down the 24 road waiting to August, if the September is going 25 to -- if this money is going to expire September</p>	<p style="text-align: right;">Page 55</p> <p>1 apply to us. 2 COMMISSIONER BROCK: I don't know. 3 They've been doing it ever since I've been here. 4 COMMISSIONER SHOUP: OGC? 5 CEO: So we normally just take it off, 6 but I mean we can meet during the month if we want 7 to meet. The housing authority can meet as many 8 times as they want to. 9 VICE-CHAIRMAN GREEN: Commissioner Walker, 10 hold your thought. 11 Ms. Kort? 12 MS. PARDE: I believe it's in the bylaws. 13 VICE-CHAIRMAN GREEN: It's in the bylaws. 14 COMMISSIONER BROCK: Yes. I think so. 15 VICE-CHAIRMAN GREEN: We can confirm that. 16 COMMISSIONER BROCK: Thank you. 17 VICE-CHAIRMAN GREEN: Chairman Walker. 18 CHAIRMAN WALKER: No. I was just going to 19 say, you know, again, if we think we need a 20 working session in July, we can always do just a 21 noticed meeting. 22 I guess OGC can correct me, but it's the 23 meeting where we don't take any action, 24 where we can just discuss if we need to be able to 25 make progress.</p>
<p style="text-align: right;">Page 54</p> <p>1 30th, we can have more conversation and try to 2 make a decision and be ahead of it a little bit, 3 but that's just me. 4 COMMISSIONER BROCK: If I make no mistake -- 5 CHAIRMAN WALKER: So -- 6 VICE-CHAIRMAN GREEN: 1 second, 7 Chairman Walker. 8 Commissioner Brock. 9 COMMISSIONER BROCK: -- let him speak. 10 I'll speak after him. 11 VICE-CHAIRMAN GREEN: No. You go ahead. 12 Go ahead. 13 COMMISSIONER BROCK: No. I was just going to 14 say, if I make no mistake, I think that's 15 something that is done through the city. 16 It was July and December that are the off months, 17 and I think it is. Because that's what it was 18 ever since I've been here. I don't know. 19 COMMISSIONER HOROVITZ: Are you saying you 20 have to take off? 21 COMMISSIONER BROCK: That's what I thought, 22 because they have done it ever since I've been 23 here. July and December has been the off months. 24 COMMISSIONER SHOUP: I believe that's the 25 rule for the City Council and doesn't necessarily</p>	<p style="text-align: right;">Page 56</p> <p>1 Again, trying to be consistent with the 2 committee work and being there, I do think nothing 3 prohibits a committee from meeting in July to make 4 a formal recommendation to the board to take 5 action in August with a September closing date on 6 the funds. 7 That would be my preference so that the 8 committee can make a formal recommendation after 9 doing its diligence review, financing, third-party 10 reviews, all of that stuff. 11 VICE-CHAIRMAN GREEN: So basically just have 12 it teed up for September? 13 CHAIRMAN WALKER: No, teed up for the end of 14 August meeting. 15 COMMISSIONER HOROVITZ: August. 16 VICE-CHAIRMAN GREEN: Okay. 17 COMMISSIONER SHOUP: I guess my question 18 would be, do the bylaws say we don't meet in July 19 and December? 20 Do the bylaws say, "The committees can't meet 21 in July and December?" 22 We'll have to get back to that. 23 And, can somebody send me a copy of the 24 bylaws? 25 I've never seen them.</p>

<p style="text-align: right;">Page 57</p> <p>1 (no response)</p> <p>2 CHAIRMAN WALKER: I think -- again, sorry.</p> <p>3 Through the Chair and Mr. Alexander,</p> <p>4 I think, Mr. Alexander, what really I personally</p> <p>5 would need from you is to understand the critical</p> <p>6 timelines for this deal so that I can, you know,</p> <p>7 make sure that, from a board scheduling</p> <p>8 agenda perspective, we have sufficient time to get</p> <p>9 that work done.</p> <p>10 CEO: Okay. Yes, sir. No problem.</p> <p>11 And the other one that I have on the list is</p> <p>12 Morris Manor. This is 94 units in which the</p> <p>13 developer is asking for 94 vouchers. This is in</p> <p>14 Jacksonville at 9050 Norfolk Boulevard.</p> <p>15 This is a 4-percent tax credit with sales funds.</p> <p>16 They are offering 20-percent ownership</p> <p>17 and 20 percent of the cash flow. We penciled this</p> <p>18 out. It's about \$84,000 back to us for each</p> <p>19 year. I just want to put that on the table for</p> <p>20 everyone else, as well.</p> <p>21 COMMISSIONER HOROVITZ: What ZIP Code is</p> <p>22 that?</p> <p>23 CEO: What?</p> <p>24 COURT REPORTER: I didn't hear you.