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6 JACKSONVILLE HOUSING AUTHORITY
7 BOARD OF COMMISSIONERS MEETING
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9
10 TAKEN: Monday, April 24, 2023
11 TIME: 2:01 p.m. to 4:14 p.m.
12 PLACE: Jacksonville Housing Authority
13 1300 North Broad Street
14 Jacksonville, Florida 32202
15 and via Teams
16 Taken by Carol DeBee Martin, court reporter.
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19
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1 APPEARANCES:
2 DWAYNE ALEXANDER, PRESIDENT/CEO
3 CHAIRMAN CHRISTOPHER WALKER
4 COMMISSIONER ANDRE GREEN
5 COMMISSIONER HARRIET BROCK
6 COMMISSIONER HEATHER HOROVITZ
7 COMMISSIONER CRAIG SHOUP
8 HARRY M. WILSON, IV, ESQUIRE, (OGC) "Reece"
9 EVANN MORRIS
10 ANTONIO PEREZ
11 LINDA SIMS
12 DENNIS LOHR, CFO
13 GREGORY WILLIAMS
14 MICHAEL EDGAR
15 COLENE ORSINI
16 KORTE PARDE, ESQUIRE,
17 CATHY HUNT
18 CORDELIA PARKER
19 TODD AUBUCHON
20 REYNOLD PETERSON
21 DANIEL MITCHELL
22 VANESSA DUNN
23 MILTON PERSON (Guest)
24 MARY DeVRIES, ESQUIRE, (Jacksonville Area
25 Legal Aid, Inc.)

VIA TEAMS
LAWSIKIA HODGES, ESQUIRE, (OGC)
MR. ROBERT C. REID, ESQUIRE

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1 PROCEEDINGS
2 April 24, 2023 2:01 p.m.
3 CHAIRMAN WALKER: All right. Good
4 afternoon, everybody.
5 COURT REPORTER: Good afternoon.
6 CHAIRMAN WALKER: It is two o'clock -- 2:01.
7 Thank you, Commissioner.
8 And, with that, I will go ahead and call to
9 order the Jacksonville Housing Authority Board of
10 Commissioners Meeting for Monday, April 24th.
11 First things first, I believe we have public
12 comment. So I don't know if we have anybody
13 online. I doubt it, but maybe there is.
14 Anybody online for public comment?
15 If you could, raise your hand, or make
16 yourself known, that would be great.
17 (no response)
18 CHAIRMAN WALKER: Is there any public comment
19 in the room today in-person?
20 (no response)
21 CHAIRMAN WALKER: And anything online?
22 (no response)
23 CHAIRMAN WALKER: Okay. Hearing none we'll
24 go ahead and move forward.
25 I believe the minutes for the last meeting

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1 were included in your board packet. I did have a
2 chance to review the minutes.
3 Thank you very much.
4 Everything looked fine to me.
5 Were there any questions, comments or
6 amendments to the prior board meeting minutes?
7 (no response)
8 CHAIRMAN WALKER: Hearing none I would
9 entertain a motion to approve the 2-27 and the
10 2-7 board meeting minutes, because, if you recall,
11 at our last board meeting, the board minutes for
12 the 7th were not completed at that time.
13 So, if I can get a motion to approve those
14 two, I'd be very grateful.
15 COMMISSIONER BROCK: I make a motion.
16 CHAIRMAN WALKER: Commissioners, I have a
17 motion to approve the meeting minutes on
18 February 7th and February 27th.
19 COMMISSIONER BROCK: Yes.
20 COMMISSIONER GREEN: Second.
21 CHAIRMAN WALKER: I have a second from
22 Commissioner Green.
23 I'll open it up.
24 Is there any comments or debate?
25 (no response)

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<p>1 CHAIRMAN WALKER: Hearing none I'll move the 2 question. 3 All those in favor of approving the meeting 4 minutes from February 7th and February 27th, 2023, 5 respectively signify by saying, "Aye." 6 COMMISSIONER HOROVITZ: Aye. 7 COMMISSIONER GREEN: Aye. 8 COMMISSIONER BROCK: Aye. 9 COMMISSIONER SHOUP: Aye. 10 CHAIRMAN WALKER: Any opposition? 11 (no response) 12 CHARIRMAN WALKER: Hearing none the meeting 13 minutes are approved. 14 I'm going to go ahead and move the 15 Chair comments to the end. I do have a few today, 16 but I'd like to go ahead and start with the 17 Agency Financial Overview, Mr. Lohr, if you would 18 not mind. 19 CFO: Good afternoon, Commissioners. 20 We're looking at the financial statements as 21 of March, 2023. So we're six months into our 22 fiscal year or halfway through. 23 Starting off with our net operating income 24 by source, our year to date numbers are looking 25 really good at \$3,385,066 for the current month.</p>	<p>1 \$84,731, and our operating expenses are slightly 2 above budget at \$54,688 -- -668. 3 For our Brentwood Park Apartments, 4 we're under budget slightly at \$211,121, 5 and our expenses for the month are \$238,587. 6 For our reserves, we ended the month at about 7 \$51,175,000. So we're doing very well with that 8 on our reserves. 9 And we always look at our Quick Ratio and our 10 MENAR. For our Quick Ratio, our Victory Pointe 11 and our Riviera Apartments are leading the way 12 with 23. Twin Towers is at 20 for our Quick 13 Ratio. 14 Our MENAR -- we're averaging 14.62. 15 So that's almost 15 months of operations in 16 reserves right now. 17 Looking at our RAD properties, 18 we've completed our first quarter for our three 19 RAD properties. 20 For The Waves, our income is slightly over 21 budget at \$157,252. Our expenses are trending 22 slightly above budget, also, at \$74,499. 23 For Centennial Towers, we're right on budget 24 at \$147,401 of revenue, and we're under budget for 25 our expenses at \$102,873.</p>
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<p>1 At our Finance Committee Meeting, 2 we discussed the negatives and their results of 3 three payroll periods for March. So it's 4 something that happens usually twice a year. 5 So it's something normal for us. 6 Looking at our central office, our income is 7 at \$608,614. So we're doing very well for the 8 month of March, and, for our expenses, we're also 9 at \$647,463. 10 For our public housing property, we received 11 a little bit less of operating subsidy for the 12 month of March. So we're just under budget at 13 \$1,364,313, and our expenses are pretty much right 14 on track at \$1,385,948 for the month. 15 Looking at our Housing Choice Voucher 16 Program -- this is for our administrative side 17 -- we're at \$706,689 for the month. So we're 18 above budget, and, looking at our expenses, 19 we're at \$845,125. 20 Looking at our Gregory West property, 21 we're doing well and right on budget with our 22 income at \$137,247, and our expenses are under 23 budget at \$65,419 for the month. 24 And then, looking at our Jax Beach Rehab 25 Property, we're above budget on our income at</p>	<p>1 For our Hogan Creek property, we're slightly 2 under budget at \$139,234, and we're under budget 3 with our expenses at \$103,623. 4 Any questions about the financials? 5 (no response) 6 CHAIRMAN WALKER: Commissioners, were the 7 financials reviewed at the Finance Committee 8 Meeting? 9 COMMISSIONER HOROVITZ: Yes. 10 CFO: Yes. 11 CHAIRMAN WALKER: Fantastic. Just one quick 12 question. 13 So, Mr. Alexander, in our Asset Management 14 Report, we had a meeting last week -- 15 CEO: Yes. 16 CHAIRMAN WALKER: -- of the Asset Management 17 Committee. One of the things that I didn't see 18 -- but it very well could be in there -- 19 which I'd like to start seeing reflecting on 20 these, if possible -- and maybe I just missed it 21 -- are the OPEX ratios. 22 So what are our operating expense ratios 23 relative to income and seeing if they're 24 consistent across our properties. I'd just be 25 curious to see what that variance looks like.</p>

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<p>1 I did some back-of-the-envelope math, 2 and it looks in line. You know, we're running 3 anywhere between a 40 to 50-percent OPEX, 4 but I'd just like to see that as a statistic going 5 forward. And I apologize if it's somewhere in the 6 packet, and I didn't see it. 7 Any other questions on the financials? 8 (no response) 9 CHAIRMAN WALKER: Commissioner? 10 COMMISSIONER SHOUP: (shook head negatively) 11 CHAIRMAN WALKER: Hearing none, thank you, 12 Mr. Lohr, for the presentation. I appreciate it. 13 Next we have four resolutions on deck today, 14 JHA Resolutions 11, 12, 13 and 14. I'd like to 15 pull Resolution 14 so we can discuss it to make 16 sure everyone is aware of where we are. 17 However, Resolutions JHA 11, 12 and 13 -- 18 unless any other commissioner would like to pull 19 one for discussion, I'd like to do them en banc 20 and approve them all. 21 COMMISSIONER SHOUP: I just have a couple 22 comments on 11. 23 CHAIRMAN WALKER: Okay. So let's pull 11. 24 Commissioner Horovitz, was there -- 25 on 11, as well, or other ones?</p>	<p>1 and the other ones are not -- so just where we 2 have it on the record why we're spending about 3 18,000 more for these RAM 1500s instead of 4 a Ford F-150 is due to availability. 5 That's all I had. 6 CHAIRMAN WALKER: Thank you, Commissioner. 7 Commissioner, on 11. 8 COMMISSIONER HOROVITZ: Thank you. 9 My question on this expense -- and it kind 10 of probably should have lived with the finance 11 overview -- is the purpose of the Finance 12 Committee. 13 As I understand it, it is to review the 14 financials of the JHA, make recommendations, 15 look for efficiencies, et cetera. 16 My question about this was the reason why 17 this didn't appear before the Finance Committee to 18 discuss. 19 CHAIRMAN WALKER: That's a great question. 20 Mr. Alexander and Mr. Lohr, was there a 21 reason this didn't go through the committee? 22 CEO: So we took it to the Asset Management. 23 CHAIRMAN WALKER: That's right. 24 CEO: JHA 11 and 12 went to the committee 25 two months ago, and they were approved.</p>
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<p>1 COMMISSIONER HOROVITZ: So I have questions 2 actually on 13 and 12, as well. 3 CHAIRMAN WALKER: Okay. Great. We'll do 4 them one by one. It will be easier that way. 5 So we have it on the record, can I get a 6 motion ... 7 Actually, why don't we just open it up for 8 11 so I can understand the questions and see 9 if we need to amend or otherwise? 10 That would be great. 11 So, Commissioner. 12 COMMISSIONER SHOUP: So it's really just a 13 few comments. Seeing the contract and everything 14 and the information in the packet, I did notice we 15 were not actually using the State of Florida 16 contract to piggyback on, but we're using the 17 Florida Sheriffs Association contract. 18 And, in another life, I did some purchasing 19 for state government in my life. So I did a 20 little math and pulled the actual state contract. 21 There is a little bit of a price variance to 22 purchase these versus what would be an equivalent 23 vehicle for the state contract. 24 But, speaking with Mr. A and the staff, 25 due to the fact that these are actually available</p>	<p>1 Typically, these come out of the 2 Asset Management operating budget, which is 3 basically the capital fund. It's capital fund 4 money that's set clearly on the side that doesn't 5 really impact the overall operation of money where 6 you can actually buy and purchase vehicles. 7 And we talked about this in the meeting that 8 these vehicles dated all of the way back to 1995. 9 So, to answer the question, this came out of 10 capital fund, and capital fund basically is 11 managed by Asset Management more so than Finance. 12 Because Asset Management dictates where that 13 money goes more so than Finance. 14 CHAIRMAN WALKER: And I apologize, 15 Commissioner. These resolutions were debated at 16 the Asset Management Committee, and they were 17 recommended for approval. So 11 and 12 were 18 recommended for approval by the Asset Management 19 Committee. 20 COMMISSIONER HOROVITZ: Absolutely. 21 And I think more my comment is around -- 22 for me, this feels like a business decision, 23 even that we're buying a fleet of vehicles. 24 That feels like something that we should discuss 25 at the board, whether an entire board or if it</p>

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<p>1 should go through Finance even if it is a capital 2 expenditure. 3 Just kind of talking through, it maybe just 4 can be open for discussion. If everyone agrees, 5 I think that would be appropriate. 6 CHAIRMAN WALKER: Yes. No. I think that's 7 -- I think, in my mind, the way the committee 8 work is -- you know, the committee gets certain 9 information before it comes to the board. 10 So I remember, when we were at the committee 11 -- this was not this past one, but the one prior 12 -- we specifically asked, "You know, are we 13 disposing? Where are we disposing --" which goes 14 to the surplus contracts. 15 "You know, why are we over here?" 16 But it very much is intended, and we should 17 have a debate at the board level to answer any 18 remaining open questions. I concur. 19 COMMISSIONER HOROVITZ: Thank you. 20 I think that, if you could agree, I would 21 like to see any contract, at least on the list 22 over 200,000, in front of the Finance Committee 23 even if we have no voting on it just to know. 24 CHAIRMAN WALKER: Yes. 25 COMMISSIONER HOROVITZ: We can establish</p>	<p>1 clause -- the appropriate source of authority is 2 I believe Section 5.6 of the Procurement Code to 3 offer that for your consideration after a 4 discussion with the head of procurement of JHA. 5 CHAIRMAN WALKER: So it is consistent with 6 the Procurement Code? 7 MR. WILSON: With 5.6. I think we looked at 8 it and decided that maybe Section 5.6 was the -- 9 rather than the, "piggyback," terminology, 10 that the 5.6 authorization was the more 11 appropriate site. 12 That's all for your consideration. 13 CHAIRMAN WALKER: Okay. 14 MR. WILSON: If you want to move that as 15 an amendment, or, if not -- 16 CHAIRMAN WALKER: Is the recommendation to 17 move it as amended? 18 MR. WILSON: -- to move as amended, yes, sir. 19 CHAIRMAN WALKER: And, where would you make 20 the edit? 21 MR. WILSON: The fourth, "WHEREAS," clause. 22 CHAIRMAN WALKER: Yes. 23 MR. WILSON: It would say, "... the agency 24 will use the Procurement Method in Section 5.6 25 of the JHA Procurement Code," instead of saying,</p>
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<p>1 that number, but I would like to know. 2 CHAIRMAN WALKER: Mr. Alexander, what's your 3 signing authority, 100-? 4 CEO: It's 150,000. 5 CHAIRMAN WALKER: 150,000? 6 CEO: Yes. 7 CHAIRMAN WALKER: So I would say that the 8 limit is in place in the sense that his signing 9 authority is at 150-. 10 So, why don't we have any contract go through 11 both Finance -- and, if it's an asset management 12 allocation, let's also have it go through the 13 Asset Management Committee going forward. 14 CEO: Okay. 15 CHAIRMAN WALKER: That would be great. 16 COMMISSIONER HOROVITZ: That's it for 17 11 and 12 for me. Thank you. 18 CHAIRMAN WALKER: Okay. Any other questions 19 on 11? 20 MR. WILSON: Mr. Chairman, one comment. 21 CHAIRMAN WALKER: Yes. 22 MR. WILSON: This is Reece Wilson with the 23 Office of General Counsel. We spoke today with 24 the director of procurement for the JHA. 25 I just wanted to clarify the fourth, "WHEREAS,"</p>	<p>1 "... will piggyback off the State of Florida 2 ..." 3 Those are conversations with procurement. 4 CHAIRMAN WALKER: Great. 5 So I would entertain a motion to approve 6 2023-JHA-11 with the amendment being added in the 7 fourth, "WHEREAS," clause that, "... the agency 8 will utilize Procurement Code Section 5.6 of the 9 JHA Procurement Code," instead of stating, 10 "... piggyback off the State of Florida." 11 So we will just substitute the language. 12 Can I get a motion? 13 COMMISSIONER GREEN: I make a motion. 14 COMMISSIONER HOROVITZ: Second. 15 CHAIRMAN WALKER: I have a motion. 16 So moved and seconded. 17 COURT REPORTER: Who made the motion? 18 CHAIRMAN WALKER: Any further discussion on 19 this? 20 It was Commissioner Green. 21 COURT REPORTER: Okay. Thank you. 22 (no response) 23 CHAIRMAN WALKER: Mr. Alexander, going 24 forward, I know -- just to open for debate for a 25 second, I know we move these pretty quickly.</p>

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<p>1 Are we getting -- I know we submit these</p> <p>2 about a week in advance.</p> <p>3 CEO: Yes.</p> <p>4 CHAIRMAN WALKER: Okay. I'd like an approval</p> <p>5 going forward, on the bottom of these, that says</p> <p>6 "Legal approved," and it can even just be a stamp</p> <p>7 for all I care.</p> <p>8 But, just for consistency, if we keep having</p> <p>9 to amend and amend resolutions, which I know is a</p> <p>10 pain for the JHA staff, because we have to then</p> <p>11 give them back to me to sign and turn around and</p> <p>12 everything else.</p> <p>13 So, if we can just have even have a stamp</p> <p>14 that says, you know, "Approved," that way we're on</p> <p>15 the same page.</p> <p>16 CEO: Okay.</p> <p>17 CHAIRMAN WALKER: There is no reason that</p> <p>18 these shouldn't take more than, you know,</p> <p>19 20 or 30 minutes for OGC to review and, you know,</p> <p>20 advise. They're basic resolutions.</p> <p>21 So we'll do that going forward.</p> <p>22 CEO: Yes, sir.</p> <p>23 CHAIRMAN WALKER: Thank you.</p> <p>24 CEO: We will make sure.</p> <p>25 CHAIRMAN WALKER: So I have a motion and a</p>	<p>1 renewing out pursuant to the initial procurement</p> <p>2 was my initial question.</p> <p>3 So this is not a new procurement, per se.</p> <p>4 It's an extension of an already existing contract,</p> <p>5 if I understand it correctly.</p> <p>6 CEO: Yes, sir.</p> <p>7 MS. ORSINI: (nodded head affirmatively)</p> <p>8 CHAIRMAN WALKER: I'm getting better about</p> <p>9 that.</p> <p>10 COMMISSIONER HOROVITZ: I was only confused</p> <p>11 with the resolution, because I think it references</p> <p>12 bidding out to two competitors; is that right?</p> <p>13 But there was no other commentary.</p> <p>14 Were the bids not competitive?</p> <p>15 Did I read that right?</p> <p>16 CHAIRMAN WALKER: I don't recall. If memory</p> <p>17 serves, Commissioner, we can maybe have</p> <p>18 Mr. Alexander -- I believe we awarded the bid to</p> <p>19 two separate contractors, initially splitting the</p> <p>20 bid up, and all this is is the one-year extension</p> <p>21 of that contract pursuant to the Procurement Code</p> <p>22 that allows us to extend the services without</p> <p>23 going through a full procurement, again.</p> <p>24 COMMISSIONER HOROVITZ: Okay.</p> <p>25 CHAIRMAN WALKER: Mr. Alexander, you can</p>
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<p>1 second.</p> <p>2 Any other discussion on these matters?</p> <p>3 (no response)</p> <p>4 CHAIRMAN WALKER: Hearing none I'll call the</p> <p>5 question.</p> <p>6 All those in favor of Resolution 2023-JHA-11</p> <p>7 signify by saying, "Aye."</p> <p>8 COMMISSIONER HOROVITZ: Aye.</p> <p>9 COMMISSIONER GREEN: Aye.</p> <p>10 COMMISSIONER BROCK: Aye.</p> <p>11 COMMISSIONER SHOUP: Aye.</p> <p>12 CHAIRMAN WALKER: Any opposition?</p> <p>13 (no response)</p> <p>14 CHAIRMAN WALKER: Hearing none the</p> <p>15 resolution passes as amended.</p> <p>16 JHA Resolution-2023-12 Maintenance Wide HVAC</p> <p>17 Maintenance Renewal Contract.</p> <p>18 Any initial discussion before we go into the</p> <p>19 actual resolution?</p> <p>20 (no response)</p> <p>21 CHAIRMAN WALKER: For context, this was also</p> <p>22 recommended for approval at the Asset Management</p> <p>23 Committee. I did confirm -- and I think we talked</p> <p>24 about this a little bit at a prior meeting --</p> <p>25 that this is -- we already awarded, and we're just</p>	<p>1 correct me if I'm wrong.</p> <p>2 CEO: That is correct.</p> <p>3 CHAIRMAN WALKER: Okay.</p> <p>4 COMMISSIONER HOROVITZ: Okay.</p> <p>5 CHAIRMAN WALKER: Any other questions or</p> <p>6 discussions on this matter?</p> <p>7 COMMISSIONER SHOUP: I would say, on 12,</p> <p>8 I know it says the "... amount of \$550,000</p> <p>9 effective April 1, 2023." Today is April 24th,</p> <p>10 2023. I would like to see these before they go</p> <p>11 into effect.</p> <p>12 CHAIRMAN WALKER: That would make sense,</p> <p>13 Commissioner.</p> <p>14 I assumed we haven't paid out under this yet,</p> <p>15 correct?</p> <p>16 CEO: No.</p> <p>17 CHAIRMAN WALKER: So we're stating April 1,</p> <p>18 because the contract renewed, hopefully?</p> <p>19 CEO: Yes.</p> <p>20 CHAIRMAN WALKER: Okay.</p> <p>21 CEO: That's correct.</p> <p>22 CHAIRMAN WALKER: The point is well-taken,</p> <p>23 though. We should have these 30 days --</p> <p>24 at least one full meeting session in advance of</p> <p>25 any contract renewals, if we could, Mr. Alexander.</p>

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<p>1 CEO: Yes.</p> <p>2 If you don't mind --</p> <p>3 CHAIRMAN WALKER: Please.</p> <p>4 CEO: -- we did have this at the committee</p> <p>5 meeting two months ago.</p> <p>6 CHAIRMAN WALKER: And then we did not meet in</p> <p>7 March.</p> <p>8 CEO: Yes.</p> <p>9 CHAIRMAN WALKER: We did not meet in March.</p> <p>10 That's correct.</p> <p>11 COMMISSIONER SHOUP: To that point, I know</p> <p>12 it was stated we were canceling that March meeting</p> <p>13 for the bond issues.</p> <p>14 Maybe we just need to have a quick meeting to</p> <p>15 approve these. Let's have that then.</p> <p>16 CEO: Yes.</p> <p>17 CHAIRMAN WALKER: Okay. That's a great</p> <p>18 point.</p> <p>19 Reece, can we take action as a board with</p> <p>20 unanimous written consent?</p> <p>21 MR. WILSON: Yes.</p> <p>22 CHAIRMAN WALKER: That's the other option we</p> <p>23 have, which is, if we don't meet, there is nothing</p> <p>24 preventing us from circulating basic resolutions</p> <p>25 to this effect for review and unanimous written</p>	<p>1 with the amendments.</p> <p>2 But, how could you do written consent when</p> <p>3 -- if all of us are together in public?</p> <p>4 MR. WILSON: I think that's probably</p> <p>5 correct, but I'll double-check it.</p> <p>6 But I would retract my answer, and say,</p> <p>7 "I'll take a look at it, but I think you guys are</p> <p>8 all on the right page."</p> <p>9 COMMISSIONER HOROVITZ: We discussed that in</p> <p>10 the Finance Committee Meeting, and Ms. Hodges</p> <p>11 advised that no other committee is doing it that</p> <p>12 way and that it would publicly -- she was going</p> <p>13 to look into it, as well.</p> <p>14 And, just to go back, we decided that we will</p> <p>15 have our Finance Meeting the third Wednesday of</p> <p>16 every month at 9:00 in the morning --</p> <p>17 CHAIRMAN WALKER: Perfect.</p> <p>18 COMMISSIONER HOROVITZ: -- just to have some</p> <p>19 consistency.</p> <p>20 CHAIRMAN WALKER: I think we did the same</p> <p>21 thing with Asset Management. We established a</p> <p>22 standing meeting time, as well.</p> <p>23 CEO: Yes.</p> <p>24 CHAIRMAN WALKER: Okay. Any other questions</p> <p>25 on JHA-12?</p>
Page 22	Page 24
<p>1 consent of each commissioner.</p> <p>2 COMMISSIONER SHOUP: That's very different</p> <p>3 that what we've been told in the past. That would</p> <p>4 be like a vote online, to me, that I've been</p> <p>5 told we can't do.</p> <p>6 MR. WILSON: Written consent?</p> <p>7 I will take a look at that. I'm sitting in</p> <p>8 for Lawsikia Hodges today. So I'd be better</p> <p>9 advised to take a look and get back to the board.</p> <p>10 CHAIRMAN WALKER: Okay. If we could take a</p> <p>11 look at that, it would be useful if we had the</p> <p>12 tool. If not, we can always do a quickly special</p> <p>13 noticed meeting.</p> <p>14 COMMISSIONER BROCK: Excuse me.</p> <p>15 CHAIRMAN WALKER: Commissioner.</p> <p>16 COMMISSIONER BROCK: Mr. Chair, can I get a</p> <p>17 copy of Resolution 12, please?</p> <p>18 It's not in my packet.</p> <p>19 (Commissioner Shoup tendered a copy of</p> <p>20 Resolution 12 to Commissioner Brock.)</p> <p>21 COMMISSIONER BROCK: Thank you.</p> <p>22 CHAIRMAN WALKER: Any other questions on</p> <p>23 JHA-12?</p> <p>24 Commissioner.</p> <p>25 COMMISSIONER GREEN: This has nothing to do</p>	<p>1 (no response)</p> <p>2 CHAIRMAN WALKER: Hearing none ...</p> <p>3 Did I get a motion on this already?</p> <p>4 COMMISSIONER HOROVITZ: No.</p> <p>5 CHAIRMAN WALKER: I did not.</p> <p>6 I'd entertain a motion to approve JHA-12.</p> <p>7 COMMISSIONER BROCK: (held up hand)</p> <p>8 CHAIRMAN WALKER: I have a motion from</p> <p>9 Commissioner Brock.</p> <p>10 COMMISSIONER SHOUP: (held up two fingers)</p> <p>11 CHAIRMAN WALKER: I have a second from</p> <p>12 Commissioner Shoup.</p> <p>13 Any further discussion?</p> <p>14 (no response)</p> <p>15 CHAIRMAN WALKER: Hearing none I'll call the</p> <p>16 question.</p> <p>17 All those in favor of 2023-JHA-12 signify by</p> <p>18 saying, "Aye."</p> <p>19 COMMISSIONER HOROVITZ: Aye.</p> <p>20 COMMISSIONER GREEN: Aye.</p> <p>21 COMMISSIONER BROCK: Aye.</p> <p>22 COMMISSIONER SHOUP: Aye.</p> <p>23 CHAIRMAN WALKER: Any opposition?</p> <p>24 (no response)</p> <p>25 CHAIRMAN WALKER: Hearing none the resolution</p>

Page 25	<p>1 passes.</p> <p>2 2023-JHA-13 -- this was also brought before</p> <p>3 the Asset Management Committee. I can give a</p> <p>4 report out on this.</p> <p>5 This is the annual assessment of the fair</p> <p>6 housing. It is required by HUD. We have to</p> <p>7 submit this every year. It is a relatively</p> <p>8 standardized plan.</p> <p>9 Mr. Alexander walked us through the plan at</p> <p>10 the Asset Management Committee to ensure that it</p> <p>11 complied with the HUD standards, and Commissioner</p> <p>12 Brock and I had no further questions.</p> <p>13 With that, I will certainly open it up to the</p> <p>14 rest of the commission and obviously direct any</p> <p>15 questions to Mr. Alexander on this plan.</p> <p>16 Any questions?</p> <p>17 COMMISSIONER HOROVITZ: I just have --</p> <p>18 CHAIRMAN WALKER: Commissioner.</p> <p>19 COMMISSIONER HOROVITZ: -- I'm sorry.</p> <p>20 CHAIRMAN WALKER: No. Please.</p> <p>21 COMMISSIONER HOROVITZ: Thank you.</p> <p>22 So this is the report from the third party.</p> <p>23 COMMISSIONER BROCK: Uh-huh.</p> <p>24 COMMISSIONER HOROVITZ: Is this somebody that</p> <p>25 we have a long-term contract with?</p>	Page 27	<p>1 Were there any glaring deficiencies that we</p> <p>2 need to be aware of?</p> <p>3 I didn't see any, but I'll ask the question.</p> <p>4 CEO: No.</p> <p>5 CHAIRMAN WALKER: Okay. And, are there any</p> <p>6 changes you are going to implement as a result of</p> <p>7 this, or are we just moving on as status quo?</p> <p>8 CEO: Just moving forward.</p> <p>9 CHAIRMAN WALKER: Okay. Any other questions</p> <p>10 on JHA-13?</p> <p>11 (no response)</p> <p>12 CHAIRMAN WALKER: Hearing none, can I get a</p> <p>13 motion?</p> <p>14 COMMISSIONER BROCK: (held up hand)</p> <p>15 CHAIRMAN WALKER: I have a motion from</p> <p>16 Commissioner Brock to approve.</p> <p>17 COMMISSIONER SHOUP: (held up two fingers)</p> <p>18 CHAIRMAN WALKER: I have a second from</p> <p>19 Commissioner Shoup.</p> <p>20 Any further discussion?</p> <p>21 (no response)</p> <p>22 CHAIRMAN WALKER: Hearing none I'll call the</p> <p>23 question.</p> <p>24 All of those in favor of approving</p> <p>25 2023-JHA-13 signify by saying, "Aye."</p>
Page 26	<p>1 What is our relationship with this third</p> <p>2 party?</p> <p>3 CHAIRMAN WALKER: Mr. Alexander.</p> <p>4 CEO: We went out and did an RFQ or RFP,</p> <p>5 and they responded to it. They've worked with</p> <p>6 many other housing authorities throughout the</p> <p>7 country. We went out for an RFP, and they</p> <p>8 responded to it.</p> <p>9 COMMISSIONER HOROVITZ: Is this something</p> <p>10 we'll do every year?</p> <p>11 CEO: Every five years.</p> <p>12 COMMISSIONER HOROVITZ: Okay. My only</p> <p>13 comment on the report is that it seemed a little</p> <p>14 -- there is an opportunity to have more updated</p> <p>15 data.</p> <p>16 I'm more surprised to see things around</p> <p>17 2010. 2020 is almost irrelevant, but, if we're</p> <p>18 only doing it every five years, we'll explore it</p> <p>19 next time.</p> <p>20 CHAIRMAN WALKER: Any other comments or</p> <p>21 questions?</p> <p>22 (no response)</p> <p>23 CHAIRMAN WALKER: Mr. Alexander, I did have</p> <p>24 one that popped up after the Asset Management</p> <p>25 Committee Meeting.</p>	Page 28	<p>1 COMMISSIONER HOROVITZ: Aye.</p> <p>2 COMMISSIONER GREEN: Aye.</p> <p>3 COMMISSIONER BROCK: Aye.</p> <p>4 COMMISSIONER SHOUP: Aye.</p> <p>5 CHAIRMAN WALKER: Any opposition?</p> <p>6 (no response)</p> <p>7 CHAIRMAN WALKER: Hearing none the resolution</p> <p>8 passes. Thank you very much.</p> <p>9 Last, but not least, we have JHA-2023-14.</p> <p>10 Before we open it up for a motion, Mr. Alexander,</p> <p>11 I am quite familiar with what these motions are on</p> <p>12 these resolutions, but, for context, I don't know</p> <p>13 if the rest of the board had a chance to review</p> <p>14 this or look.</p> <p>15 This is a resolution. It's referred to as</p> <p>16 an, "Inducement Resolution." It basically says</p> <p>17 that we're going to go out and incur or have</p> <p>18 incurred certain costs for the acquisition of</p> <p>19 certain property.</p> <p>20 In order to be refunded from general</p> <p>21 obligation bonds or, you know, specific project</p> <p>22 bonds, there needs to be a resolution in place</p> <p>23 that says, "We intend to borrow that amount back</p> <p>24 to reimburse ourselves."</p> <p>25 So that is what this resolution does just at</p>

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<p>1 a high level.</p> <p>2 Mr. Alexander, could you give us a summary?</p> <p>3 Before we go down with this, could you give</p> <p>4 us a summary on where we stand in connection with</p> <p>5 this process?</p> <p>6 CEO: Thank you, Commissioner.</p> <p>7 We do have our bond counsel on the line --</p> <p>8 MR. REID: Yes.</p> <p>9 CEO: -- Mr. Robert Reid from BMO --</p> <p>10 COURT REPORTER: What is his name?</p> <p>11 CHAIRMAN WALKER: Mr. Reid.</p> <p>12 CEO: -- Robert Reid --</p> <p>13 COURT REPORTER: Thank you.</p> <p>14 CEO: -- of BMO, Bryant, Miller, Olive,</p> <p>15 to speak to that.</p> <p>16 MR. REID: Certainly. As the introduction</p> <p>17 quite correctly portrayed it, for you to be able</p> <p>18 to finance some of the acquisition costs,</p> <p>19 predevelopment costs for the land I think was</p> <p>20 purchased toward the end of March beginning of</p> <p>21 April that -- and you're intending to look at</p> <p>22 development of that into housing, the tax rules</p> <p>23 require that the board adopt what is called a,</p> <p>24 "Declaration of Official Intent."</p> <p>25 That is it is your official intent to at a</p>	<p>1 CEO: -- yes. So we had the Development</p> <p>2 Agreement that was sent to us by Chase.</p> <p>3 We did some modifications with Charlie and Mark</p> <p>4 from BMO along with Lawsikia Hodges, and we sent</p> <p>5 it back.</p> <p>6 And they actually have a meeting today at</p> <p>7 two o'clock -- both attorneys from Chase and BMO.</p> <p>8 They may be on the phone right now hashing out</p> <p>9 some of the points so they can get to a final</p> <p>10 document.</p> <p>11 CHAIRMAN WALKER: Okay. So we are making</p> <p>12 progress --</p> <p>13 CEO: Yes --</p> <p>14 CHAIRMAN WALKER: -- then relative to the</p> <p>15 Development Agreement.</p> <p>16 CEO: -- that is correct.</p> <p>17 CHAIRMAN WALKER: I'm accustomed to weekly</p> <p>18 meetings, bond calls, bond counsel.</p> <p>19 Where are we at on the actual financing side</p> <p>20 of the transactions?</p> <p>21 CEO: We have had several meetings with our</p> <p>22 financial adviser, and we had meetings with</p> <p>23 our counsel. And we have set up -- we had a</p> <p>24 meeting last week -- well, not last week.</p> <p>25 We had it a week before, but we had scheduled</p>
Page 30	Page 32
<p>1 later date use proceeds of a tax exempt bond issue</p> <p>2 that you would be issuing to reimburse yourself</p> <p>3 for certain costs.</p> <p>4 And the costs, if I remember right,</p> <p>5 are approximately 2 1/2 million, in round numbers,</p> <p>6 for the acquisition or 2.4 million and anticipated</p> <p>7 predevelopment costs, studies, reports and various</p> <p>8 things that will need to be done before you get to</p> <p>9 a timing of a bond issue to provide for the</p> <p>10 project that -- this basically gives you the</p> <p>11 ability to reimburse yourself for those</p> <p>12 expenditures out of the proceeds of the future</p> <p>13 bond issue and have those expenditures be good</p> <p>14 expenditures of bond proceeds for tax purposes.</p> <p>15 CHAIRMAN WALKER: Thank you, Mr. Reid.</p> <p>16 And so, understanding we're at the, again,</p> <p>17 what I refer to as the, "inducement stage,"</p> <p>18 where are we on the actual transaction?</p> <p>19 CEO: Good. So --</p> <p>20 MR. REID: I -- I can't really answer that.</p> <p>21 One of my partners, Charles Cooper, is overseeing</p> <p>22 the actual acquisition and negotiating the</p> <p>23 development agreements.</p> <p>24 Mr. Alexander probably has a better update on</p> <p>25 that than I do.</p>	<p>1 weekly meetings.</p> <p>2 But, in terms of Robert's colleagues,</p> <p>3 which are Mark and Charlie -- we are communicating</p> <p>4 just about every day trying to get to the final</p> <p>5 document, if that makes sense to you.</p> <p>6 CHAIRMAN WALKER: The final Development</p> <p>7 Agreement?</p> <p>8 CEO: Yes.</p> <p>9 CHAIRMAN WALKER: Okay, okay. Fair.</p> <p>10 So financial adviser -- Piper Sandler</p> <p>11 or somebody else?</p> <p>12 CEO: We have talked to Cody, but we have</p> <p>13 been working with CSG. We went back and forth</p> <p>14 between a couple things in our financial plan,</p> <p>15 but, yes. We've been in contact with them just</p> <p>16 about every other day.</p> <p>17 CHAIRMAN WALKER: Okay. And the reason</p> <p>18 I'm pushing the conversation, Mr. Alexander --</p> <p>19 and, you know, for our attorneys who are here as</p> <p>20 well -- again, I happen to be in this world.</p> <p>21 The index that our bonds are based off of are</p> <p>22 falling. They will probably continue to fall</p> <p>23 until about June, when the reductions take place,</p> <p>24 and then they're going to go the other direction.</p> <p>25 And so it would be a disservice to our</p>

Page 33	<p>1 organization if this is not expedited, because</p> <p>2 that's a lot of interest that we don't want to</p> <p>3 pay.</p> <p>4 CEO: Yes. We are making this a high</p> <p>5 priority just so you know, sir.</p> <p>6 CHAIRMAN WALKER: Great.</p> <p>7 Any other questions on this specific matter?</p> <p>8 Commissioner Green.</p> <p>9 COMMISSIONER GREEN: So, how does the funding</p> <p>10 work in the sake of if the project is 30,000,000?</p> <p>11 Do we get the 30,000,000, and then we pay the</p> <p>12 bill, you know, as it goes along?</p> <p>13 Or, do we draw it like it was a normal bank</p> <p>14 draw?</p> <p>15 CHAIRMAN WALKER: That is a great question.</p> <p>16 I think it depends on the structuring that our</p> <p>17 financial adviser comes up with.</p> <p>18 Mr. Alexander, you might be able to speak to</p> <p>19 this.</p> <p>20 It might be a draw schedule. It might be</p> <p>21 they fund it all into escrow and use capitalized</p> <p>22 interest to cover some of the expenses,</p> <p>23 but I think that's more of a ...</p> <p>24 Do you know how they structured it yet,</p> <p>25 Mr. Alexander?</p>	Page 35	<p>1 comments.</p> <p>2 CHAIRMAN WALKER: Commissioner.</p> <p>3 COMMISSIONER HOROVITZ: First, would there be</p> <p>4 any reason -- maybe sunshine-related -- that we</p> <p>5 couldn't get these models as they're being</p> <p>6 produced by the financial advisers so we can</p> <p>7 review them?</p> <p>8 CEO: Yes.</p> <p>9 COMMISSIONER HOROVITZ: I think that would be</p> <p>10 helpful for those of us who are paying attention,</p> <p>11 and I think you used the term, "expedite."</p> <p>12 I also realize that we have the pressure to</p> <p>13 expedite, but we want it to be -- we don't want</p> <p>14 to rush and make mistakes.</p> <p>15 So getting information in front of us more</p> <p>16 quickly I think will help us.</p> <p>17 And then another comment is about weekly</p> <p>18 meetings. I also kind of feel that all your</p> <p>19 questions made me feel comfortable that you're</p> <p>20 also feeling.</p> <p>21 Would there be any reason why we couldn't</p> <p>22 have a weekly kind of summary?</p> <p>23 "Hey, we met with these lawyers. This is</p> <p>24 where we're at."</p> <p>25 I feel like every four weeks we get an</p>
Page 34	<p>1 Has it been brought to Finance yet?</p> <p>2 CEO: No.</p> <p>3 CHAIRMAN WALKER: Okay. Great question.</p> <p>4 I don't know the answer to that yet.</p> <p>5 COMMISSIONER GREEN: In what stage are we in</p> <p>6 the process of the actual project?</p> <p>7 CHAIRMAN WALKER: Mr. Alexander.</p> <p>8 CEO: We're coming down to the final numbers.</p> <p>9 We have been working on it. One of the key things</p> <p>10 is that there was a gap there.</p> <p>11 We had to go back and weed through</p> <p>12 assumptions that weren't included. We went back</p> <p>13 and made some changes, and, hopefully, we'll be</p> <p>14 ready to go shortly, if I answered your question.</p> <p>15 CHAIRMAN WALKER: When you say, "gap ..."</p> <p>16 CEO: There were some assumptions that it was</p> <p>17 basically a couple million dollars -- several</p> <p>18 million dollars difference in terms of</p> <p>19 development and costs and everything like that.</p> <p>20 We had to go back with the numbers.</p> <p>21 We had some assumptions that we didn't take into</p> <p>22 consideration. We went back and sort of for the</p> <p>23 most part penciled it out.</p> <p>24 CHAIRMAN WALKER: Okay.</p> <p>25 COMMISSIONER HOROVITZ: I have a couple</p>	Page 36	<p>1 update, but we're talking about a lot of money</p> <p>2 with a lot of impact. I think that a couple</p> <p>3 sentences in an email would be helpful for me.</p> <p>4 I don't want to create extra work, but ...</p> <p>5 CHAIRMAN WALKER: Commissioner, you make a</p> <p>6 great point.</p> <p>7 Is BMO -- and, Mr. Reid, you may be able to</p> <p>8 assist on this.</p> <p>9 Is BMO our bond counsel on this deal,</p> <p>10 as well?</p> <p>11 CEO: Yes.</p> <p>12 MR. REID: Yes.</p> <p>13 CHAIRMAN WALKER: Okay. Is there any reason</p> <p>14 that BMO could not circulate a two to three-line</p> <p>15 summary of what's discussed on the weekly calls</p> <p>16 just so we're aware of what's going on?</p> <p>17 MR. REID: Sure. We can -- we can arrange</p> <p>18 that.</p> <p>19 CHAIRMAN WALKER: That would be great.</p> <p>20 And, Mr. Alexander, if you want to add any</p> <p>21 color to it -- and, again, this is just coming</p> <p>22 from my experience where, you know, typically,</p> <p>23 bond counsel is keeping a list of where things are</p> <p>24 and what's going on. And then that should tie</p> <p>25 into any financial modeling questions that we may</p>