</p> <p>25 COMMISSIONER HOROVITZ: What is the ZIP Code?</p>	<p style="text-align: right;">Page 59</p> <p>1 Mr. Alexander in an open forum, bat ideas back and</p> <p>2 forth, so that, you know, when it comes time for</p> <p>3 the next board meeting, we have the ability,</p> <p>4 you know, to put some things in order and get some</p> <p>5 votes out to the extent we need to.</p> <p>6 So I will be asking, you know, the</p> <p>7 commissioners' patience while we implement that,</p> <p>8 but absent, you know, large objections from the</p> <p>9 rest of the commissioners, I'd like to start that</p> <p>10 officially in August, as I felt it was a very good</p> <p>11 and valuable conversation that we had prior to</p> <p>12 this board meeting.</p> <p>13 Is there any objection from any commissioners</p> <p>14 on that point?</p> <p>15 COMMISSIONER HOROVITZ: No.</p> <p>16 COMMISSIONER BROCK: No.</p> <p>17 CHAIRMAN WALKER: The second thing is coming</p> <p>18 out of that meeting, you know, I waffled back and</p> <p>19 forth, and I have been inconsistent on this mostly</p> <p>20 because I just couldn't really figure out from one</p> <p>21 year to the next where the board would like to be.</p> <p>22 However, going forward, I appreciate how this</p> <p>23 meeting was run. I want to make sure that the</p> <p>24 committees continue to do their work.</p> <p>25 So absent, you know, objections from this,</p>
<p style="text-align: right;">Page 58</p> <p>1 Sorry.</p> <p>2 CEO: The ZIP Code is 32208.</p> <p>3 MS. ORSINI: She asked what the ZIP Code was.</p> <p>4 COURT REPORTER: Thank you.</p> <p>5 CEO: That will conclude --</p> <p>6 VICE-CHAIRMAN GREEN: All right.</p> <p>7 Chairman Walker, I left your comments for the</p> <p>8 end.</p> <p>9 CHAIRMAN WALKER: Thank you, Commissioner.</p> <p>10 So, just echoing what I said earlier to the</p> <p>11 rest of the board members and following up on a</p> <p>12 couple of things, at the meeting where we noticed</p> <p>13 it was just intended to be a, you know,</p> <p>14 conversation/workshop, I took some time to think</p> <p>15 about it.</p> <p>16 And thanks for everyone who was able to</p> <p>17 attend. I know that sometimes those can't be met,</p> <p>18 but I appreciate those who did.</p> <p>19 I gave it some thought and would like</p> <p>20 to take two, specific things out of that meeting.</p> <p>21 The first is is that I would like to start holding</p> <p>22 that workshop meeting every other month where it</p> <p>23 is just a notice of hearing so that we can all --</p> <p>24 or whatever OGC wants to call it -- so we can all</p> <p>25 get together, have conversations, speak with</p>	<p style="text-align: right;">Page 60</p> <p>1 committee referrals to the board will be limited,</p> <p>2 you know, in discussion and timing going forward.</p> <p>3 In other words, if the Finance Committee</p> <p>4 makes recommendations on resolutions or makes</p> <p>5 recommendations on budget changes, the debate and</p> <p>6 conversation at the board level -- it would be my</p> <p>7 intent -- I will double-check with OGC --</p> <p>8 it will be my intent to limit debate on those to a</p> <p>9 certain time period. Maybe 5, 7, 10 minutes.</p> <p>10 The purpose of this is to ensure that any</p> <p>11 protracted debate, any significant questions</p> <p>12 diving into details, occurs at the committee</p> <p>13 level.</p> <p>14 So I'm asking every board member to please</p> <p>15 take note of the fact that, if you desire to have</p> <p>16 input on the finances or on the asset management</p> <p>17 or the acquisitions or on HR, those matters really</p> <p>18 do need to be dealt with at the committee level.</p> <p>19 In theory, most of our committees are three</p> <p>20 or four board members. It really is bringing a</p> <p>21 recommendation out of the committee for a final</p> <p>22 debate and approval by the board.</p> <p>23 I think this will be a much more effective</p> <p>24 use of our collective time, but I wanted to open</p> <p>25 it up to see if any board members have any</p>