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<p>1 have.</p> <p>2 COMMISSIONER HOROVITZ: Perfect.</p> <p>3 I just have one more comment. I was speaking</p> <p>4 with Ms. Hodges about this a few weeks ago.</p> <p>5 I think there is some training that the board can</p> <p>6 go through around bond issuing.</p> <p>7 I think it would be helpful if every member</p> <p>8 of the board really understands the risks --</p> <p>9 what we're signing off on. Because we do have a</p> <p>10 responsibility, and I want to fully understand my</p> <p>11 legal obligations.</p> <p>12 CHAIRMAN WALKER: So I'm glad you brought</p> <p>13 that up, Commissioner, because that was in my</p> <p>14 Chair comments.</p> <p>15 COMMISSIONER HOROVITZ: Great, great.</p> <p>16 CHAIRMAN WALKER: So we'll just move into</p> <p>17 that real quick while we're on this resolution.</p> <p>18 Coats Rose was to have a presentation for</p> <p>19 us on this. It has fallen by the wayside.</p> <p>20 For whatever reason I can't imagine.</p> <p>21 Mr. Alexander, I was hoping that, by the next</p> <p>22 board meeting, we're going to have that training.</p> <p>23 CEO: Okay.</p> <p>24 CHAIRMAN WALKER: So we'll schedule probably</p> <p>25 at least an hour-long discussion about what's</p>	<p>1 35 years. We have offices around Florida,</p> <p>2 Atlanta and the District of Columbia.</p> <p>3 COMMISSIONER SHOUP: Okay. Yes.</p> <p>4 MR. REID: So I happen to be in the</p> <p>5 Tallahassee office.</p> <p>6 COMMISSIONER SHOUP: No. The only reason</p> <p>7 I ask is these kind of issues I think are --</p> <p>8 if people are out of town, there's an expense to</p> <p>9 bring them in. I understand that. But, if there</p> <p>10 are local people handling stuff, it would be nice</p> <p>11 to have them in-person.</p> <p>12 But I understand if they're out of town and</p> <p>13 not in a Jacksonville office. So that's all.</p> <p>14 COMMISSIONER HOROVITZ: And I'll make one</p> <p>15 more comment, since we're talking about lawyers.</p> <p>16 I think we have a lot of lawyers and specialists</p> <p>17 engaged.</p> <p>18 I know that Mr. Alexander has the authority</p> <p>19 to make decisions, but I think that, in this space</p> <p>20 where we're talking about acquisitions and large</p> <p>21 amounts of money, we should have -- and I don't</p> <p>22 know if we do -- as policy that we are engaging</p> <p>23 the appropriate legal counsel on any decision</p> <p>24 where the board is being represented.</p> <p>25 CHAIRMAN WALKER: Also, in my Chair comments.</p>
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<p>1 going on and how it's being financed.</p> <p>2 By that board meeting, Mr. Alexander,</p> <p>3 I'm hoping that simultaneously, you know,</p> <p>4 our Financial Team can walk us through the</p> <p>5 financial aspects of the deal while we're also</p> <p>6 learning about how the bonds are placed via</p> <p>7 Coats Rose and see how it all ties together.</p> <p>8 I don't think it's a -- it's probably not</p> <p>9 the best use of our time to try and do it</p> <p>10 separate, because I think seeing the numbers and</p> <p>11 how it all plays together at the same time ...</p> <p>12 CEO: Okay. For sure.</p> <p>13 CHAIRMAN WALKER: If you could, make that a</p> <p>14 reality.</p> <p>15 CEO: All right.</p> <p>16 CHAIRMAN WALKER: Let me rephrase.</p> <p>17 Please, make that a reality.</p> <p>18 With that, again, any other questions from</p> <p>19 commissioners on this?</p> <p>20 COMMISSIONER SHOUP: I have one.</p> <p>21 Mr. Reid, what city are you in?</p> <p>22 MR. REID: Tallahassee.</p> <p>23 COMMISSIONER SHOUP: Okay. Is that your</p> <p>24 home base, or do you just happen to be over there?</p> <p>25 MR. REID: Well, I've been here for about</p>	<p>1 So ...</p> <p>2 COMMISSIONER HOROVITZ: I could sit there,</p> <p>3 if that --</p> <p>4 CHAIRMAN WALKER: That would be actually</p> <p>5 quite helpful. That is in my Chair comments,</p> <p>6 and we're going to get to that.</p> <p>7 COMMISSIONER HOROVITZ: Okay.</p> <p>8 CHAIRMAN WALKER: But relative to the</p> <p>9 resolution, to keep us on track, are there any</p> <p>10 other questions on the resolution?</p> <p>11 I just have one for Mr. Reid and Reece,</p> <p>12 if I may.</p> <p>13 Just to confirm, it is an inducement.</p> <p>14 We are not obligating ourselves to do anything</p> <p>15 here, correct?</p> <p>16 MR. REID: No, you are not obligating</p> <p>17 yourself to do anything.</p> <p>18 All you're doing is declaring your intent</p> <p>19 at a future date, if and when issued, that you</p> <p>20 plan on reimbursing yourself for certain costs out</p> <p>21 of that issue.</p> <p>22 CHAIRMAN WALKER: Great.</p> <p>23 COMMISSIONER GREEN: Question.</p> <p>24 CHAIRMAN WALKER: Commissioner Green.</p> <p>25 COMMISSIONER GREEN: Is this going towards a</p>

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<p>1 certain project?</p> <p>2 CHAIRMAN WALKER: (nodded head affirmatively)</p> <p>3 COMMISSIONER GREEN: Okay. So it is.</p> <p>4 CHAIRMAN WALKER: I'm sorry. I'm nodding my</p> <p>5 head, "Yes," Commissioner Green. It would be</p> <p>6 towards the Normandy Boulevard townhome projects.</p> <p>7 COMMISSIONER SHOUP: I thought we were doing</p> <p>8 these -- because we talked about in the past doing</p> <p>9 the bonds for the 50 JWB homes, and we talked</p> <p>10 about bonds for this Normandy project. And we</p> <p>11 were supposed to be doing one bond to combine it</p> <p>12 to save costs.</p> <p>13 So, is this just to the Normandy property,</p> <p>14 or is this both things?</p> <p>15 CHAIRMAN WALKER: Mr. Alexander?</p> <p>16 CEO: This is just Normandy.</p> <p>17 CHAIRMAN WALKER: Is there a reason we're not</p> <p>18 doing both?</p> <p>19 CEO: Yes. On that, we talked to the</p> <p>20 financial adviser, and one of their</p> <p>21 recommendations is that -- which we just worked</p> <p>22 through last week -- is that the Normandy homes,</p> <p>23 when you sort of break those out in a sense --</p> <p>24 we basically are paying for them, and then we're</p> <p>25 charging ourselves.</p>	<p>1 CEO: Yes. So --</p> <p>2 COMMISSIONER SHOUP: And I think that needs</p> <p>3 to be a board vote on that.</p> <p>4 CEO: -- good. Very good point. We just</p> <p>5 found out last week.</p> <p>6 Because, if you-all remember, we had --</p> <p>7 PRAG was our original financial advisers,</p> <p>8 and we ended up switching at some point and</p> <p>9 getting CSG.</p> <p>10 And, when we changed with CSG, we actually</p> <p>11 worked through some scenarios, and we worked</p> <p>12 through some models to figure out what would be</p> <p>13 the best solution.</p> <p>14 So we just found this out last week.</p> <p>15 So it's not like we've been knowing this for a</p> <p>16 long period of time.</p> <p>17 The logic makes sense that we were going</p> <p>18 to have a discussion with the board to make sure</p> <p>19 they are clear on it, but we didn't want that to</p> <p>20 slow this deal up in the interim.</p> <p>21 CHAIRMAN WALKER: Commissioner Green,</p> <p>22 Commissioner Horovitz, Commissioner Brock.</p> <p>23 COMMISSIONER GREEN: When we underwrote the</p> <p>24 deal for the JWB homes, did we not underwrite it</p> <p>25 through bond financing?</p>
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<p>1 We're paying the loan on the money that we</p> <p>2 put out ourselves. So the logic is that we pay</p> <p>3 for the homes, and then, at some point, we go back</p> <p>4 and then refinance them or go after the bonds</p> <p>5 afterwards.</p> <p>6 COMMISSIONER GREEN: You mean the JWB homes.</p> <p>7 CEO: Yes, yes.</p> <p>8 COMMISSIONER GREEN: Could you just repeat</p> <p>9 that?</p> <p>10 Because you said, "Normandy."</p> <p>11 CEO: No. I said, "Normandy," when he asked</p> <p>12 earlier, was this deal for JWB or Normandy.</p> <p>13 And I said, "Normandy."</p> <p>14 COMMISSIONER SHOUP: So my question would be,</p> <p>15 why are we not doing like our original plan that</p> <p>16 we discussed and we voted on?</p> <p>17 Because I will say I have trouble now that</p> <p>18 we've now split this program without it coming</p> <p>19 here. And we've already voted, and said,</p> <p>20 "This is how we're going to do it."</p> <p>21 We voted one bond for both projects,</p> <p>22 and now we're being told today that,</p> <p>23 "We're not doing a bond on the JWB. We're only</p> <p>24 doing a bond on Normandy."</p> <p>25 That needs to be brought up.</p>	<p>1 CHAIRMAN WALKER: (shook head negatively)</p> <p>2 COMMISSIONER GREEN: No?</p> <p>3 CHAIRMAN WALKER: If memory serves,</p> <p>4 we underwrote it for --</p> <p>5 COMMISSIONER GREEN: We're getting our money</p> <p>6 back through bond financing?</p> <p>7 CHAIRMAN WALKER: -- it was underwritten</p> <p>8 through a -- I'm looking at our Development</p> <p>9 Team. It was underwritten through just a straight</p> <p>10 up cash acquisition cash flow.</p> <p>11 MR. EDGAR: That's exactly right. You still</p> <p>12 have the opportunity to debt finance the deal at a</p> <p>13 later point in time, if you so choose. You could</p> <p>14 also bundle it, if you so choose.</p> <p>15 CHAIRMAN WALKER: Okay.</p> <p>16 MR. EDGAR: After working with the advisers,</p> <p>17 the recommendation was to piecemeal into two as</p> <p>18 Dwayne suggested.</p> <p>19 CHAIRMAN WALKER: Okay. I know we wanted to</p> <p>20 keep ...</p> <p>21 Commissioner Green, to your point, I know we</p> <p>22 wanted to keep the optionality.</p> <p>23 Commissioner, go ahead. I'm gathering my</p> <p>24 thoughts.</p> <p>25 COMMISSIONER HOROVITZ: Yes. Thank you.</p>

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<p>1 So I heard we didn't want to slow the deal</p> <p>2 down and worked with the advisers and made a</p> <p>3 decision without the discussion with the board.</p> <p>4 Those are both things that I don't like,</p> <p>5 but, please, tell me if I'm out of line and</p> <p>6 that's outside of the scope of how this board is</p> <p>7 supposed to participate in these conversations.</p> <p>8 CHAIRMAN WALKER: I don't feel that it is.</p> <p>9 I feel that -- well, two things.</p> <p>10 I'm going to pull Resolution 14, and we will</p> <p>11 move this to a bullet items list for our next</p> <p>12 board meeting. We can call a Special Board</p> <p>13 Meeting, if we need to, in the next two weeks.</p> <p>14 Commissioner, I'm with you.</p> <p>15 If I can stay on my soapbox for a second,</p> <p>16 as long as we're doing these transactions,</p> <p>17 Mr. Alexander, those involved need to be at our</p> <p>18 board meetings. Our financial advisers need to be</p> <p>19 here. Our attorneys need to be here.</p> <p>20 I'm sorry, but, you know, we're dealing with</p> <p>21 tens of millions approaching hundreds of millions</p> <p>22 of dollars. And they need to be here so that,</p> <p>23 when we ask these questions, we can get answers.</p> <p>24 The second thing is I would like --</p> <p>25 assuming our Finance Chair is willing to do it or</p>	<p>1 be more structure around how we do it.</p> <p>2 And I don't want to put the board in a</p> <p>3 position where we're impugning on operations and</p> <p>4 getting things done, but, in the same vein,</p> <p>5 I think we're not informed enough.</p> <p>6 And I'm not sure else how to communicate that</p> <p>7 -- given sunshine -- other than providing,</p> <p>8 you know, weekly reports on the meetings and</p> <p>9 just understanding who's involved. I think that</p> <p>10 will help.</p> <p>11 And you and I and Mr. Alexander can connect</p> <p>12 offline as to what to talk about -- just some</p> <p>13 strategy around that -- practical strategy.</p> <p>14 Nothing board-related.</p> <p>15 To that end -- and I'll say this,</p> <p>16 and, Mr. Reid, please do not take this directly.</p> <p>17 It just so happens you're in Tallahassee,</p> <p>18 but I'll say this for our lawyers in Ohio.</p> <p>19 I'll say this for our lawyers in Orlando.</p> <p>20 I'll say this for our lawyers who live in</p> <p>21 Jacksonville.</p> <p>22 Again, I go back to we pay lawyers --</p> <p>23 and I know, because I do this for a living --</p> <p>24 a lot of money.</p> <p>25 I have had, as you're aware, Mr. Alexander</p>
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<p>1 I'm willing to do it -- one of the board members</p> <p>2 participating in these calls for the foreseeable</p> <p>3 future so we can kind of get our bearings as to</p> <p>4 what's happening.</p> <p>5 I don't think we need notice for that as long</p> <p>6 as it's one commissioner, correct?</p> <p>7 MR. WILSON: That's correct.</p> <p>8 CHAIRMAN WALKER: Correct.</p> <p>9 So there is no reason not to do that.</p> <p>10 I don't know who all the working parties are</p> <p>11 either, which I think gives me pause for concern.</p> <p>12 I know you and I talked, Mr. Alexander,</p> <p>13 but like I can't piece together who's doing what</p> <p>14 at this point.</p> <p>15 So I think, for every deal -- again,</p> <p>16 my experience doesn't have to be -- there's</p> <p>17 usually a distribution list.</p> <p>18 Right?</p> <p>19 If you can, just have that in our packets or</p> <p>20 have it readily available to us so we can ask the</p> <p>21 question like, "Who is the financial adviser on</p> <p>22 this deal? Who is the developer? Who is doing</p> <p>23 this? Who is doing that," that would be ideal.</p> <p>24 We'll chalk this up to first time doing this,</p> <p>25 yet certainly not something that -- there needs to</p>	<p>1 -- and I thank you for dealing with this.</p> <p>2 I have had a lot of pressure from a lot of people</p> <p>3 asking, "Where are we on documents? Why aren't</p> <p>4 things moving forward? Why aren't they getting</p> <p>5 turned?"</p> <p>6 There's just a lack of coordination.</p> <p>7 I really don't want that anymore. It makes us --</p> <p>8 an organization -- seem disorganized.</p> <p>9 So, to that end, to the extent that you need</p> <p>10 somebody here, Mr. Alexander, full time in a legal</p> <p>11 position running the legal side of this --</p> <p>12 if that's what you want, I need you to make it</p> <p>13 known in the board meeting today so that we can</p> <p>14 tell you, "Go do it."</p> <p>15 But I get the distinct sense that we're</p> <p>16 running in 13 different directions.</p> <p>17 CEO: That is exactly what I need.</p> <p>18 CHAIRMAN WALKER: That's what you need.</p> <p>19 CEO: Yes. We sort of had a brief discussion</p> <p>20 about this several times. We need in-house</p> <p>21 counsel to support us on some of these deals.</p> <p>22 The turnaround on them are too long for me.</p> <p>23 Just this last Development Agreement --</p> <p>24 it was last-minute, because we took too long for</p> <p>25 us to get it back to other individuals.</p>

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<p>1 We talked about this before. We need, 2 for an agency of this size and this magnitude, 3 to have in-house counsel. 4 I know that may become a conflict or be an 5 issue with OGC, but, yes. 6 CHAIRMAN WALKER: No. I'm not worried about 7 the conflict with OGC. I mean OGC can place 8 somebody here full time. I believe that's true 9 if we request it, and we're willing to pay for 10 it. 11 COMMISSIONER SHOUP: I would think it would 12 be similar to how the JEA is handled or how the 13 school board is staffed. 14 They have assigned staff at those councils 15 that report to the General Counsel that are 16 stationed -- well, no. I don't think they're 17 stationed anymore in those agencies. The JEA 18 people got pulled back into ... 19 You know, is the JEA attorney's office in 20 your office, or are they at the JEA office? 21 MR. WILSON: They're at the JEA office. 22 COMMISSIONER SHOUP: Okay. So ... 23 CHAIRMAN WALKER: And, again, Commissioners, 24 for what it's worth, having done this, part of 25 this is you just need -- there are so many legal</p>	<p>1 Can we get a second so we can open it up for 2 debate and discussion? 3 COMMISSIONER BROCK: Second. 4 CHAIRMAN WALKER: I have a second from 5 Commissioner Brock. I'll open it up for debate. 6 So there is a motion on the table. 7 Mr. Alexander and I have gone back on this a 8 couple of times. The frustration is that there is 9 a lot that slips through the cracks, in the sense 10 that there's emails flying. There's contracts 11 that need to be reviewed, et cetera, et cetera. 12 OGC has rightfully pointed out that that 13 needs to run through OGC. We have to have it 14 reviewed. 15 But, like with anything, everybody is busy, 16 and, you know, we have OGC attorneys that don't 17 just cover us. They cover multiple folks. 18 While we're in acquisition mode, you know, 19 I've asked Mr. Alexander what the pain point is. 20 This is the pain point at the moment. 21 Will it be cost prohibitive? 22 I don't think the answer to that is a, 23 "Yes," at all considering how much we spend on 24 legal services right now. 25 The thought process would be to reign</p>
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<p>1 aspects to these deals. 2 If we don't have a lawyer truly dedicated to 3 this full time, we're going to continue to have 4 resolutions. 5 Great example. 6 Right? 7 So, Mr. Alexander, what do you need from us? 8 Because I really don't want to keep having 9 these conversations. 10 CEO: I mean the board knows. I can move 11 forward on it. 12 CHAIRMAN WALKER: Commissioner. 13 COMMISSIONER SHOUP: I'll throw a motion out 14 there to see if it sits anywhere. 15 I say we make a motion to hire in-house 16 counsel, through OGC, in a similar manner as the 17 JEA counsel, as another independent agency, 18 is currently handled. 19 COMMISSIONER GREEN: That is a good question. 20 COMMISSIONER HOROVITZ: I have a question. 21 Is this cost additive, or is there a savings? 22 Are we asking for an additional legal -- 23 CHAIRMAN WALKER: So my understanding ... 24 Mr. Alexander, so we have a motion on the 25 table.</p>	<p>1 some of that back in and be able to handle some of 2 this in-house. 3 Bond counsel, as far as I'm concerned -- 4 and OGC can comment, as well -- will always be 5 outside counsel. We're never going to have that 6 capability. There are just certain things we 7 would never do in-house. 8 But basic resolution prep, basic contract 9 review, basic Developer Agreement to kind of run 10 points on -- we need somebody that's here side by 11 side with Mr. Alexander and the C Team day in and 12 day out that understands and can effectively 13 communicate to OGC our needs, you know. 14 "A true general counsel," for lack of a better 15 phrase. 16 Any other questions? 17 (no response) 18 CHAIRMAN WALKER: Mr. Alexander, per our 19 conversations -- and poor Reece is sitting here 20 and not Ms. Hodges today -- not good -- this will 21 certainly raise some eyebrows. 22 So I would presume you're going to have a 23 conversation with -- 24 MR. WILSON: Employee benefits. 25 CHAIRMAN WALKER: -- no.</p>

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<p>1 Who is General Counsel's -- Jason Teal --</p> <p>2 with Mr. Teal before we just, you know,</p> <p>3 make a decision.</p> <p>4 So there is a motion on the table authorizing</p> <p>5 you to do this, but I would suggest we have that</p> <p>6 conversation.</p> <p>7 Quite frankly, we may want to loop in our</p> <p>8 City Council liaison, as well, because this is</p> <p>9 utilizing a city resource.</p> <p>10 And then the question I would have,</p> <p>11 Mr. Alexander, for you, is, as you vet this --</p> <p>12 and I would vet this with Mr. Teal -- which is,</p> <p>13 is it an existing person, which is great,</p> <p>14 or is this a need that we need to hire somebody</p> <p>15 that understands, you know, day-to-day JHA-related</p> <p>16 HUD contract matters?</p> <p>17 Does that make sense?</p> <p>18 CEO: Yes --</p> <p>19 CHAIRMAN WALKER: So I think there's a lot of</p> <p>20 --</p> <p>21 CEO: -- more so the development side.</p> <p>22 CHAIRMAN WALKER: -- well, I'm not even</p> <p>23 suggesting as to the development side.</p> <p>24 Again, I think development is going to be</p> <p>25 -- to me, General Counsel -- and Reece or Mr. Reid</p>	<p>1 CHAIRMAN WALKER: Reece?</p> <p>2 MR. WILSON: I believe that would be</p> <p>3 correct. We have lawyers with outside agencies,</p> <p>4 independent agencies. I believe they're under</p> <p>5 the authority of OGC, but, as Commissioner Shoup</p> <p>6 said, they're housed at the independent authority.</p> <p>7 COMMISSIONER SHOUP: I can give an example</p> <p>8 of how this could help.</p> <p>9 In a previous time in my career, I worked for</p> <p>10 the Duval County Clerk of the Courts. And we had</p> <p>11 an attorney who was from OGC, because they handled</p> <p>12 the county-related functions of the clerk.</p> <p>13 That person was also assigned to the</p> <p>14 Port Authority and was at the port three days a</p> <p>15 week.</p> <p>16 One time I got subpoenaed for an issue to</p> <p>17 appear in front of a judge within an hour.</p> <p>18 And we could not get the OGC attorney on the</p> <p>19 phone, because their phone didn't work out at the</p> <p>20 port.</p> <p>21 So we had to call a different OGC attorney</p> <p>22 who came down and took care of it. It's a long,</p> <p>23 fun story, but this would alleviate those kind of</p> <p>24 issues, which would sound like it would alleviate</p> <p>25 the issues Mr. Alexander is having of whoever is</p>
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<p>1 or Commissioner Shoup back me up here.</p> <p>2 To me, General Counsel is a quarterback.</p> <p>3 Right?</p> <p>4 They're your quarterback to manage these</p> <p>5 things, make sure they're done on a certain time</p> <p>6 and things like that. I just want to make sure we</p> <p>7 have the right fit I guess is the point.</p> <p>8 COMMISSIONER GREEN: So, does OGC have to</p> <p>9 approve it?</p> <p>10 COMMISSIONER SHOUP: (nodded head</p> <p>11 affirmatively)</p> <p>12 CHAIRMAN WALKER: I believe they have to.</p> <p>13 COMMISSIONER SHOUP: (nodded head</p> <p>14 affirmatively)</p> <p>15 CHAIRMAN WALKER: Commissioner Shoup,</p> <p>16 do you want to answer that one?</p> <p>17 COMMISSIONER SHOUP: My general understanding</p> <p>18 would be the person has to stay an OGC employee,</p> <p>19 not a housing authority employee, but it has to be</p> <p>20 approved.</p> <p>21 And so it would be a creation of another</p> <p>22 position at OGC. So it would have to have</p> <p>23 approval from OGC --</p> <p>24 CHAIRMAN WALKER: I think that's correct.</p> <p>25 COMMISSIONER SHOUP: -- referred to OGC.</p>	<p>1 getting assigned the work -- Ms. Hodges or whoever</p> <p>2 at OGC.</p> <p>3 I know she is extremely busy, and she has</p> <p>4 tons of different things going on. I don't think</p> <p>5 anybody is -- that OGC is specifically dropping</p> <p>6 the ball or anything. I think they've just got</p> <p>7 more work than they can handle and specifically</p> <p>8 for JHA.</p> <p>9 CHAIRMAN WALKER: Commissioner, I tend to</p> <p>10 agree with that analysis, and I think it's</p> <p>11 important, for the record, that we note that,</p> <p>12 which is I don't think this is an issue of</p> <p>13 dropping the ball.</p> <p>14 I think this is an issue of we need somebody</p> <p>15 dedicated full time that understands the</p> <p>16 day in and day out needs, because the stark</p> <p>17 reality is a lot of times you just have to pick up</p> <p>18 the phone and get an answer. So I think that's</p> <p>19 a good point.</p> <p>20 The other point you made that I thought was</p> <p>21 appropriate is the fact that -- again, I didn't</p> <p>22 realize -- I know JEA has them sitting there --</p> <p>23 or I'm sorry -- JEA and those folks --</p> <p>24 we talked about fees, Commissioner, and the cost</p> <p>25 of this.</p>

Page 57	<p>1 Not to set a salary, but, based on what our</p> <p>2 budget is for outside legal services, I think we</p> <p>3 spend 2- or \$300,000 a year, approximately,</p> <p>4 if memory serves.</p> <p>5 CEO: If not more.</p> <p>6 CHAIRMAN WALKER: I'm sorry?</p> <p>7 CEO: If not more. It's about 3- something.</p> <p>8 CHAIRMAN WALKER: Just to OGC, correct?</p> <p>9 CEO: That's correct.</p> <p>10 COURT REPORTER: Can you say that, again?</p> <p>11 CEO: It's over 300,000 or close to 300,000.</p> <p>12 COURT REPORTER: Thank you.</p> <p>13 CHAIRMAN WALKER: So, in theory --</p> <p>14 COMMISSIONER SHOUP: I would say that</p> <p>15 number probably -- like I know we recently sent</p> <p>16 some stuff to Constangy from us. I would assume</p> <p>17 that 300,000 includes everything they're</p> <p>18 outsourcing, as well, just to be fair.</p> <p>19 CHAIRMAN WALKER: Does it, or is that a</p> <p>20 separate cost?</p> <p>21 CEO: I'm not 100-percent sure.</p> <p>22 CHAIRMAN WALKER: Mr. Lohr, do you know?</p> <p>23 CFO: I believe it's a separate cost.</p> <p>24 COMMISSIONER SHOUP: Hold on.</p> <p>25 So OGC is charging us over 300,000 in</p>
Page 59	<p>1 neutral than a cost savings, because, at 150-,</p> <p>2 we have to calculate health insurance and</p> <p>3 retirement contributions and all of that kind of</p> <p>4 stuff.</p> <p>5 COMMISSIONER GREEN: That would be through</p> <p>6 OGC, though, right?</p> <p>7 COMMISSIONER SHOUP: But we still have to pay</p> <p>8 that. It's basically there to keep it in the --</p> <p>9 I watch way too much consolidated government</p> <p>10 stuff -- to keep it in the -- we're all</p> <p>11 consolidated government, because the</p> <p>12 General Counsel is the attorney to the entire</p> <p>13 consolidated government. They have to stay</p> <p>14 employed there.</p> <p>15 So whatever the salary rate would be --</p> <p>16 again, OGC, correct me if I'm wrong,</p> <p>17 but my thought would be we agree on a salary rate</p> <p>18 and find the person.</p> <p>19 OGC will bill us monthly for that person,</p> <p>20 along with their benefits and retirements,</p> <p>21 and, if we have to pay for a -- like, if ITD</p> <p>22 bills them for a cell phone for that person,</p> <p>23 we're going to pay that cell phone expense.</p> <p>24 And all the expenses assigned to that person we</p> <p>25 would be responsible for.</p>
Page 58	<p>1 addition to anything that gets outsourced?</p> <p>2 CFO: Yes.</p> <p>3 COMMISSIONER HOROVITZ: So then, back to it,</p> <p>4 will this be additive?</p> <p>5 CHAIRMAN WALKER: This will be quite additive</p> <p>6 in the sense that, again, if we just had one</p> <p>7 person dedicated to manage outside contracts</p> <p>8 versus having multiple attorneys from OGC billing</p> <p>9 us -- because my understanding is OGC bills us</p> <p>10 as if we're a client.</p> <p>11 Right?</p> <p>12 That's my understanding.</p> <p>13 Is that an accurate understanding?</p> <p>14 CEO: That is correct.</p> <p>15 CHAIRMAN WALKER: Okay. So, in theory,</p> <p>16 would it be cheaper for us to have a full-time</p> <p>17 attorney at cost -- call it round number 100-,</p> <p>18 125-, 150- -- versus a potential \$300,000 invoice?</p> <p>19 Granted they're still going to have to pull</p> <p>20 in OGC on certain matters. Granted we're still</p> <p>21 going to have to have outside counsel, but it does</p> <p>22 become a cost savings question as much as</p> <p>23 anything.</p> <p>24 COMMISSIONER SHOUP: I would say we probably</p> <p>25 should be looking at it as more of a revenue</p>
Page 60	<p>1 Sound about right, OGC?</p> <p>2 MR. WILSON: It sounds about right to me,</p> <p>3 but I can't speak to it definitively.</p> <p>4 COMMISSIONER SHOUP: Gotcha.</p> <p>5 CHAIRMAN WALKER: Our OGC colleague is never</p> <p>6 coming back to the housing authority board meeting</p> <p>7 ever, again.</p> <p>8 And, again, I'm asking a question which</p> <p>9 I don't know the answer to, but, to that point,</p> <p>10 do you know if -- and I'm asking, right --</p> <p>11 when we get a bill, are we billed at actual</p> <p>12 cost, or is there a margin in there, too?</p> <p>13 Do we know that?</p> <p>14 MR. WILSON: I do not know that.</p> <p>15 CHAIRMAN WALKER: Okay. Interesting</p> <p>16 question.</p> <p>17 COMMISSIONER SHOUP: I would guess there is</p> <p>18 some sort of margin in there to account for --</p> <p>19 I mean I don't know, and I don't know if staff</p> <p>20 here knows if we're getting billed like a true</p> <p>21 attorney's firm would bill.</p> <p>22 Like, "Here is your copy cost. Here is your</p> <p>23 fax cost. Here is your Lexus research cost,</p> <p>24 and here is your --" and we're getting billed a</p> <p>25 line for paralegal research, or I'm not sure what</p>

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<p>1 it is.</p> <p>2 Are they breaking it down on all of that for</p> <p>3 us?</p> <p>4 CFO: Yes.</p> <p>5 COMMISSIONER SHOUP: Okay. So ...</p> <p>6 CHAIRMAN WALKER: So we are paying that</p> <p>7 additional --</p> <p>8 CFO: Yes.</p> <p>9 CHAIRMAN WALKER: -- yes. I think this goes</p> <p>10 around about Mr. Alexander. I think this goes</p> <p>11 back to some larger points that maybe the board --</p> <p>12 like this is a symptom of a larger issue,</p> <p>13 which is the board getting like this -- right --</p> <p>14 understanding how some of these relationships work</p> <p>15 to make sure that they are -- is there an</p> <p>16 alternative that is more creative to the housing</p> <p>17 authority than what the current situation is?</p> <p>18 So this is just an example.</p> <p>19 Right?</p> <p>20 I'm making it up.</p> <p>21 Do we have an example of this in an audit</p> <p>22 capacity?</p> <p>23 I know we actually figured this out from a</p> <p>24 development capacity. It was cheaper to hire our</p> <p>25 colleagues over here than it was to outsource</p>	<p>1 CEO: Okay.</p> <p>2 CHAIRMAN WALKER: And, if that proposal could</p> <p>3 be on the agenda for the next board meeting,</p> <p>4 that would be great.</p> <p>5 COMMISSIONER GREEN: But we can go to private</p> <p>6 sector if it has worked with OGC before.</p> <p>7 CHAIRMAN WALKER: I think we do. Like we</p> <p>8 sole-source certain --</p> <p>9 COMMISSIONER GREEN: I know some law offices</p> <p>10 do loan docs for OGC.</p> <p>11 CHAIRMAN WALKER: -- oh, I don't know the</p> <p>12 answer to that.</p> <p>13 COMMISSIONER SHOUP: We can't just go a hire</p> <p>14 a General Counsel.</p> <p>15 CHAIRMAN WALKER: Correct.</p> <p>16 COMMISSIONER SHOUP: We cannot do that.</p> <p>17 Being part of consolidated government --</p> <p>18 remember, also, we are the only independent</p> <p>19 authority created by executive order and not</p> <p>20 in the charter.</p> <p>21 CHAIRMAN WALKER: Correct.</p> <p>22 And we're also a state charter organization,</p> <p>23 correct --</p> <p>24 COMMISSIONER SHOUP: Yes.</p> <p>25 CHAIRMAN WALKER: -- which leads to some</p>
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<p>1 everything.</p> <p>2 So finding those opportunities I think is</p> <p>3 important, which could be brought up through</p> <p>4 Governance or to the board as a whole.</p> <p>5 But this one I think is important,</p> <p>6 in the sense that, again, I think it's</p> <p>7 revenue neutral. I definitely would like to</p> <p>8 understand how it would work.</p> <p>9 I'm not sure that we need to vote on the</p> <p>10 motion, in the sense that I think we need you to</p> <p>11 come back with a proposal that we can consider</p> <p>12 versus just a flat motion to do something.</p> <p>13 And I do think it's worthwhile scheduling a</p> <p>14 meeting with Mr. Teal.</p> <p>15 Who's our liaison with City Council?</p> <p>16 CEO: Carlucci.</p> <p>17 CHAIRMAN WALKER: Commissioner Carlucci --</p> <p>18 COMMISSIONER SHOUP: Senior.</p> <p>19 CHAIRMAN WALKER: -- Senior.</p> <p>20 Thank you. Good point. Commissioner</p> <p>21 Carlucci, Sr.</p> <p>22 Just so we can be clear here. We're not</p> <p>23 looking to upset the applecart, but we have</p> <p>24 need. And we need to find a different way to have</p> <p>25 them addressed.</p>	<p>1 interesting questions which are not necessary for</p> <p>2 this board meeting.</p> <p>3 COMMISSIONER SHOUP: So I guess I'll move to</p> <p>4 withdraw my motion, and we don't have to vote on</p> <p>5 it right now.</p> <p>6 CHAIRMAN WALKER: Fantastic. So withdrawn.</p> <p>7 I don't think I need a second or anything else on</p> <p>8 that. I don't think so.</p> <p>9 Robert's Rules?</p> <p>10 COMMISSIONER SHOUP: I think you need a</p> <p>11 second.</p> <p>12 MR. WILSON: I think you should do a second</p> <p>13 just for clarity.</p> <p>14 COMMISSIONER BROCK: I'll second.</p> <p>15 CHAIRMAN WALKER: I have a second.</p> <p>16 Any further discussion on the withdrawal of</p> <p>17 the motion?</p> <p>18 (no response)</p> <p>19 CHAIRMAN WALKER: Hearing none I'll call the</p> <p>20 question.</p> <p>21 All those in favor of that motion being</p> <p>22 withdrawn signify by saying, "Aye."</p> <p>23 COMMISSIONER HOROVITZ: Aye.</p> <p>24 COMMISSIONER GREEN: Aye.</p> <p>25 COMMISSIONER BROCK: Aye.</p>

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<p>1 COMMISSIONER SHOUP: Aye.</p> <p>2 CHAIRMAN WALKER: Any opposition?</p> <p>3 (no response)</p> <p>4 CHAIRMAN WALKER: Hearing none -- well, that</p> <p>5 wasn't a correction, Commissioner. I blame the</p> <p>6 two of you commissioners. You stole all my</p> <p>7 thunder.</p> <p>8 So that moves to JHA-14, which has been</p> <p>9 withdrawn. We'll move it to the next board</p> <p>10 meeting.</p> <p>11 Mr. Alexander, would you like to give your</p> <p>12 report, please?</p> <p>13 CEO: Yes. Thank you. I'll keep it very</p> <p>14 short.</p> <p>15 I just wanted the board to know that we</p> <p>16 recreated the draft letter to go out to</p> <p>17 Lindsey Terrace later this week on some of the</p> <p>18 concerns that were brought up at the Asset</p> <p>19 Management Committee Meeting.</p> <p>20 I also want to put out there that the</p> <p>21 auditors are scheduled to be here in May,</p> <p>22 and we'll present to the board in June.</p> <p>23 And, just so you know, the audit is not due until</p> <p>24 the end of June.</p> <p>25 And, also, we received 4.7 million dollars</p>	<p>1 be completed. From his description, they may</p> <p>2 still be completing it in May.</p> <p>3 CHAIRMAN WALKER: But this goes back to</p> <p>4 Commissioner Horovitz's point, which is,</p> <p>5 how can the board be asked to hear the audit</p> <p>6 findings at a June meeting?</p> <p>7 COMMISSIONER SHOUP: I think it could be at</p> <p>8 the Finance Committee Meeting in June and have the</p> <p>9 -- if the auditors can be at that in June</p> <p>10 and if we need to pick them apart, we can do it</p> <p>11 at the Finance Meeting.</p> <p>12 And, if they can't get it done before the</p> <p>13 June board meeting, then we've got to come back to</p> <p>14 it, but it doesn't sound like there's a time frame</p> <p>15 this turnaround to be able to.</p> <p>16 As much as I agree --</p> <p>17 CHAIRMAN WALKER: Commissioner, I believe</p> <p>18 there is a timeline, which is ...</p> <p>19 Aren't HUD audits due by July 1?</p> <p>20 CEO: Yes.</p> <p>21 COMMISSIONER GREEN: But I do --</p> <p>22 CHAIRMAN WALKER: Commissioner.</p> <p>23 COMMISSIONER GREEN: -- didn't we have a --</p> <p>24 we were late last year or year before, right?</p> <p>25 I mean but everyone was late.</p>
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<p>1 from HUD for our Housing Choice Voucher Program,</p> <p>2 which we can use to increase the payment standards</p> <p>3 on one of the recommendations, and that's about</p> <p>4 it.</p> <p>5 CHAIRMAN WALKER: Mr. Alexander,</p> <p>6 you mentioned the audit.</p> <p>7 So same auditor as last time?</p> <p>8 CEO: Yes.</p> <p>9 CHAIRMAN WALKER: And you said they'll be</p> <p>10 here, when, to present?</p> <p>11 CEO: In June --</p> <p>12 CHAIRMAN WALKER: In June.</p> <p>13 CEO: -- at the board meeting, yes.</p> <p>14 CHAIRMAN WALKER: And we're going to be</p> <p>15 expected to approve the audit in June?</p> <p>16 CEO: Yes.</p> <p>17 CHAIRMAN WALKER: Can we have it in</p> <p>18 Finance Committee for review and approval in May?</p> <p>19 CEO: Hopefully.</p> <p>20 CFO: We can try.</p> <p>21 CHAIRMAN WALKER: No.</p> <p>22 Wrong answer, Mr. Alexander.</p> <p>23 Can we have it in May?</p> <p>24 COMMISSIONER SHOUP: Commissioner Walker,</p> <p>25 I believe the question will be if they're going to</p>	<p>1 CEO: Yes.</p> <p>2 COMMISSIONER GREEN: A bunch of the HUD</p> <p>3 agencies were late.</p> <p>4 And, what about this year?</p> <p>5 Are you allowed to be late?</p> <p>6 CFO: No. We're not allowed to be late this</p> <p>7 year.</p> <p>8 COMMISSIONER GREEN: Not allowed to be late.</p> <p>9 Okay. Is the audit report supposed to be</p> <p>10 delivered on time?</p> <p>11 CFO: Yes, yes.</p> <p>12 CHAIRMAN WALKER: So, Mr. Alexander,</p> <p>13 when is the -- or Mr. Lohr may have a better --</p> <p>14 what is the date that the auditors are required to</p> <p>15 deliver us the report?</p> <p>16 CEO: Typically, we look for it early.</p> <p>17 We'll have them in May.</p> <p>18 CHAIRMAN WALKER: And so that would actually</p> <p>19 work for our timeline that we're talking about</p> <p>20 here.</p> <p>21 CEO: Yes.</p> <p>22 CHAIRMAN WALKER: So I think -- unless the</p> <p>23 board would like to discuss further, I think the</p> <p>24 direction -- I don't think we need a motion or</p> <p>25 resolution on this, but the question should be</p>