<p style="text-align: right;">Page 61</p> <p>1 comments or, you know, concerns about that 2 understanding that that's a little bit different 3 than where we were headed, which is most of this 4 information is coming to the board to debate at a 5 full board meeting. 6 COMMISSIONER HOROVITZ: Two comments. 7 And I agree, Commissioner Walker. 8 One, on process, do you imagine then for the 9 agenda you'll call on each Chair and ask for 10 comments, or would you want us to reach out to 11 Mr. Alexander if we had something that needs 12 discussion that should be added to the agenda? 13 CHAIRMAN WALKER: That's a great question. 14 The answer is, "Both." 15 So, if there are preemptive items that come 16 up that you know need to be on the agenda 17 or agenda items for a board meeting, I would ask 18 the Committee Chairs to coordinate that with 19 Mr. Alexander. 20 And then him and I will put together the 21 board packet and agenda, as needed, and then also, 22 you know, specifically calling on the folks as 23 I do, you know, some other times when we've done 24 financials. 25 You know, I believe the time --</p>	<p style="text-align: right;">Page 63</p> <p>1 Does that make sense? 2 COMMISSIONER BROCK: Yes. 3 CHAIRMAN WALKER: I confer. 4 Commissioner, what I'll do is I'll commit to 5 the board. I will circulate -- I'll work with 6 Mr. Alexander and OGC to confirm which standing 7 committees and ad hoc committees are out there, 8 and then we're to make sure we establish the scope 9 of what those committees will handle specifically 10 to that point, Commissioner. 11 COMMISSIONER HOROVITZ: I think that you 12 essentially dissolved the Acquisition Committee. 13 So that kind of is in the gray area, or it could 14 fall under asset management. It could fall under 15 finance. So maybe really being clear about -- 16 COMMISSIONER SHOUP: (nodded head 17 affirmatively) 18 COMMISSIONER HOROVITZ: -- yes. Commissioner 19 Shoup is nodding his head. 20 CHAIRMAN WALKER: Yes. My instinct, 21 Commissioner, is -- as a matter of fact, I guess 22 we should do it at this meeting. I can do this. 23 The Board Chair powers will reestablish 24 the Acquisition Committee, and we will appoint -- 25 actually, the Chair of the Finance Committee</p>
<p style="text-align: right;">Page 62</p> <p>1 it was Commissioner Green that chaired, you know, 2 confirming, "These have been reviewed," 3 things like that. 4 But, yes. Being prepared for both, 5 Commissioner, would probably be the most 6 appropriate course of action. 7 COMMISSIONER HOROVITZ: Okay. And then my 8 final comment -- I know that sometimes we get 9 excited that we can have a conversation, 10 because we're in a noticed meeting. 11 But I would ask that maybe we are careful to 12 not discuss a committee item that's not the 13 purpose of that meeting, if that makes sense. 14 So, if we're in a resident or an 15 Asset Management Meeting, that we're not 16 discussing something. So, when we all get 17 together as a group, it's like, "Oh, we've already 18 discussed that and reached an agreement." 19 Right? 20 So that, if we're going to have all the 21 discussion and not be open to conversation at the 22 board level, which I agree with, for, you know, 23 protecting all of our schedules, that we're not 24 doing that discussion in a meeting that's not 25 appropriate for that committee.</p>	<p style="text-align: right;">Page 64</p> <p>1 should be on that. I am the Chair of the 2 Asset Management Committee. So I should be on 3 that, and then anybody else who would like to 4 join, Commissioner, for that very purpose. 5 I think that's a very good point, to be very 6 clear what resides where. 7 COMMISSIONER HOROVITZ: Yes. Thank you. 8 COMMISSIONER SHOUP: Sign me up. 9 VICE-CHAIRMAN GREEN: I can join. 10 COMMISSIONER BROCK: I can join. 11 (inaudible crosstalk) 12 COMMISSIONER SHOUP: I was going, 13 "So we literally signed up the entire board for 14 that committee, except Commissioner Griggs, who is 15 not here." 16 CHAIRMAN WALKER: Look, that's okay in the 17 sense that that is totally fine. We can have 18 those debates and those conversations there, 19 but, by the time it comes out of committee work, 20 it should be going to the board for what is 21 hopefully an abbreviated debate and ultimate vote. 22 COMMISSIONER HOROVITZ: Agree. 23 CHAIRMAN WALKER: So I will work with 24 Mr. Alexander to get those meetings scheduled 25 going forward, and, Commissioners, you have my</p>

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1 commitment that I will work to make sure we have
 2 effective scopes of what each committee will be
 3 handling.
 4 COMMISSIONER SHOUP: I think, also,
 5 we're required by statute to follow whatever is on
 6 the published agenda. So we can't really go crazy
 7 off the rails from what's published anyway.
 8 CHAIRMAN WALKER: Correct.
 9 Otherwise, I was intending -- and this was
 10 just one more Board Chair comment -- I was
 11 intending on taking July off from a formal board
 12 meeting absent exigent circumstances, which would
 13 require us to meet.
 14 So I will double-check the bylaws.
 15 I don't recall that in the bylaws. There very
 16 well could be, as in exigent circumstances,
 17 you know, the full board will not be meeting.
 18 But it's anticipated that committee work will
 19 continue as needed during --
 20 COMMISSIONER SHOUP: Chairman Walker,
 21 there was a discussion you may not have been able
 22 to hear it.
 23 Apparently, part of the bylaws of the
 24 organization -- we are required to not have a
 25 board meeting in July and December,


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1 and Kort is going to check and see if that
 2 actually applies to the committees, as well,
 3 per the bylaws.
 4 CHAIRMAN WALKER: Okay. That sounds fine.
 5 I did not hear that. I apologize. I heard the
 6 debate, but I didn't realize that was a concern.
 7 So, if we can just have that confirmed one
 8 way or the other, then I'll have Mr. Alexander
 9 communicate it to the balance of the board one way
 10 or the other.
 11 VICE-CHAIRMAN GREEN: Is that it?
 12 CHAIRMAN WALKER: Yes, sir, Chair.
 13 Thank you.
 14 VICE-CHAIRMAN GREEN: Thank you.
 15 Before we go, I want to say thank you to the
 16 staff for having the meeting prepared. It is very
 17 good. Thank you.
 18 And, also, providing housing -- I really like
 19 what we're doing in finally making some headway
 20 in some housing.
 21 And we're also, you know, continuing with our
 22 capital improvement fund to make sure that our
 23 housing is good for the residents there.
 24 We're always working on solutions.
 25 I like what we're doing, too, with trying to

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1 partner with, you know, the state, the city,
 2 and I really like the idea of a lobbyist,
 3 you know, advocating for us, you know, to work
 4 here locally.
 5 And then thank you for letting me chair the
 6 meeting today, Chairman and Fellow Board
 7 Members.
 8 Just over an hour.
 9 Thank you.
 10 (Whereupon, the JHA Board of Commissioners
 11 Meeting concluded at 3:08 p.m.)
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1 CERTIFICATE
 2 STATE OF FLORIDA)
 3 COUNTY OF DUVAL)
 4 I, Carol DeBee Martin, Certified Court
 5 Reporter and Notary Public, certify that I was
 6 authorized to and did stenographically report the
 7 foregoing proceedings and that the transcript to the
 8 best of my ability is a true and complete record of my
 9 stenographic notes.
 10 Dated this 11th day of July, 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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 21
 22
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