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<p>1 asked of our auditors.</p> <p>2 "The board is asking. We need it in May to</p> <p>3 the Finance Committee so it has time to review it</p> <p>4 for its June meeting and then recommend approval</p> <p>5 to the board for the June meeting, not we're</p> <p>6 seeing it for the first time in June."</p> <p>7 COMMISSIONER HOROVITZ: Yes. Thank you.</p> <p>8 I think that the commissioner should explain or</p> <p>9 underline the point that the Finance Committee is</p> <p>10 supposed to be looking at these things. It's not</p> <p>11 just theatrics.</p> <p>12 So, if we're not given enough time to look at</p> <p>13 it and make recommendations, then there is no</p> <p>14 point in meeting. The committee doesn't need to</p> <p>15 exist.</p> <p>16 CHAIRMAN WALKER: Concur.</p> <p>17 I think, Mr. Alexander, the theme is,</p> <p>18 you know, we need 30 days in advance.</p> <p>19 If you want something for June, it needs to</p> <p>20 be on the May agenda specifically these types of</p> <p>21 reports and diligence and things like that.</p> <p>22 Commissioners, anything else?</p> <p>23 Commissioner Brock.</p> <p>24 COMMISSIONER BROCK: Not to that.</p> <p>25 I wanted to ask something through the Chair.</p>	<p>1 COMMISSIONER HOROVITZ: Mr. Alexander,</p> <p>2 is that a number that we forecast,</p> <p>3 that 4.7 million?</p> <p>4 We're expecting that much?</p> <p>5 CEO: We were not expecting anything from</p> <p>6 it. It was just unexpected. Typically, they</p> <p>7 normally give us a proration at the end of the</p> <p>8 year. We've never received it midyear like this,</p> <p>9 and, typically, they normally give it to the</p> <p>10 housing authorities that are doing all right or</p> <p>11 maybe high performers.</p> <p>12 COMMISSIONER HOROVITZ: Okay. Well,</p> <p>13 congratulations.</p> <p>14 CEO: Thank you. At least we have a decent</p> <p>15 one for the day.</p> <p>16 COMMISSIONER BROCK: Yes.</p> <p>17 CHAIRMAN WALKER: Mr. Alexander, I think I</p> <p>18 asked this before, but just, if you can, refresh</p> <p>19 my recollection.</p> <p>20 There is no way to take those funds and</p> <p>21 create new vouchers for ourselves, is there?</p> <p>22 CEO: Basically, the spirit of the money that</p> <p>23 came out was that basically they -- when you look</p> <p>24 at the housing authorities, you just can't</p> <p>25 basically look at the Jacksonville Housing</p>
Page 70	Page 72
<p>1 Mr. Alexander, you said that we was awarded</p> <p>2 some money for our vouchers.</p> <p>3 CEO: Yes. The program received 4.7 million</p> <p>4 dollars.</p> <p>5 COMMISSIONER BROCK: Oh, okay. But y'all</p> <p>6 haven't had a chance yet to work on it to say</p> <p>7 what the percentage is going to be.</p> <p>8 CEO: No. We have to bring that back to the</p> <p>9 board --</p> <p>10 COMMISSIONER BROCK: Yes, sir.</p> <p>11 CEO: -- on making a recommendation to</p> <p>12 increase the payment standards.</p> <p>13 Last time we did a payment standards</p> <p>14 it was \$2,000,000, which equaled 5 percent across</p> <p>15 the board.</p> <p>16 COMMISSIONER BROCK: Right.</p> <p>17 CEO: Currently, we are about 96 percent of</p> <p>18 our utilization.</p> <p>19 And we were asked to possibly increase the</p> <p>20 payment standard, but we want to be extremely</p> <p>21 careful and not increasing it too much.</p> <p>22 Because we don't want to be beyond 100-percent</p> <p>23 utilization.</p> <p>24 COMMISSIONER BROCK: Okay. Yes, sir.</p> <p>25 Thank you.</p>	<p>1 Authority.</p> <p>2 HUD tried to look at the picture totally,</p> <p>3 and many housing authorities are struggling</p> <p>4 throughout the country with trying to meet the</p> <p>5 needs of clients with having the ability to</p> <p>6 utilize their voucher.</p> <p>7 And, because of that, this is where the</p> <p>8 spirit of this money came from. In terms of</p> <p>9 creating more vouchers, we haven't even looked</p> <p>10 into that, but we know the money would basically</p> <p>11 give -- unlike our housing authority, who is at</p> <p>12 96 percent, most housing authorities out there are</p> <p>13 struggling to get the utilization. Because the</p> <p>14 voucher is not valued that high in their specific</p> <p>15 area.</p> <p>16 CHAIRMAN WALKER: And that's what led me to</p> <p>17 -- I think that'd be an, "interesting exercise,"</p> <p>18 for lack of a better phrase.</p> <p>19 I mean, if we have a 96-percent utilization,</p> <p>20 understanding there is still certain ZIP Codes</p> <p>21 where our vouchers are not competitive or as</p> <p>22 competitive as they could be, it would be</p> <p>23 interesting to know if there's a way to create</p> <p>24 50 more vouchers since we are at a 96-percent</p> <p>25 utilization.</p>

<p style="text-align: right;">Page 73</p> <p>1 I don't even know if that's possible, 2 but it's an interesting ... even if we only create 3 them for five years. 4 CEO: We'll look into it, and I'll get back 5 to you. But that's not what the money was sent 6 for. 7 We would probably have to do something like 8 that maybe on our own, and we wouldn't have to get 9 HUD approval. 10 But, typically, all the vouchers come through 11 the federal program, and they're normally 12 authorized. 13 CHAIRMAN WALKER: Let me ask a follow-up 14 question. 15 If you don't use the money for increases, 16 where does it go? 17 CEO: In our reserves. 18 CHAIRMAN WALKER: Commissioner Brock. 19 COMMISSIONER BROCK: But I'm sure that we're 20 going to use the money for the vouchers that are 21 out there, because our residents have struggled 22 with trying to find something in the dollar amount 23 that is on those vouchers. 24 So, even though we gave 5 percent and things 25 of that nature, they're still struggling to find</p>	<p style="text-align: right;">Page 75</p> <p>1 CEO: 191 families -- thank you very much -- 2 leased up in the last two-and-a-half weeks, 3 which is unheard of in most areas. 4 MS. DUNN: You are welcome. 5 CHAIRMAN WALKER: So meaning there are 6 places where the vouchers would be accepted. 7 CEO: Yes. And, typically, what you have 8 are people that constantly need extension after 9 extension after extension after extension, 10 and the utilization for the voucher would be 11 25 to 30. You have to try to reach out to other 12 landlords. 13 But, when you have 191 in two-and-a-half 14 weeks, clearly, there is an indication that those 15 vouchers are very valuable and being used. 16 CHAIRMAN WALKER: So much like our questions 17 around the JWB homes and about the ZIP Code 18 placement, are there certain ZIP Codes or areas 19 where the vouchers are more prevalent and more 20 likely to be accepted? 21 CEO: Some like some areas more than others, 22 like -04 and -08. Most of the folks want to live 23 in that specific area, but the vouchers can be 24 used in all 47 ZIP Codes. 25 CHAIRMAN WALKER: But, in the 47 ZIP Codes,</p>
<p style="text-align: right;">Page 74</p> <p>1 housing with the market. 2 CEO: So that's a very good point, 3 Commissioner Brock. 4 And, typically, when you hear most people 5 talk about vouchers, they will tell you that 6 people are struggling, but, when you look at the 7 dynamics of utilization, you get some of these 8 cities ... and we provide technical service, 9 technical assistance or peer-to-peer advice to 10 many of the housing authorities in the state and 11 out of the state. 12 And most of them are struggling, because they 13 just can't use their voucher anywhere. That's not 14 really the case here in Jacksonville, because, 15 again, we are at 96 percent. And, at the rate 16 we're going, we will definitely be at 100 percent 17 in a month or two. 18 Just to give you a prime example, over the 19 last two-and-a-half weeks, we leased up more than 20 180 families. This is in less than two-and-a-half 21 weeks. 22 So, typically, when you have a complaint 23 that it's maybe challenging, well, these 187 ... 24 Is it 187? 25 MS. DUNN: 191.</p>	<p style="text-align: right;">Page 76</p> <p>1 we have the ability to increase the value of 2 certain vouchers in the ZIP Code. 3 CEO: Yes, without a doubt. 4 CHAIRMAN WALKER: Okay. So maybe, instead of 5 a flat across the board, a more targeted use in 6 those ZIP Codes to make sure that we're maximizing 7 the value of that initial 4.6 -- 8 COMMISSIONER BROCK: Yes. 4.7. 9 CHAIRMAN WALKER: -- 4.7. Thank you. 10 Commissioner Brock. Sorry. 11 COMMISSIONER BROCK: I'm agreeing with 12 what you're saying. 13 CHAIRMAN WALKER: Yes. 14 Well done on the 191. That's fantastic. 15 CEO: Thank you. 16 CHAIRMAN WALKER: Okay. Anything else on the 17 -- 18 COMMISSIONER SHOUP: Yes. 19 CHAIRMAN WALKER: Commissioner. 20 COMMISSIONER SHOUP: One other thing, 21 not on the \$4,000,000. 22 We talked about Lindsey Terrace, and we 23 talked about it the other day at the -- 24 one of those committee meetings. I lose track 25 of all of them. Something just to maybe put on</p>

<p style="text-align: right;">Page 77</p> <p>1 the back burner, because we have a lot going on 2 with acquisitions and such. Maybe the idea of 3 ... "It's been a long issue with that property," 4 you said. "It's been a long issue. We've changed 5 management companies several times." 6 Maybe it's an idea for an acquisition, 7 either by offer or eminent domain. I'm just 8 tossing it out there. 9 CHAIRMAN WALKER: Commissioner Shoup 10 read the statute since the Asset Management 11 Committee Meeting. 12 So we did. We talked about this, 13 Commissioner Shoup. 14 Just for the benefit of the other board and 15 for those who don't know, Lindsey Terrace is -- 16 we do not have a HAP contract there. What we have 17 is an agreement that we will utilize 84 units that 18 we subsidize through our dollars for our tenants 19 to live there. 20 Come to find out there are repeated -- 21 Commissioner Brock brought to our attention as 22 Mr. Alexander, as well -- there are repeated 23 concerns about effectively life health safety 24 issues, repeated concerns about the deterioration, 25 lack of maintenance, lack of capital improvements.</p>	<p style="text-align: right;">Page 79</p> <p>1 OGC are literally going to resign today. 2 But Commissioner Shoup brought up that, you know, 3 that is something that it says we can do in the 4 statute. 5 I don't know if it has ever been done. 6 Probably not. There's a lot in the statute that 7 doesn't appear to have been done, but it's 8 certainly a big stick considering the fact that, 9 you know, it is -- I wouldn't say it's -- 10 well, Commissioner Brock, I'd let you describe it. 11 But it's not condemnable, but the conditions 12 continue to deteriorate quickly. 13 Is that a fair assessment? 14 COMMISSIONER BROCK: That is a fair 15 assessment, and then, also, I hear what y'all are 16 saying about us acquiring it. But we really need 17 to look at it to see if we want to acquire all 18 of the problems that is going on over there -- 19 CHAIRMAN WALKER: Yes. I think that's a 20 valid -- 21 COMMISSIONER BROCK: -- and the expense that 22 it's going to cost to bring it up. 23 CHAIRMAN WALKER: Commissioner. 24 COMMISSIONER SHOUP: That's why I said, 25 "Let's take a look at the option."</p>
<p style="text-align: right;">Page 78</p> <p>1 The problem, from our perspective, 2 is the Jacksonville Housing Authority doesn't own 3 it, and we don't manage it. So we have very 4 little, you know, ability to direct them to do 5 something. 6 So the Asset Management Committee discussed 7 and asked Mr. Alexander to put together a request 8 to request information from the owner under the 9 guise of, "We want to know what's going on," 10 so we could get something to the full board. 11 But we went down a rabbit hole and began 12 discussing, you know ... 13 Well, at this point, we're subsidizing 84 out 14 of, how many units? 15 CEO: 84 out of 300-something units. 16 CHAIRMAN WALKER: So almost a third of the 17 units we're subsidizing. The property is falling 18 into a serious dire need for additional capital 19 injection. 20 Is this something we want to look into 21 acquiring? 22 And then we went down the rabbit hole of, 23 "Well, what can we do under the statute?" 24 And it says we can eminent domain, 25 which would certainly -- our colleagues at</p>	<p style="text-align: right;">Page 80</p> <p>1 Like anything we do, we've got to do a cost 2 benefit analysis and see if it's worth it, 3 but, also, we're investing our dollars now on 4 below standard property. 5 We don't want to put our capital improvement 6 dollars into a property we don't own. 7 CHAIRMAN WALKER: And that's -- Commissioner 8 Green and Commissioner Horovitz, that's where we, 9 as an Asset Management Committee, got to, which is 10 we're essentially paying our rent -- our dollars 11 for rent for these tenants. 12 And the question arose, "Would we be better 13 off taking those dollars and moving them to 14 something else that we control that would have, 15 you know, a better safer cleaner lifestyle?" 16 I'm told it's not quite that easy, 17 because we do have a contract with them or an 18 obligation. But it's certainly something that the 19 Asset Management Committee thought should be 20 looked into. 21 COMMISSIONER HOROVITZ: Well, shouldn't they 22 have an obligation to provide safe and sanitary 23 housing, as well? 24 I think there's probably a contract that says 25 that.</p>

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<p>1 CHAIRMAN WALKER: Commissioner, I would argue 2 that that is a very relative term. 3 COMMISSIONER HOROVITZ: I have a comment. 4 I'm sorry. 5 CHAIRMAN WALKER: Please, go ahead. 6 COMMISSIONER HOROVITZ: This is my last 7 comment. 8 Are we on general comments? 9 CHAIRMAN WALKER: Sure. I'll go ahead and 10 open it up to general comments, because we've got 11 some old business. But, for now, we'll open it up 12 to Chair comments and general comments. 13 COMMISSIONER HOROVITZ: I think we're 14 talking about where our residents want to live in 15 ZIP Codes they like. 16 I think it would be helpful for this board to 17 maybe invite some of our community stakeholders, 18 like maybe the Northwest Jax CDC or Eastside CDC, 19 to come and talk about the efforts they're doing 20 in their parts of town so we can either go 21 alongside them or get behind the work they're 22 doing. 23 So, looking at maybe an apartment complex 24 that we want to own and our residents want to live 25 in, then we could subsidize the rents there.</p>	<p>1 feedback. 2 Relative to the, you know, question around, 3 "Where do the tenants want to live," part of it is 4 the sheer ability to get people to respond to the 5 surveys, if I understand Mr. Alexander based on 6 our prior conversations. 7 And there was concern around the fact that, 8 when we start asking too much, we then take action 9 that some of the residents may see as, 10 "Well, you didn't listen to what I said," 11 when, from a practical board reality, we wouldn't 12 have -- you know, we wouldn't be able to do that 13 in this ZIP Code. 14 Right? 15 So they tell us they want to be in -- 16 pick a number -- -04, and we can't make anything 17 happen in -04. We build in -02 instead, and then 18 we have people saying, "We don't want to live 19 there. We're not going to move there," et cetera. 20 So there was some interesting debate around 21 that. I think it's probably worth another 22 conversation, but, just so you know, 23 like institutionally we did think about that 24 previously, as well. Because it is hard to throw 25 a dart at the board and figure out, you know,</p>
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<p>1 We could have that be a part of acquisition and 2 actually see, you know, the face of Jacksonville 3 change for the better. 4 But, having those community partners I think 5 would be an important step before we move into a 6 part of the community expecting development. 7 I think having a strategy around that 8 rather than band-aiding our issues -- I think that 9 is a better approach. 10 CHAIRMAN WALKER: And I apologize, 11 Commissioner, if you were already on the board. 12 Commissioner Griggs brought this up, 13 and actually Commissioner Phillips brought this up 14 previously around this point. 15 Were you here for these discussions? 16 COMMISSIONER HOROVITZ: I don't think so. 17 CHAIRMAN WALKER: Were you here, 18 Commissioner Green? 19 COMMISSIONER GREEN: The roundtable? 20 CHAIRMAN WALKER: The roundtables and things 21 like that. So far we've tried some things like 22 this -- Mr. Alexander and his team. 23 The lack of participation is disconcerting. 24 We couldn't get people to buy in. There wasn't 25 really an ability for us to get that sort of</p>	<p>1 where we're going to be. 2 COMMISSIONER HOROVITZ: Thank you. 3 CHAIRMAN WALKER: Any other general comments? 4 (no response) 5 COMMISSIONER SHOUP: I was going to save this 6 for the end, but only because, Mr. A, I have sat 7 in that seat -- not here, but -- and, as you know, 8 I have a board that I report to. And, if they 9 hammered me pretty hard in a day or two, 10 I think it is important to remind and state here 11 that, at least I feel you're still doing a great 12 job. And don't ever take this to heart. 13 We've got a lot of great things we're doing, 14 and you're a dynamic leader. And we appreciate 15 everything you do for the housing authority and 16 this community. 17 So I want to put that on the record. 18 COMMISSIONER HOROVITZ: I second that. 19 On that -- I'm sorry. 20 COMMISSIONER BROCK: Go ahead. 21 COMMISSIONER HOROVITZ: He knows that we 22 appreciate what he does, and I've mentioned this 23 before. And he's going to hate me for suggesting 24 this, but this is a demanding board. 25 I think that Mr. Alexander needs an executive</p>

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<p>1 assistant, who can serve him, as well as this 2 board, for all of these different requests that we 3 have. 4 In every organization I know, the board has 5 their own EA. 6 Commissioner Shoup, is that right? 7 I think that would be helpful to open this 8 discussion. 9 COMMISSIONER SHOUP: I think Mr. Alexander 10 has an assistant. 11 CEO: Yes. We have the famous Ms. Linda 12 Sims, who is the manager of executive affairs. 13 COMMISSIONER HOROVITZ: Can we reach out to 14 Ms. Sims for all of our board needs? 15 CEO: Yes. 16 COMMISSIONER HOROVITZ: Okay then. 17 Thank you. 18 CHAIRMAN WALKER: Ms. Sims is going to want a 19 pay raise. 20 COMMISSIONER BROCK: Exactly. 21 CHAIRMAN WALKER: That is Mr. A's problem, 22 which I appreciate. 23 Yes, Commissioner Brock. 24 COMMISSIONER BROCK: Yes, and I, too, want to 25 ditto what my colleagues just said about</p>	<p>1 Why don't we go on to some old business 2 here? 3 Let's start with the CEO evaluation. 4 So, Mr. Alexander, we did compile -- 5 Kort was kind enough to help me solicit the 6 responses from the various commissioners. 7 Those that were received were compiled and put 8 together. 9 As you can probably imagine, there were 10 significant praise, which we are very appreciative 11 for. I will say, as a score out of 5, 12 the compiled scores came in at about a 4.- ... 13 Kort, do you remember what the compiled score 14 was? 15 I don't have it in front of me. 16 MS. PARDE: I believe it was a 4.4. 17 CHAIRMAN WALKER: I think that's what it was. 18 So well above the bare, you know, standards. 19 So we thank you for that. 20 I think a couple things, and I'll let each 21 commissioner speak on their own. You know, 22 kind of some of my report comments were more 23 consistent with what we talked about today, 24 which is, you know, becoming an even more 25 administratively efficient organization.</p>
<p>Page 86</p> <p>1 Mr. Alexander, but I also want to say we do give 2 Mr. Alexander a lot of work. 3 And Mr. Alexander, for the time that 4 I've known him and being here at the housing 5 authority, which is about four years, if I make no 6 mistake -- 7 CEO: Yes. 8 COMMISSIONER BROCK: -- he has not had an 9 official vacation. I think he needs to go on a 10 vacation. 11 COMMISSIONER SHOUP: I would just add to 12 that. To me, as someone who kind of sits in that 13 similar chair, there are sometimes you do and 14 sometimes you don't. And I would leave that 15 to Mr. Alexander to schedule his own vacation 16 at the appropriate time for he and his family. 17 COMMISSIONER BROCK: I know, but I'm just 18 saying he works all the time. And everybody needs 19 a break. 20 CHAIRMAN WALKER: Well, it's certainly 21 appreciated. 22 COMMISSIONER BROCK: Yeah. 23 CHAIRMAN WALKER: So I had -- so we walked 24 about that. We walked about that. We talked 25 about that.</p>	<p>Page 88</p> <p>1 I think we've now got the blocking and 2 tackling. Your team is in place. You're 3 handling operations and finances. Now I think 4 it's becoming more administratively astute in how 5 we approach certain things. 6 That was my -- if anything, that was probably 7 my only critique that I really had. 8 And then something else, which I guess we 9 can talk about in a second, but something else, 10 which I commend you for and truly appreciate, 11 is Mr. Alexander has been kind enough to introduce 12 me to numerous housing authorities over the U.S. 13 And he has a gift for keeping those relationships 14 and continuing to figure out a way -- 15 Mr. Alexander -- to partner with them in a 16 Small P fashion. 17 I'll give my report at the Chair's comments 18 at the end, but, you know, Las Vegas was -- 19 they do things that I was just -- I'm like, 20 "Wow. Like that's such a great idea." 21 And then we were able to share some ideas of what 22 we've done. 23 So those are my initial comments relative to 24 your performance evaluation. 25 I'll open it up to those that have any other</p>

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<p>1 comments about the performance evaluations.</p> <p>2 And, Mr. Alexander, now that we're at the</p> <p>3 board and discussing this, we'll obviously deliver</p> <p>4 you copies of the evaluation for your review,</p> <p>5 as well.</p> <p>6 COMMISSIONER HOROVITZ: I'll second your</p> <p>7 comment. Mr. Alexander and I were looking at</p> <p>8 another project about how we can work with</p> <p>9 community partners around workforce development,</p> <p>10 specifically for 16 to 24-year-olds, and he's</p> <p>11 really engaged in that process and is leveraging</p> <p>12 his relationship with the Phillie Housing</p> <p>13 Authority. Because they've got really great</p> <p>14 workforce development programs.</p> <p>15 So I think that that willingness to work</p> <p>16 together is just fantastic, and I also put in my</p> <p>17 comments increasing our communication at the city</p> <p>18 level and advocating for the housing authority.</p> <p>19 I think Mr. Alexander is doing a really great</p> <p>20 job of that and representing this organization at</p> <p>21 a local government level.</p> <p>22 So, thank you.</p> <p>23 CHAIRMAN WALKER: Any other comments on the</p> <p>24 evaluation?</p> <p>25 (no response)</p>	<p>1 of me, nor did I catch up with OGC prior to</p> <p>2 to understand the parameter in which we can work.</p> <p>3 COMMISSIONER HOROVITZ: When was the contract</p> <p>4 --</p> <p>5 CHAIRMAN WALKER: Commissioner, go ahead.</p> <p>6 COMMISSIONER HOROVITZ: -- I'm sorry.</p> <p>7 When was the contract -- when did it need to</p> <p>8 be --</p> <p>9 COMMISSIONER BROCK: That's what I was fixing</p> <p>10 to say.</p> <p>11 COMMISSIONER HOROVITZ: -- yes --</p> <p>12 just because we should make sure that we --</p> <p>13 CHAIRMAN WALKER: It's a rolling contract.</p> <p>14 So Mr. Alexander is employed for ...</p> <p>15 Did we do an initial four-year term?</p> <p>16 CEO: Two-year.</p> <p>17 COMMISSIONER BROCK: Two years.</p> <p>18 CHAIRMAN WALKER: Two-year?</p> <p>19 COMMISSIONER BROCK: Yes.</p> <p>20 MS. PARDE: Two years to be contracted for</p> <p>21 another two years.</p> <p>22 CHAIRMAN WALKER: Correct, which it's an</p> <p>23 automatic renewal, if memory serves.</p> <p>24 MS. PARDE: Yes, it is.</p> <p>25 CHAIRMAN WALKER: So it's technically a</p>
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<p>1 CHAIRMAN WALKER: So there is the topic of</p> <p>2 Mr. Alexander -- and I apologize. I tried to</p> <p>3 connect -- and this is my fault for not being able</p> <p>4 to connect with OGC and Ariel relative to</p> <p>5 Mr. Alexander's contract prior to.</p> <p>6 He's due an annual evaluation, which also</p> <p>7 plays into his bonus, whatever we decide that</p> <p>8 to be, as well as any pay increases or raises</p> <p>9 that we would want to do.</p> <p>10 Appreciating that I did not have a chance to</p> <p>11 do that, Mr. Alexander, I would beg forgiveness</p> <p>12 and ask for one more month to coordinate that with</p> <p>13 OGC, and then we can make a recommendation to the</p> <p>14 board for your consideration.</p> <p>15 But it would be my intent to look to bonus</p> <p>16 and to increase salary based on performance,</p> <p>17 and I don't recall. You may know your contract</p> <p>18 better than I would, Mr. Alexander. I don't know</p> <p>19 if there was a minimum bonus threshold depending</p> <p>20 on performance. I do not recall.</p> <p>21 MS. PARDE: No, not to my knowledge.</p> <p>22 CHAIRMAN WALKER: Not to your knowledge.</p> <p>23 Okay. So I big your forgiveness,</p> <p>24 but, absent the board wanting to have the</p> <p>25 conversation, I don't have that contract in front</p>	<p>1 four-year contract -- two initial term,</p> <p>2 and two for automatic renewal.</p> <p>3 MS. PARDE: (nodded head affirmatively)</p> <p>4 CHAIRMAN WALKER: But, per the contract,</p> <p>5 we can adjust salary and bonus expectations on an</p> <p>6 annual basis, if we so choose.</p> <p>7 MS. PARDE: It anticipates it.</p> <p>8 COMMISSIONER HOROVITZ: Sure. What month?</p> <p>9 MS. PARDE: So it was originally up for</p> <p>10 -- 9-30-2021 was when he originally should have</p> <p>11 been up for review with an anticipation that you</p> <p>12 may not get there. Then that was to outline to</p> <p>13 December 30th, 2021. So we're well past the</p> <p>14 anticipated time frame.</p> <p>15 COMMISSIONER BROCK: And that's --</p> <p>16 CHAIRMAN WALKER: Coming back for 1 second.</p> <p>17 We did that initial review; although,</p> <p>18 it was very shaky.</p> <p>19 This is his annual performance evaluation</p> <p>20 under the contract; is it not?</p> <p>21 COMMISSIONER BROCK: -- no.</p> <p>22 MS. PARDE: He's never had one in his</p> <p>23 contract.</p> <p>24 COMMISSIONER BROCK: This is -- right.</p> <p>25 We missed his annual. I -- I made it known to</p>

Page 93	<p>1 the board that we needed to do it in September of</p> <p>2 last year. He's coming up now for another review.</p> <p>3 COMMISSIONER HOROVITZ: Four years?</p> <p>4 COMMISSIONER BROCK: Yes. He's coming up now</p> <p>5 for his second year.</p> <p>6 COMMISSIONER GREEN: Well, he wasn't --</p> <p>7 he was interim for --</p> <p>8 COMMISSIONER BROCK: No. That doesn't have</p> <p>9 nothing to do with it. Unh-unh. That didn't have</p> <p>10 nothing to do with it.</p> <p>11 He was supposed to have a review.</p> <p>12 He was supposed to have a review and evaluation in</p> <p>13 September of 2022.</p> <p>14 CHAIRMAN WALKER: Which was not complete.</p> <p>15 COMMISSIONER BROCK: It was not complete.</p> <p>16 CHAIRMAN WALKER: Okay.</p> <p>17 COMMISSIONER BROCK: This -- what we just --</p> <p>18 is for September of 2022.</p> <p>19 CHAIRMAN WALKER: Okay.</p> <p>20 MS. PARDE: The contract was entered on</p> <p>21 10-1-2021.</p> <p>22 (Ms. Hodges joined via Teams.)</p> <p>23 MS. HODGES: Through the -- I'm sorry.</p> <p>24 Through the Chair, this is Lawsikia.</p> <p>25 Reece, can you guys hear me?</p>	Page 95	<p>1 You are in a current fiscal year. So this</p> <p>2 same time, you know, at the end of this year,</p> <p>3 you'll be evaluating him for FY 2023, but I just</p> <p>4 wanted to state for the record that, pursuant</p> <p>5 to the contract, the very first evaluation year</p> <p>6 -- that period would not have ended until</p> <p>7 December 31st of 2022.</p> <p>8 Is that correct, Reece?</p> <p>9 You have the contract.</p> <p>10 MR. WILSON: That's correct. I have the --</p> <p>11 I'm looking at Paragraph 2.2, Performance</p> <p>12 Compensation.</p> <p>13 And it says, "The board's first evaluation of</p> <p>14 employee shall be based upon the employee's</p> <p>15 achievements from the effective date through</p> <p>16 December 31st, 2022, and then, on each subsequent</p> <p>17 fiscal years, establish goals and objectives,</p> <p>18 with the first fiscal year beginning 2023."</p> <p>19 CHAIRMAN WALKER: Our fiscal year 2023 began</p> <p>20 --</p> <p>21 CFO: October 1st, 2022.</p> <p>22 MS. HODGES: October 1st, Dwayne. October</p> <p>23 1st of 2022.</p> <p>24 CHAIRMAN WALKER: -- yes. So two things</p> <p>25 then. So we have a misalignment relative to</p>
Page 94	<p>1 CHAIRMAN WALKER: Yes.</p> <p>2 MS. HODGES: Okay. Reece, you have the</p> <p>3 contract in front of you, because I gave you a</p> <p>4 copy of that for this meeting.</p> <p>5 I just want to make sure we're all clear</p> <p>6 what the contract terms say. At least the</p> <p>7 contract that I have -- although, Dwayne,</p> <p>8 I'm not sure you actually sent me the --</p> <p>9 the copy that I asked for -- but the contract</p> <p>10 that we're reading from -- the Section 2.2 ...</p> <p>11 Reece, and you can explain this, if you like.</p> <p>12 But it basically said, Commissioner Brock,</p> <p>13 that the first evaluation of employee shall be</p> <p>14 based on the employee's achievements from the</p> <p>15 effective date through December 31st, 2022.</p> <p>16 So, under -- he hasn't been evaluated yet</p> <p>17 under this contract, but the first evaluation</p> <p>18 period was from the effective date, which was</p> <p>19 around 9-20-21 through December 31st of 2022.</p> <p>20 And the board -- you know, any evaluation and</p> <p>21 compensation based on evaluation period was to be</p> <p>22 paid within 90 days. So, you know, you're a</p> <p>23 few months off, but I just didn't want the board</p> <p>24 thinking that you're several cycles off in your</p> <p>25 evaluation.</p>	Page 96	<p>1 performance evaluation dates relative to fiscal</p> <p>2 years.</p> <p>3 Right?</p> <p>4 We're evaluating -- correct me if I'm wrong,</p> <p>5 Reece -- we're evaluating year-end, not fiscal</p> <p>6 year-end.</p> <p>7 MR. WILSON: The evaluation goes through</p> <p>8 December 31st, 2022, which would not be the end of</p> <p>9 the fiscal year.</p> <p>10 CHAIRMAN WALKER: Correct.</p> <p>11 So I think, Mr. Alexander, for the sake of</p> <p>12 my sanity, if we could have you and OGC work</p> <p>13 through an amendment that makes your evaluation</p> <p>14 through the fiscal year, which seems to make more</p> <p>15 sense.</p> <p>16 You're employed via a fiscal year.</p> <p>17 I'm not sure why we would try and evaluate you for</p> <p>18 a calendar year which does not match our fiscal</p> <p>19 year.</p> <p>20 MS. HODGES: Yes. Through the Chair,</p> <p>21 I think it was just the first evaluation.</p> <p>22 That's it.</p> <p>23 CHAIRMAN WALKER: Okay.</p> <p>24 MS. HODGES: The very first one.</p> <p>25 CHAIRMAN WALKER: So, Reece, is that what it</p>

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<p>1 says?</p> <p>2 MR. WILSON: "And then on each subsequent</p> <p>3 fiscal years."</p> <p>4 CHAIRMAN WALKER: Fine. So now we're</p> <p>5 technically on a fiscal year. So the board</p> <p>6 has botched -- and this is on me, Mr. Alexander.</p> <p>7 The board has botched your initial evaluation,</p> <p>8 which I apologize for.</p> <p>9 So, could I see that really quick?</p> <p>10 What does it say about compensation metrics?</p> <p>11 Does it say?</p> <p>12 MS. HODGES: Yes. It doesn't really, Chair.</p> <p>13 I mean 2.1 definitely gives Dwayne his annual</p> <p>14 COLA increase, and the 2.2 that Reece is referring</p> <p>15 to -- that very first sentence states that the</p> <p>16 employee will be eligible to receive an annual</p> <p>17 performance compensation based on annual goals and</p> <p>18 objectives to be established by the board.</p> <p>19 So the board hasn't officially done that,</p> <p>20 but I think what the Office of General Counsel was</p> <p>21 proposing, just to get the contract matching the</p> <p>22 actual practice of this evaluation period through</p> <p>23 December 31st, 2022 was to, you know, put,</p> <p>24 "and/or," and that way you'd be covered for this</p> <p>25 evaluation period where you haven't adopted the</p>	<p>1 CHAIRMAN WALKER: Commissioner Brock and</p> <p>2 Commissioner Horovitz, I'd like unanimity on that</p> <p>3 decision, if we want to have this conversation</p> <p>4 now.</p> <p>5 COMMISSIONER GREEN: I mean, in defense,</p> <p>6 because Dwayne -- when Chris got on the board,</p> <p>7 it was like June of 2021, and then we voted him on</p> <p>8 as president. So we never had a chance to give</p> <p>9 him a merit increase.</p> <p>10 Because the first two -- he's been here four</p> <p>11 years, but the first two years he was an interim</p> <p>12 president.</p> <p>13 COMMISSIONER HOROVITZ: Okay.</p> <p>14 COMMISSIONER GREEN: So there was never</p> <p>15 that opportunity.</p> <p>16 CHAIRMAN WALKER: So I want to go back.</p> <p>17 I appreciate that. I want to go back to if we're</p> <p>18 willing to have this conversation.</p> <p>19 Mr. Alexander's stated salary -- it's public</p> <p>20 record -- is \$210,000 a year. Relative to raises</p> <p>21 and performance bonuses, his contract calls for</p> <p>22 performance bonuses based on goals and objectives.</p> <p>23 COMMISSIONER SHOUP: Can I ask a question?</p> <p>24 CHAIRMAN WALKER: Please.</p> <p>25 COMMISSIONER SHOUP: I'll probably work on</p>
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<p>1 goals and objectives pursuant to that first</p> <p>2 sentence.</p> <p>3 COMMISSIONER SHOUP: Mr. Chair, I believe we</p> <p>4 adopted goals. They were in the evaluations we</p> <p>5 filled out.</p> <p>6 CHAIRMAN WALKER: I believe we did.</p> <p>7 COMMISSIONER SHOUP: Thank you.</p> <p>8 COMMISSIONER HOROVITZ: Have we given</p> <p>9 Mr. Alexander --</p> <p>10 MS. HODGES: Okay. Well, through the --</p> <p>11 COMMISSIONER HOROVITZ: -- his merit</p> <p>12 increases?</p> <p>13 CHAIRMAN WALKER: Hang on.</p> <p>14 Commissioner Horovitz, please.</p> <p>15 COMMISSIONER HOROVITZ: I was just going to</p> <p>16 ask if he's gotten merit increases every year.</p> <p>17 And Commissioner Brock is saying, "No."</p> <p>18 And I really think that that is just</p> <p>19 unacceptable, and I apologize. We really do need</p> <p>20 to figure this out.</p> <p>21 CHAIRMAN WALKER: I concur. I am willing to</p> <p>22 have this substantive conversation now,</p> <p>23 if the rest of the board wants to have this now.</p> <p>24 COMMISSIONER SHOUP: Yes.</p> <p>25 COMMISSIONER GREEN: Yes.</p>	<p>1 some side math while we're talking.</p> <p>2 CHAIRMAN WALKER: Okay.</p> <p>3 COMMISSIONER SHOUP: What do we have in the</p> <p>4 budget to be able to do?</p> <p>5 I guess that's the other half of this</p> <p>6 question.</p> <p>7 Did we budget a possible increase for</p> <p>8 Mr. Alexander and/or bonus, or are we just going</p> <p>9 to have to pull from reserves and be off-budget?</p> <p>10 CHAIRMAN WALKER: I believe -- correct --</p> <p>11 I believe we have an established bonus salary</p> <p>12 increase pool that we would pull from.</p> <p>13 COMMISSIONER SHOUP: Is that for the entire</p> <p>14 staff or just --</p> <p>15 CHAIRMAN WALKER: (nodded head affirmatively)</p> <p>16 --</p> <p>17 COMMISSIONER SHOUP: -- okay.</p> <p>18 CHAIRMAN WALKER: -- at least that's how</p> <p>19 we've done it like back in '21 and '20.</p> <p>20 When I was here, that's what they've done in the</p> <p>21 past is there's an aggregate pool, not a specific</p> <p>22 by specific person allocation.</p> <p>23 COMMISSIONER SHOUP: For the future, maybe a</p> <p>24 suggestion. We do Mr. Alexander's salary option</p> <p>25 and bonus option since we are the one controlling</p>

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<p>1 that, and then the bonus pool and such for the 2 rest of the stuff should be its own line under his 3 purview where we're not mixing and matching. 4 So we don't take away from the rest of the staff 5 to do something for Mr. A and vice versa. 6 It just kind of --</p> <p>7 CHAIRMAN WALKER: So the establishment of a 8 line item within the bonus pool that's specific 9 to an increase and/or bonus to Mr. Alexander.</p> <p>10 COMMISSIONER SHOUP: Correct and separate 11 from the rest of the staff. This way we're not 12 pulling anything -- and I'll take comments from 13 Mr. Lohr.</p> <p>14 CFO: Yes. There is a salary increase 15 built into our budget for him specifically, 16 and I don't remember if we did it at the standard 17 5 percent or if we did it at the 10-percent level.</p> <p>18 COMMISSIONER SHOUP: Is there a way we can 19 find that out super fast?</p> <p>20 CFO: I can go check.</p> <p>21 COMMISSIONER SHOUP: Yes.</p> <p>22 CFO: I'll be right back. 23 (Mr. Lohr left the room.)</p> <p>24 COMMISSIONER HOROVITZ: Is there an average? 25 CHAIRMAN WALKER: So it's interesting you</p>	<p>1 Mr. Alexander knows we can't pay him 2 \$345,000, or we'd have, you know, protestors on 3 our front doorstep, but I do think 210- is 4 probably light for what he's doing.</p> <p>5 I would have no problem looking to increase 6 that by 25-, 35-, \$45,000. I think that puts us 7 much more consistent with the type of organization 8 that we are and what we're running.</p> <p>9 And, again, that's just kind of planning 10 the medium of where these other housing 11 authorities are at based on executive director 12 salaries.</p> <p>13 I'll stop there on that point.</p> <p>14 COMMISSIONER SHOUP: So, on the 210- number, 15 10 percent is 21,000. 5 percent is 10,500.</p> <p>16 I mean the budget people can tell us when 17 Mr. Lohr is back. I just don't want to blow our 18 budgets on everything and come in negative for the 19 year either.</p> <p>20 CHAIRMAN WALKER: Our budget -- we can pull 21 -- actually, we should have that in our budgeting 22 materials, but, if memory serves, I'm not saying 23 it's a rounding error, but relative to the pool of 24 -- 25 COMMISSIONER GREEN: Immaterial.</p>
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<p>1 mentioned this. When we were determining 2 Mr. Alexander's salary -- I'm pulling up my notes 3 from when we did this.</p> <p>4 When we originally went through this, 5 the salary range for an executive director in his 6 position was anywhere between 185,000 the whole 7 way up to \$340,000 just within like sized 8 agencies.</p> <p>9 This excludes like the New Yorks and the 10 LAs and everything else.</p> <p>11 I think we settled on the 210- as an initial, 12 you know, get us through the door.</p> <p>13 We had a different board with different 14 objectives at that time, and I think that's where 15 we got.</p> <p>16 I do think, you know, somewhere -- 17 and, by the way, just so we're aware -- 18 this comes from HUD. HUD publishes the salaries 19 of the executive directors all over the U.S. 20 So this is not shocking data.</p> <p>21 But, you know, I think, based on that alone, 22 it was my position then and still is my position 23 that we probably got a bargain, and thankfully 24 Mr. Alexander is under contract. So that's a good 25 thing.</p>	<p>1 CHAIRMAN WALKER: -- it's an immaterial 2 -- it's very material to Mr. Alexander, 3 but it's immaterial to the budget pool.</p> <p>4 It still is a question that should be 5 asked, which I appreciate we'll get the answer to. 6 I'm looking right now on my files, as well.</p> <p>7 COMMISSIONER GREEN: You can -- 8 COMMISSIONER HOROVITZ: Go ahead.</p> <p>9 COMMISSIONER GREEN: -- through the Chair, 10 what is a typical bonus for an executive director? 11 CHAIRMAN WALKER: That they don't share. 12 I think that's much more subjective relative to 13 where we think the performance is.</p> <p>14 You know, we did list some goals for last 15 year. I will say we did have goals last year 16 I believe, and we can go look this up. 17 But, you know, starting the acquisition, starting 18 the development, stabilizing some of our 19 properties that were -- the unit turn times were 20 going down.</p> <p>21 And Mr. Alexander has succeeded in those 22 goals clearly. I think that, to me, a -- 23 you know, this is a private sector -- 24 a 10 to 15-percent bonus of base salary is, 25 in private sector, what would be to me considered</p>

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<p>1 to be a very well-deserved bonus.</p> <p>2 COMMISSIONER HOROVITZ: Yes.</p> <p>3 CHAIRMAN WALKER: But I would put that to the</p> <p>4 board for their consideration.</p> <p>5 COMMISSIONER HOROVITZ: I'm comfortable with</p> <p>6 that.</p> <p>7 I don't want to put Mr. Alexander on the</p> <p>8 spot, but I always appreciate being able to</p> <p>9 advocate for myself.</p> <p>10 And so, if you asked me, "Heather, what do</p> <p>11 you think you're worth," I'd give you a number.</p> <p>12 CHAIRMAN WALKER: Commissioner, please don't</p> <p>13 let him talk about this.</p> <p>14 COMMISSIONER HOROVITZ: No. I think everyone</p> <p>15 should.</p> <p>16 CHAIRMAN WALKER: No. Fair, very fair.</p> <p>17 COMMISSIONER HOROVITZ: Would you like to</p> <p>18 give a number, or would that make you</p> <p>19 uncomfortable?</p> <p>20 Forgive me.</p> <p>21 CEO: I wouldn't want to give a number,</p> <p>22 but I'll be fair.</p> <p>23 COMMISSIONER HOROVITZ: Okay.</p> <p>24 CEO: Because it seems like I know a little</p> <p>25 bit more about the industry than most of you may</p>	<p>1 and they will be here the third week of next</p> <p>2 month, which is May.</p> <p>3 To that extent, I would consider myself in</p> <p>4 the top 1 percent when it comes to managing these</p> <p>5 different housing authorities -- not so much with</p> <p>6 the development or way to impose property</p> <p>7 management principles in our organization --</p> <p>8 that's being a high-performing organization.</p> <p>9 It is not without any sweat and effort.</p> <p>10 So, to make a long story short to get to the</p> <p>11 end of the line, I think a fair assessment --</p> <p>12 and I don't want to underprice myself --</p> <p>13 but I think 250- is about average for most people</p> <p>14 in my capacity at housing authorities.</p> <p>15 The housing authorities that I know that</p> <p>16 are a lot smaller than me make a lot more money</p> <p>17 than me.</p> <p>18 (Mr. Lohr reentered the room.)</p> <p>19 COMMISSIONER HOROVITZ: Thank you.</p> <p>20 COMMISSIONER SHOUP: Can I say something real</p> <p>21 quick?</p> <p>22 CHAIRMAN WALKER: Commissioner, please.</p> <p>23 COMMISSIONER SHOUP: I think this may get us</p> <p>24 somewhere we need to be for the salary side,</p> <p>25 at least.</p>
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<p>1 know.</p> <p>2 But, typically, I am at the low range when it</p> <p>3 comes to a housing authority of this size.</p> <p>4 To go back to the budget, we are budgeted for</p> <p>5 238 employees. We have been operating this agency</p> <p>6 with less than 195 employees for the last four</p> <p>7 years.</p> <p>8 So we always have tons of vacancy savings</p> <p>9 there, and every year, for the last four years,</p> <p>10 we put a minimum of \$4,000,000 back in our</p> <p>11 coffers. And this is why why we have such a large</p> <p>12 amount of money.</p> <p>13 But, typically, someone in my capacity --</p> <p>14 and just to let you know about our capacity --</p> <p>15 my capacity or where my skill set is at is that</p> <p>16 I provide technical assistance, at HUD's request,</p> <p>17 to New Smyrna Beach Housing Authority, Palm Beach</p> <p>18 Housing Authority, as I mentioned before,</p> <p>19 which was here two weeks ago.</p> <p>20 This Friday we expect Lakeland Housing</p> <p>21 Authority to be here on our premises.</p> <p>22 Broward Housing Authority, as well as a group of</p> <p>23 us, provide technical assistance to the</p> <p>24 Virgin Islands Housing Authority every Tuesday.</p> <p>25 And we have for the last several weeks,</p>	<p>1 Mr. Lohr, this will include you, too.</p> <p>2 CFO: (nodded head affirmatively)</p> <p>3 COMMISSIONER SHOUP: So I did some quick</p> <p>4 googling. The supervisor of elections --</p> <p>5 this is all according to this govsaleties.com for</p> <p>6 the City of Jacksonville for the year 2021.</p> <p>7 The supervisor of elections made \$172,384</p> <p>8 here in the City of Jacksonville.</p> <p>9 The Kids Hope Alliance CEO executive director</p> <p>10 made \$206,440. The Police and Fire Pension</p> <p>11 executive made 242,368. The city chief</p> <p>12 administrative officer made \$325,000.</p> <p>13 I actually was doing this while you were</p> <p>14 talking and I was listening, and I was coming to</p> <p>15 the number of 250- in my head before you ever said</p> <p>16 that.</p> <p>17 Mr. Lohr, do we have room to do that?</p> <p>18 CFO: Yes, we do. The budget that we have is</p> <p>19 about 245,000, but there is plenty of room for</p> <p>20 250-.</p> <p>21 COMMISSIONER SHOUP: So we've got room for</p> <p>22 250- for a salary. So I would suggest we table</p> <p>23 the idea of us doing 250- but continue the</p> <p>24 discussion to figure out the bonus world.</p> <p>25 But the salary range to be 250- I think</p>

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<p>1 is a very fair number, especially if we're looking 2 at what the city has got going, his own evaluation 3 and salarywise. So that's my thoughts on that. 4 CHAIRMAN WALKER: And I also stand 5 corrected. I concur with that assessment. 6 So I'm looking at a little bit -- I'm looking at 7 some different data, as well. Again, I'm looking 8 at the PHA, the form submissions, Mr. Alexander, 9 for PHA where you report executive compensation. 10 It's dated data. It's 2018. So take that 11 for what it's worth. 12 Orlando Housing Authority's CEO is \$265,000. 13 Birmingham Housing Authority CEO, 14 which is Birmingham, Alabama, is \$213,000. 15 They also do report bonuses. 16 D.C. Housing Authority's CEO is \$228,000 with 17 a \$164,000 bonus. 18 So I don't think -- and I'm cautious. 19 Right? 20 I don't want to, you know, overstep. 21 By the way, in 2018, we reported a \$202,000 22 salary for the executive director in 2018, 23 which was -- 24 COMMISSIONER SHOUP: Sorry. 25 How much was that, again?</p>	<p>1 Orlando Housing Authority. We're bigger than 2 certain of these housing authorities. 3 I think it's very appropriate to move the 4 salary to a 250-, and I think it would be very 5 appropriate for a \$35,000 bonus. 6 Mostly, again, based on -- I'm doing Excel 7 averaging. That's what the average in 2018 was. 8 So understanding that was the average in 2018 for 9 like sized housing authorities. 10 COMMISSIONER SHOUP: If I may, Mr. Chair. 11 CHAIRMAN WALKER: Yes, please. 12 COMMISSIONER SHOUP: Mr. Lohr, do we have 13 room in the budget for a \$35,000 bonus that's not 14 going to heavily impact the bonus pool for the 15 entire agency, as well? 16 CFO: Absolutely. 17 COMMISSIONER SHOUP: "Absolutely," in case 18 that wasn't heard. Okay. 19 COMMISSIONER HOROVITZ: So I have a question 20 about the bonus. 21 CHAIRMAN WALKER: Commissioner. 22 COMMISSIONER HOROVITZ: Because I'm not -- 23 how is the bonus structure done for the 24 organization? 25 Is it a weighted average of meeting certain</p>
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<p>1 CHAIRMAN WALKER: -- 202-. 2 COMMISSIONER SHOUP: Okay. 3 CHAIRMAN WALKER: And the bonus that was 4 reported at that time was \$37,924. 5 Again, I'll go back, and I'll rely on the 6 meeting minutes to show this. I believe that 7 those of us that were still on the board at this 8 time were quite frankly advocating for something 9 different. 10 I'm glad we're having this conversation, 11 because the data points support this conversation. 12 Mr. Alexander. 13 CEO: So you said that the CEO here got 14 a \$37,000 bonus? 15 CHAIRMAN WALKER: According to the 16 information report on HUD on the -- wait for it. 17 I'll give you the form number -- the 2018 18 52725 submission. 19 CEO: I'll go on record. That wasn't me. 20 CHAIRMAN WALKER: Thank you, Mr. Alexander. 21 So, while I certainly appreciate -- I think 22 these other city jobs are interesting. I do think 23 that the data point -- you know, ED to ED in the 24 public housing world, you know, like sized 25 agencies -- I mean, frankly, we're bigger than the</p>	<p>1 metrics? 2 Is there a percent, or it is just flat 3 amounts? 4 CHAIRMAN WALKER: Mr. Alexander, I believe 5 it's a combination of -- 6 CEO: Well, we haven't given out bonuses 7 to employees, because they are not contract 8 employees. We gave hazardous pay to our 9 employees. 10 CHAIRMAN WALKER: Recall a large portion -- 11 we're under collective bargaining. So a large 12 portion of that is predetermined based on the 13 collective bargaining. 14 Correct, Mr. Reece or Ms. Hodges? 15 MS. HODGES: Right. Yes. That's correct. 16 Thanks for the question. 17 But this agency hasn't given bonuses, 18 because it wasn't too long ago -- 19 and, Commissioner Brock, you will remember this. 20 Dwayne, you'll remember this, as well -- 21 where OGC approved and identified that the agency 22 could give bonuses. 23 I mean that was just a year ago based on 24 the Florida Statutes, at Chapter 421, and I would 25 really question the \$37,000 bonus that maybe</p>

<p style="text-align: right;">Page 113</p> <p>1 Mr. McKinnies is showing he got. 2 I don't recall sitting at any board meeting 3 where that large sum of money was given to 4 Fred McKinnies. So I see that data point you're 5 showing on the Internet, but I would really 6 question whether or not the board actually 7 authorized that bonus. 8 CHAIRMAN WALKER: Oh, I don't like that. 9 Mr. Lohr, can you please pull or, 10 Mr. Alexander, can you please pull our 11 HUD 52725 submissions? 12 Because, if that's what's reported and it 13 wasn't authorized, we need to know about it. 14 COMMISSIONER BROCK: That is right. 15 CHAIRMAN WALKER: I mean, to be very fair to 16 Ms. Hodges, I am on the HUD website. So maybe 17 it's wrong there, but I mean it's a -- 18 CEO: It may be a year behind. Sometimes 19 they are a year or two behind. So it may not be 20 necessarily 2018, but numbers from 2017 or '16. 21 CHAIRMAN WALKER: Yet still, to Ms. Hodges' 22 point, though, it doesn't sound like the board 23 previously ever even authorized bonuses. 24 MS. HODGES: Right. And that's based on 25 OGC.</p>	<p style="text-align: right;">Page 115</p> <p>1 this, the board may award any bonuses pursuant to 2 Florida Statutes," that would cover us. 3 And then that way we don't have anybody 4 coming back and saying we're doing something that 5 is not actually expressed in the contract. 6 So I ask that wherever you land you allow us to 7 amend the paperwork to catch up with whatever the 8 board actually does today. 9 CHAIRMAN WALKER: Thank you, Ms. Hodges. 10 Commissioner Shoup. 11 COMMISSIONER SHOUP: Yes. 12 Mr. Alexander, have you been getting those 13 COLA increases? 14 CEO: Yes. 15 COMMISSIONER SHOUP: Okay. As long as you 16 got those, at least. 17 CHAIRMAN WALKER: Commissioner Brock, 18 do you have something? 19 COMMISSIONER BROCK: Yes. What I wanted to 20 know is, with us doing this today, are we going to 21 track back the months that he lost? 22 MS. PARDE: That would only be from January 23 of this year. 24 CHAIRMAN WALKER: So we're talking three 25 months.</p>
<p style="text-align: right;">Page 114</p> <p>1 CHAIRMAN WALKER: So that's something that 2 I would definitely want to understand. 3 MS. HODGES: And, through the Chair, 4 that was based on OGC counsel telling the 5 board they could not give a bonus. 6 That's why I'm so sure that I would be really 7 surprised if the board actually did that. 8 The only thing I'll say, Chair -- whatever 9 you decide to do -- your statute does put you in a 10 pretty good firm setting to move forward with the 11 bonus as well as a bump in Dwayne's salary. 12 I would prefer -- because we have nice 13 robust City Council auditors and Inspector 14 General's Office -- whatever you do today, 15 I'd ask that we move to amend the contract to 16 reflect that. 17 Because, currently, the contract only 18 provides for the annual COLA increase and 19 then the performance compensation where you bump 20 the salary. The contract is silent on bonuses. 21 It doesn't mean that you can't do it, 22 but I've seen it in other independent agencies 23 where, when it comes to compensation of the CEO, 24 we really should expressly -- even if you allow me 25 to add a sentence that says, "And, in addition to</p>	<p style="text-align: right;">Page 116</p> <p>1 COMMISSIONER GREEN: Four. 2 (inaudible crosstalk) 3 COURT REPORTER: Y'all have got to talk into 4 your microphone, please, and speak one at a time. 5 CHAIRMAN WALKER: Wait a second. 6 So, Commissioner Green. 7 COMMISSIONER GREEN: Through the Chair, 8 are we going to amend or match his year to the 9 fiscal year? 10 When will we do that? 11 CHAIRMAN WALKER: I think, based on what 12 I heard in the contract, it was only the first 13 annual evaluation period that was off-cycle. 14 COMMISSIONER GREEN: Right. 15 CHAIRMAN WALKER: So what we would do is wait 16 until we get closer to this end of this fiscal 17 year and probably start the review again in 18 June or July to be able to be prepared to present 19 the review by October 1. 20 COMMISSIONER GREEN: Okay. 21 CHAIRMAN WALKER: Does that sound correct, 22 HR/Legal? 23 MS. PARDE: Yes. 24 MS. HODGES: It's on -- 25 COMMISSIONER GREEN: It's on the contract,</p>

<p style="text-align: right;">Page 117</p> <p>1 Reece.</p> <p>2 Sorry, Lawsikia.</p> <p>3 CHAIRMAN WALKER: Okay.</p> <p>4 MS. HODGES: -- that's okay.</p> <p>5 CHAIRMAN WALKER: Thank you.</p> <p>6 So, Mr. Alexander, I would have ...</p> <p>7 I'm sorry. Commissioner Brock, please.</p> <p>8 COMMISSIONER BROCK: No. Ms. Hodges tried to</p> <p>9 say something.</p> <p>10 CHAIRMAN WALKER: Ms. Hodges?</p> <p>11 MS. HODGES: No. Through the Chair,</p> <p>12 I was just concurring that you're correct.</p> <p>13 It was just the first year that's off in the</p> <p>14 fiscal year.</p> <p>15 But we spoke with Ariel Cook, who is your HR</p> <p>16 attorney, and she said, "There is no harm when you</p> <p>17 come to do the evaluation for a fiscal year."</p> <p>18 2023, which is October 1, 2022 through</p> <p>19 September 30th, 2023 -- that it's okay to have</p> <p>20 that sort of duplicity, if the board is okay and</p> <p>21 if Dwayne is okay with that.</p> <p>22 And then, after that, we'll clearly be on a</p> <p>23 clear fiscal year evaluation track.</p> <p>24 CHAIRMAN WALKER: Great. That works.</p> <p>25 Great.</p>	<p style="text-align: right;">Page 119</p> <p>1 published HUD data.</p> <p>2 (Everybody laughed.)</p> <p>3 CHAIRMAN WALKER: That's the last thing</p> <p>4 I need is the auditor's office --</p> <p>5 COMMISSIONER SHOUP: You know they're going</p> <p>6 to pull this transcript.</p> <p>7 CHAIRMAN WALKER: -- I know.</p> <p>8 I do think Ms. Hodges makes a good point.</p> <p>9 Mr. Alexander, would you have any issues</p> <p>10 amending your contract to reflect the new salary</p> <p>11 and the fact that we can give a discretionary</p> <p>12 bonus to you?</p> <p>13 CEO: (shook head negatively)</p> <p>14 CHAIRMAN WALKER: Commissioner Green is</p> <p>15 laughing.</p> <p>16 COMMISSIONER SHOUP: For the record,</p> <p>17 Mr. A shook his head in the negative.</p> <p>18 CHAIRMAN WALKER: Also a joke. He shook his</p> <p>19 head in the, "Yes (sic)."</p> <p>20 So, to that end, what I've now heard is</p> <p>21 there is a seeming consensus around the table of a</p> <p>22 new salary for Mr. Alexander of \$250,000 a year</p> <p>23 with a one-time bonus of \$35,000.</p> <p>24 The 250- being retroactive to the last fiscal</p> <p>25 year, meaning the fiscal year we're in,</p>
<p style="text-align: right;">Page 118</p> <p>1 I don't know if this would be Kort or</p> <p>2 Mr. Alexander.</p> <p>3 Could you check to see -- and I would like to</p> <p>4 have -- having nothing to do with this for the</p> <p>5 time being -- but could we get the most recent</p> <p>6 52725 data points?</p> <p>7 There has got to be something out there.</p> <p>8 It's just not published on HUD. I think that</p> <p>9 would be useful for us to have going forward to</p> <p>10 have these conversations, because it gives the</p> <p>11 data points on basically the five highest paid</p> <p>12 executives within a public housing authority,</p> <p>13 which I think are very good data points for us to</p> <p>14 have.</p> <p>15 If we could mark that down and get those ...</p> <p>16 So, back to the question at large,</p> <p>17 I heard a \$250,000 base.</p> <p>18 And then, what was the recommendation for</p> <p>19 a bonus, again?</p> <p>20 COMMISSIONER BROCK: 35-.</p> <p>21 CHAIRMAN WALKER: 35-. That's what I've got</p> <p>22 written down, as well. I don't know where</p> <p>23 that number came from, but it sounds nice.</p> <p>24 I'm just kidding.</p> <p>25 For the record, this is based on the</p>	<p style="text-align: right;">Page 120</p> <p>1 which takes us back to October 1st of last year</p> <p>2 which then squares us to where we're supposed to</p> <p>3 be relative to his performance evaluation and</p> <p>4 contract.</p> <p>5 MS. HODGES: Hey, through the Chair,</p> <p>6 Chris, I just -- let me just give this information</p> <p>7 to the board.</p> <p>8 When we spoke to the HR counsel -- and I can</p> <p>9 certainly try to get her on the phone maybe if the</p> <p>10 board takes a few-minute recess -- but the thought</p> <p>11 was, on the salary bump increase, that we would</p> <p>12 not increase that salary any earlier than the</p> <p>13 evaluation period.</p> <p>14 So the evaluation period ends -- it was for,</p> <p>15 pursuant to the contract, December 31st of 2022.</p> <p>16 COMMISSIONER HOROVITZ: That's what I'm</p> <p>17 hearing.</p> <p>18 MS. HODGES: So the thought was that the</p> <p>19 salary bump would start as of January 1st.</p> <p>20 That's when the raise would occur.</p> <p>21 Now, you know, he can get the bonus</p> <p>22 anytime, you know, as soon as the board takes</p> <p>23 action on it, but that that salary increase</p> <p>24 -- only because of this quirky first year</p> <p>25 evaluation period.</p>

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<p>1 Does anybody have any objections to that, 2 or are you trying to retro that increase back to 3 October 1? 4 If you're trying to do that, then I would 5 probably need to get confirmation -- well, you can 6 move forward with the action maybe with the 7 subject to be confirming with our HR attorney that 8 that's, you know, proper to do, that retro pay 9 in the middle of that evaluation period versus the 10 effective date being -- salary increase being 11 after the evaluation period. And it started 12 January 1. 13 COMMISSIONER HOROVITZ: No. I agree with 14 that. I think that it's effective January 1, 15 and I know it's only a couple of months. 16 But following the logic of the contract and 17 then we're changing it moving forward ... 18 Commissioner Green? 19 COMMISSIONER GREEN: Yes. I think that's 20 fair. 21 CHAIRMAN WALKER: So, thank you, Reece, 22 for letting me look at the contract. 23 Looking at the contract, I am fine with that. 24 But then, can we -- if that's what we're 25 going to do, I'd like to state in the contract</p>	<p>1 that today? 2 CHAIRMAN WALKER: No. Because I'm going to 3 ask Mr. Alexander to yet, again, forgive me. 4 And, for the sake of expediency, would you be 5 willing to make it effective January 1st, 2023? 6 CEO: That would be fine. 7 COMMISSIONER SHOUP: Can I make a suggestion? 8 CHAIRMAN WALKER: Yes. 9 COMMISSIONER SHOUP: The \$35,000 bonus we've 10 been talking about -- make it 45,5- 11 COMMISSIONER GREEN: It would be -- 12 CHAIRMAN WALKER: Mr. Lohr, do we have that 13 in the budget? 14 CFO: (nodded head affirmatively) 15 COMMISSIONER SHOUP: Is my math off there? 16 COMMISSIONER HOROVITZ: No, but I -- 17 Commissioner? 18 COMMISSIONER GREEN: I think it's off. 19 I think it's 6,066. 20 It's two (sic) months, right? 21 COMMISSIONER SHOUP: All of October, 22 November, December. 23 COMMISSIONER GREEN: Oh, all of October. 24 It's three months. Yes. You're right. 25 So it would be basically 10 grand.</p>
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<p>1 that that's what we've done and make it clear 2 that, going forward, the compensation cycle is 3 from October 1 through September 30. 4 COMMISSIONER SHOUP: Is that not what the 5 contract says? 6 CHAIRMAN WALKER: It's confusing, and I can 7 see why you could read it a different way. 8 Because it does say, "Annual base shall 9 increase the cost of COLA based on guidance of 10 from the SSA effective October 1st of years 11 2021 through 2023." 12 So the COLA increase is effective October 1. 13 The annual evaluation, which is the annual 14 performance compensation based on the employee's 15 achievements from the effective date through 16 December 31, 2022 and then on each subsequent 17 fiscal year's established goals and objectives 18 with the first fiscal year beginning 2023. 19 So it begs the question, right -- 20 the lawyer in my mind -- it begs the question, 21 you know, you could certainly take the position 22 that it should be consistent with the first year 23 even though the evaluation is only through 24 December 31, 2022. 25 COMMISSIONER HOROVITZ: Do we have to decide</p>	<p>1 COMMISSIONER HOROVITZ: So the board needs to 2 vote on the salary increase. So we need a motion 3 to vote on that. 4 But we don't need to vote on the effective 5 date, do we? 6 CHAIRMAN WALKER: No -- 7 COMMISSIONER HOROVITZ: So, can we -- 8 CHAIRMAN WALKER: -- well, let me rephrase. 9 Yes. We would need to state the effective date of 10 the salary increase, because I would want it on 11 the record and clear that this is based on a 12 January 1, 2023 effective date. 13 And what I'm hearing from Mr. Alexander is 14 he's willing -- thank you, Mr. Alexander -- 15 to do that, because I think trying to go back 16 -- and, you know, what was the intent? 17 Are we allowed to backdate that far? 18 I think that opens up another wrinkle, 19 which, if Mr. Alexander is okay with it, 20 we don't need to open up at this point. 21 CEO: (nodded head affirmatively) 22 COMMISSIONER SHOUP: I just don't think we 23 should be -- maybe I'm the only one here saying 24 that the evaluation was for the fiscal year. 25 I mean we've already heard how lower he is on</p>

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<p>1 the salary range to begin with. I just don't</p> <p>2 think we should have him take that out from him.</p> <p>3 So, if we need to take care of him in some</p> <p>4 other way ...</p> <p>5 CHAIRMAN WALKER: So, Ms. Hodges and/or</p> <p>6 Reece, just to confirm, the board has</p> <p>7 authority for a discretionary bonus under FS421.</p> <p>8 MS. HODGES: Right. Correct. You do.</p> <p>9 And maybe -- you know, I don't see any</p> <p>10 issue with it, as long as Dwayne is okay with it.</p> <p>11 We just -- when we do this contract amendment --</p> <p>12 I mean I just can't recall why we came up with the</p> <p>13 December 31st without going back and listening to</p> <p>14 the tape, which we do have those tapes. I mean</p> <p>15 I'm happy to do that.</p> <p>16 I mean, otherwise, when we do this amendment,</p> <p>17 we could also amend that language to move the</p> <p>18 evaluation period.</p> <p>19 I'd prefer you to do that than like</p> <p>20 circumvent -- well, I don't want to use the word,</p> <p>21 "circumvent --" but just adding on the bonus.</p> <p>22 I mean we kind of need rationale for the</p> <p>23 bonus, and, if really Commissioner Craig is just</p> <p>24 having heartburn -- and I'm not blaming him for</p> <p>25 that, as well as Dwayne -- over just this quirky</p>	<p>1 And, again, my apologies for not being more</p> <p>2 prepared for this conversation.</p> <p>3 Mr. Alexander, that is on me.</p> <p>4 But I don't think we're going to be able to</p> <p>5 sit around this table ... I think, if we set the</p> <p>6 salary and set the bonus and we tell OGC,</p> <p>7 "Go amend the contract. Get with Mr. Alexander</p> <p>8 and amend the contract to do this," we've done our</p> <p>9 job.</p> <p>10 Would anybody disagree with that assessment?</p> <p>11 COMMISSIONER SHOUP: So I'll make a motion.</p> <p>12 CHAIRMAN WALKER: Okay.</p> <p>13 COMMISSIONER SHOUP: We set a new salary for</p> <p>14 Mr. Alexander of 250,000 with a bonus of 35,000</p> <p>15 with an effective date of October 1 and to have</p> <p>16 Mr. A, HR, Finance and OGC make it happen.</p> <p>17 CHAIRMAN WALKER: I will entertain that</p> <p>18 motion.</p> <p>19 MS. PARDE: You'll need a year,</p> <p>20 not, "October 1st."</p> <p>21 COMMISSIONER SHOUP: October 1st, 2022.</p> <p>22 COMMISSIONER GREEN: I'll second.</p> <p>23 CHAIRMAN WALKER: I have second. So I have a</p> <p>24 motion and a second.</p> <p>25 I'll open it up for comment.</p>
Page 126	Page 128
<p>1 evaluation period, then I would just recommend,</p> <p>2 when we do our amendment, then we amend the</p> <p>3 evaluation period.</p> <p>4 And it's going to make sense for all of the</p> <p>5 reasons that you stated. The COLA is on the</p> <p>6 fiscal year. We reference fiscal year in that</p> <p>7 last sentence of 2.2.</p> <p>8 So I think that's another way you could do it</p> <p>9 that in my mind would actually be cleaner than</p> <p>10 just adding on another 10K to a bonus number that</p> <p>11 you've already sort of with rationale agreed upon.</p> <p>12 COMMISSIONER HOROVITZ: Wouldn't his bonus</p> <p>13 be taxed the same way?</p> <p>14 Because that's not really making him whole</p> <p>15 either, if we're looking at making it more right.</p> <p>16 CHAIRMAN WALKER: As I'm sitting here</p> <p>17 thinking about it, again, there is inconsistency</p> <p>18 in our interpretation/understanding/application</p> <p>19 of the contract, and I don't think we're going to</p> <p>20 solve this at this meeting.</p> <p>21 I think what we need to do, as an</p> <p>22 organization, is state, "This is the salary</p> <p>23 we want to pay him. This is the bonus we want to</p> <p>24 pay him. OGC, please go figure this out."</p> <p>25 "And, HR, go figure this out."</p>	<p>1 Commissioner Horovitz.</p> <p>2 COMMISSIONER HOROVITZ: I think that</p> <p>3 Commissioner Green's face also is surprised by the</p> <p>4 date. I want to move us along. We had all the</p> <p>5 discussion, and I didn't feel like we got to a</p> <p>6 resolution.</p> <p>7 But, does everyone agree with that date?</p> <p>8 CHAIRMAN WALKER: Yes.</p> <p>9 Here is my logic. Yes, because in my --</p> <p>10 from where I sit, from what I recall from just</p> <p>11 working through this, the annual evaluation was</p> <p>12 supposed to be complete by December or within</p> <p>13 90 days of December.</p> <p>14 And really the intent of the board at that</p> <p>15 time was it was new. It was fresh. We've already</p> <p>16 been out of cycle on these evaluations. We need</p> <p>17 to get something on and then make a decision.</p> <p>18 That clearly never happened, and so I firmly</p> <p>19 believe that it was my intent always that we would</p> <p>20 not not increase his salary consistent with our</p> <p>21 fiscal year.</p> <p>22 COMMISSIONER HOROVITZ: Okay.</p> <p>23 CHAIRMAN WALKER: That's my personal view on</p> <p>24 the matter.</p> <p>25 COMMISSIONER HOROVITZ: Okay.</p>

<p style="text-align: right;">Page 129</p> <p>1 COMMISSIONER BROCK: And --</p> <p>2 CHAIRMAN WALKER: Commissioner Brock, please.</p> <p>3 COMMISSIONER BROCK: -- Mr. Chair that's what</p> <p>4 I thought, too. I really did, because that's what</p> <p>5 we do for staff. So I just assumed that's what we</p> <p>6 were going to do is the fiscal year.</p> <p>7 CHAIRMAN WALKER: For institutional</p> <p>8 knowledge, there were reasons that the then board</p> <p>9 wanted to do that evaluation at year-end by</p> <p>10 year-end, which kind of got us off-cycle.</p> <p>11 Because, if memory serves, you know,</p> <p>12 Ms. Hodges and Mr. Alexander, we had this debate</p> <p>13 then. The more I'm thinking about this this is</p> <p>14 not consistent with what we were doing.</p> <p>15 But the board wanted an evaluation done</p> <p>16 on Mr. Alexander by calendar year 2022,</p> <p>17 and we just never did it.</p> <p>18 COMMISSIONER HOROVITZ: Okay.</p> <p>19 CHAIRMAN WALKER: Mr. Alexander, is this --</p> <p>20 CEO: Yes. I think the spirit of it --</p> <p>21 because we go fiscal years, I was underneath the</p> <p>22 impression that basically every fiscal year</p> <p>23 -- because that is where the budget is.</p> <p>24 And then that, because the board over the</p> <p>25 last several years has been extremely late in</p>	<p style="text-align: right;">Page 131</p> <p>1 form. It's a good motion.</p> <p>2 I would just ask you, since this wasn't on</p> <p>3 the agenda, to open it up for public comment.</p> <p>4 CHAIRMAN WALKER: It was I guess --</p> <p>5 the CEO evaluation was. I guess, technically,</p> <p>6 the compensation question was not.</p> <p>7 As such, before we call the --</p> <p>8 MS. HODGES: I thought it was added today.</p> <p>9 So that's why I'm saying -- it may be on your</p> <p>10 written agenda before you, but, from a public</p> <p>11 review standpoint, I thought it was just on there</p> <p>12 and added today.</p> <p>13 CHAIRMAN WALKER: I think you're right,</p> <p>14 Ms. Hodges.</p> <p>15 MS. HODGES: But, anyway, if you can just be</p> <p>16 cautious and err on the side of caution,</p> <p>17 that would be great.</p> <p>18 Thank you so much.</p> <p>19 CHAIRMAN WALKER: So I will go ahead and open</p> <p>20 this up then for public comment.</p> <p>21 We have a motion before us, just for review,</p> <p>22 which would increase Mr. Alexander's salary</p> <p>23 to \$250,000 with the one-time bonus of \$35,000</p> <p>24 effective October 1, 2023 --</p> <p>25 COMMISSIONER SHOUP: '22.</p>
<p style="text-align: right;">Page 130</p> <p>1 getting these evaluations done, that at least that</p> <p>2 they have the document done by December of that</p> <p>3 year.</p> <p>4 CHAIRMAN WALKER: Yes.</p> <p>5 CEO: But, unfortunately, it didn't happen.</p> <p>6 COMMISSIONER HOROVITZ: Okay.</p> <p>7 CHAIRMAN WALKER: Ms. Hodges, from a legal</p> <p>8 perspective, is this enough for you to make this</p> <p>9 happen?</p> <p>10 MS. HODGES: Yes. It certainly is.</p> <p>11 And I agree with Dwayne. I think the intent</p> <p>12 here should be you get a fiscal year period</p> <p>13 completed, and then, within that fiscal year,</p> <p>14 a certain amount of days -- 90 days --</p> <p>15 you then do the evaluation.</p> <p>16 So I know you had mentioned coming together</p> <p>17 in June, but really normally you would get through</p> <p>18 the fiscal year period of evaluation.</p> <p>19 And then you have a certain amount of time as</p> <p>20 a board -- 30 days, 60 days, 90 days -- to do the</p> <p>21 review, and, currently, your contract contemplates</p> <p>22 I think the 90 days within the end of the fiscal</p> <p>23 year.</p> <p>24 CHAIRMAN WALKER: I think you're right.</p> <p>25 MS. HODGES: So, yes. You're in good proper</p>	<p style="text-align: right;">Page 132</p> <p>1 CHAIRMAN WALKER: -- thank you.</p> <p>2 I'll open it up for public comment.</p> <p>3 Is there any public comment either online or</p> <p>4 in-person?</p> <p>5 (no response)</p> <p>6 CHAIRMAN WALKER: Anything online?</p> <p>7 (no response)</p> <p>8 CHAIRMAN WALKER: Great. Thank you.</p> <p>9 Hearing none I'll close public comment.</p> <p>10 Is there anymore conversation or debate</p> <p>11 around the motion?</p> <p>12 (no response)</p> <p>13 CHAIRMAN WALKER: Hearing none I'll call the</p> <p>14 question.</p> <p>15 All those in favor signify by saying, "Aye."</p> <p>16 COMMISSIONER HOROVITZ: Aye.</p> <p>17 COMMISSIONER GREEN: Aye.</p> <p>18 COMMISSIONER BROCK: Aye.</p> <p>19 COMMISSIONER SHOUP: Aye.</p> <p>20 CHAIRMAN WALKER: Any opposition?</p> <p>21 (no response)</p> <p>22 CHAIRMAN WALKER: Hearing none the resolution</p> <p>23 is so moved and passed.</p> <p>24 Mr. Alexander, thank you. I'll leave it to</p> <p>25 you and Ms. Hodges and whoever needs to work on</p>

Page 133	<p>1 this -- HR -- to make sure we have an updated 2 document, and then we'll go from there. 3 CEO: Okay. 4 CHAIRMAN WALKER: Thank you. 5 "Board Stipend," on "Old Business." 6 I'm not sure that we've ever really truly 7 gotten to a resolution on this, other than to say, 8 you know, if we can reimburse for certain 9 out-of-pocket expenses and make resources 10 available and, as long as it's consistent, 11 each board member or Commissioner has this 12 opportunity. And, whether or not we choose to 13 utilize it or not is in our discretion. 14 I believe that is from a high level, 15 Mr. Alexander, where we ultimately got to with 16 Ms. Hodges. 17 Mr. Alexander; is that correct? 18 Ms. Hodges; is that correct? 19 MS. HODGES: Correct. That's correct. 20 And Dwayne and I had some conversations about this 21 earlier. There is language in your Ordinance Code 22 that provides that a commissioner may not -- 23 shall not receive compensation but may receive 24 reimbursement for reasonable expenses, including 25 travel to perform the duties of being a board</p>	Page 135	<p>1 compensation, but you can reimburse for certain 2 expenses, in-town expenses included, but they're 3 limited by Chapter 112. 4 So, you know, this is appropriate, 5 especially if the board maybe, you know, 6 is running patience thin with the robust 7 discussion. 8 You can defer this to the Finance Committee, 9 and maybe your Finance Committee could drill down 10 and then come back with a policy for the board to 11 approve. 12 Because what I would like to have on the 13 record -- this is another one of those things 14 where, if I had my inspector general or 15 City Council auditors looking at this, I would 16 really want to make sure that whatever expenses 17 that we are allowing as a reasonable expense 18 that we are able to show that these are expenses 19 that are actually tied back to the board duties of 20 commissioners, whether that's printing costs, 21 computer costs, whatever the costs may be. 22 We just need to make sure that the reasonable 23 expenses are reasonable expenses that we can tie 24 back to your duties as commissioners. 25 CHAIRMAN WALKER: So, Mr. Alexander and</p>
Page 134	<p>1 member. 2 And then there is an AGO opinion I think 3 that concerned maybe some commissioners having to 4 do with travel costs, but we're still limited as a 5 board by an AGO opinion specifically that spoke 6 to Jacksonville -- to housing authorities that 7 indicated that the travel limitations on 8 reimbursement are still pertinent to this board. 9 So this board isn't allowed to get 10 reimbursement for in-city travel. If you were 11 traveling out of the city, you would be getting 12 reimbursement for plane tickets and gas mileage 13 and that sort of thing. 14 But, within the city pursuant to the Florida 15 Statutes as we interpret them, those reimbursement 16 costs are not allowed. 17 And so I've given Dwayne -- and he's done 18 some research. He actually came back with the 19 housing authority in New York that gives -- 20 I think the stipend was \$500 for the Chair and 21 350 for each of the commissioners per month. 22 Dwayne, correct me if I'm wrong. 23 Again, that's New York. New York may not 24 have the same statutory limitations that we do, 25 that, you know, blatantly say you can't give any</p>	Page 136	<p>1 Ms. Hodges, in lieu of going to Finance Committee 2 direct, what I'd like to do -- and I'll entertain 3 any other commissioner's thoughts here -- 4 is I'd like you-all to come up with a policy and 5 proposal to put in front of the Finance Committee 6 who can then review and vet it, as opposed to 7 going to the Finance Committee to debate this 8 about what should or shouldn't be included. 9 Because, at the end of the day, I think 10 your team, Mr. Alexander, is going to be able to 11 give more specific guidance and then bring it to 12 the Finance Committee -- a proposal in writing 13 -- that says, "This is what we want to do for 14 their consideration," so we can move this agenda 15 item. 16 And I'd like that for the next board meeting, 17 please, which means it needs to make to the 18 Finance Committee, when, third Wednesday of the 19 month? 20 COMMISSIONER HOROVITZ: The third Wednesday. 21 CHAIRMAN WALKER: Commissioner Brock, 22 I told you last meeting we were going to move that 23 item. 24 COMMISSIONER BROCK: (no response) 25 CHAIRMAN WALKER: Great.</p>

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1 Commissioners, any other business?
 2 I'll give a quick couple of Chair updates
 3 and just try and keep it as brief as possible.
 4 One, I did mention that with the Las Vegas Housing
 5 Authority ...
 6 Mr. Alexander, thank you. Fred and Lewis
 7 were amazing. Great ideas. I would like to
 8 follow up with them and invite them to
 9 Jacksonville.
 10 They have some interesting stuff that they're
 11 doing, but also, as interesting, I think they
 12 could benefit from our intelligence on running
 13 our own assets and being a resource there.
 14 It would be great if we could have them
 15 at a board meeting. Lewis mentioned -- who is the
 16 CEO there -- mentioned bringing his Board Chair
 17 with him and Fred.
 18 I think it would be great opportunity to,
 19 you know, notice a meeting, kick some ideas around
 20 and talk with them.
 21 CEO: Okay.
 22 CHAIRMAN WALKER: So thank you very much for
 23 that. They are doing some really amazing things
 24 in Las Vegas relative to senior programming and
 25 finding ways to stretch their dollars even further


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1 than us.
 2 They're a bit smaller, from a revenue
 3 perspective than what we are, but actually own
 4 more units than what we do. So it's interesting,
 5 it was a great visit. I really appreciate that.
 6 The other thing on my list just for comment
 7 was Ms. Hodges and Mr. Alexander circulated the
 8 Live Local Act, and give me 1 second. We talked
 9 about this previously at our last Asset Management
 10 Committee Meeting I think. It was around what the
 11 Live Local Act does.
 12 It's not as specific to housing authorities,
 13 as I hoped it was going to be, but it does
 14 certainly provide information about tax
 15 exemptions, new ways to look at transactions.
 16 Definitely, there's a provision in the act
 17 which does require the City Council to enact an
 18 ordinance.
 19 I would ask Mr. Alexander for you to get with
 20 Commissioner Carlucci, Sr., and ask him or get an
 21 idea of whether or not City Council intends to
 22 pursue that.
 23 Because I would think that, on behalf of the
 24 housing authority, we would be very interested in
 25 seeing that ordinance passed.

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1 For context, that ordinance provides certain
 2 tax exemptions if you build certain affordable
 3 units at certain thresholds and set-asides for
 4 for-profit developers having nothing to do with
 5 us.
 6 So I do think that would be something,
 7 Mr. Alexander, if you can get a gauge on the
 8 City Council to see what their intent is with that
 9 ordinance, that would be fantastic.
 10 I think that wraps up my thoughts.
 11 I'll open it up to the commissioners here.
 12 Any other items on today's agenda or that
 13 you'd like to discuss?
 14 (no response)
 15 CHAIRMAN WALKER: Hearing none I will go
 16 ahead and hold us in adjournment.
 17 Thank you very much for everyone's time.
 18 I appreciate you.
 19 (Whereupon, the JHA Board of Commissioners
 20 Meeting concluded at 4:14 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 at Jacksonville Housing
 8 Authority, 1300 North Broad Street, Jacksonville,
 9 Florida, and via Teams, and that the transcript to the
 10 best of my ability is a true and complete record of my
 11 stenographic notes.
 12 Dated this 4th day of May, 2023.
 13
 14 
 15
 16 Carol DeBee Martin
 17 Notary Public State of Florida
 18 My Commission: HH 038064
 19 Expires: 12-29-2024
 20
 21
 22
 23
 24
 25