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6 JACKSONVILLE HOUSING AUTHORITY  
7 BOARD OF COMMISSIONERS MEETING  
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10 TAKEN: Monday, February 27, 2023  
11 TIME: 2:01 p.m. to 3:14 p.m.  
12 PLACE: Jacksonville Housing Authority  
13 1300 North Broad Street  
14 Jacksonville, Florida 32202  
15 Taken by Carol DeBee Martin, court reporter.  
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1 APPEARANCES:  
2 DWAYNE ALEXANDER, PRESIDENT/CEO  
3 CHAIRMAN CHRISTOPHER WALKER  
4 COMMISSIONER HARRIET BROCK  
5 COMMISSIONER CRAIG SHOUP  
6 COMMISSIONER HEATHER HOROVITZ  
7 LAWSIKIA HODGES, ESQUIRE (OGC)  
8 EVANN MORRIS  
9 ANTONIO PEREZ  
10 LINDA SIMS  
11 DENNIS LOHR, CFO  
12 GREGORY WILLIAMS  
13 COLENE ORSINI  
14 KORTE PARDE, ESQUIRE,  
15 CATHY HUNT  
16 TODD AUBUCHON  
17 REYNOLD PETERSON  
18 DANIEL MITCHELL  
19 VANESSA DUNN  
20 SHAWNTARA LEE  
21 MOLLIE STEWART, ESQUIRE, (JALA, Inc.)  
22 DEJA PETTIFORD (public comment speaker)  
23 12021 McCormick Road, Apartment 1205  
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1 PROCEEDINGS  
2 February 27, 2023 2:01 p.m.  
3 CHAIRMAN WALKER: Good afternoon,  
4 everybody. Apologies for my tardiness.  
5 By my clock, it's 2:01. I'll go ahead and call  
6 to order the Jacksonville Housing Authority  
7 Board of Commissioners Meeting for Monday,  
8 February 27th.  
9 At this time, I will go ahead and open it up  
10 for public comment.  
11 Is there anybody here from the public,  
12 either here, online or anything else, that would  
13 like to comment?  
14 (no response)  
15 CHAIRMAN WALKER: One day this will get  
16 interesting. One day.  
17 Hearing none I'll go ahead and close public  
18 comment, if there's nothing else.  
19 We have the meeting minutes from our last  
20 meeting. I did take a look at those prior to  
21 arriving.  
22 Were there any other questions or comments on  
23 those meeting minutes before we speak,  
24 Commissioners?  
25 COMMISSIONER BROCK: No, sir.

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1 CHAIRMAN WALKER: Hearing none, could I get a  
2 motion to approve the minutes, please?  
3 COMMISSIONER BROCK: I make a motion,  
4 Mr. Chair.  
5 CHAIRMAN WALKER: I have a motion to approve  
6 the prior meeting minutes.  
7 Can I have a second?  
8 COMMISSIONER HOROVITZ: Second.  
9 CHAIRMAN WALKER: Second.  
10 Is there any discussion?  
11 (no response)  
12 CHAIRMAN WALKER: All those in favor signify  
13 by saying, "Aye."  
14 COMMISSIONER BROCK: Aye.  
15 COMMISSIONER HOROVITZ: Aye.  
16 COMMISSIONER SHOUP: Aye.  
17 CHAIRMAN WALKER: Aye.  
18 Any opposition?  
19 Hearing none, the minutes are approved.  
20 I wanted to talk about -- just from the  
21 Chair's comments for a second, I don't know how  
22 many folks have been following what is referred  
23 to as SB 102 with the Live Local Act.  
24 In your board packet, you should have  
25 received a draft of a letter. This is a letter

<p style="text-align: right;">Page 5</p> <p>1 that I put together along with Mr. Alexander's  2 input and then also running it by OGC,  3 which documents some thoughts I had relative to  4 SB 102.</p> <p>5 As a quick summary, SB 102 or the Live Local  6 Act is an act that's being introduced to the  7 Florida House and Senate and should be voted on  8 here or at least brought to the table or the floor  9 in this next legislative session.</p> <p>10 And long story short what it does is it  11 grants certain incentives to private party  12 developers to develop alongside nonprofits  13 affordable housing.</p> <p>14 There's opportunity for real estate tax  15 exemptions. There is opportunities for  16 enhanced funding.</p> <p>17 What it did not do, in my humble opinion,  18 was elaborate on how a housing authority could  19 participate in that sort of an engagement.</p> <p>20 So this letter, if you've had a chance to  21 read it, basically outlines some things that,  22 in my review of the bill, are not addressed or  23 silent or could use clarity on.</p> <p>24 So, you know, a lot of that deals with,  25 you know, being able to participate in a joint</p>	<p style="text-align: right;">Page 7</p> <p>1 talking about this. And I'm completely supportive  2 of us putting a little pressure or trying to  3 position that we want to have more of a role in  4 the affordable housing in the city.</p> <p>5 So everything that you just outlined,  6 if Ms. Hodges agrees, I'm --</p> <p>7 CHAIRMAN WALKER: Yes. And I will say,  8 for Ms. Hodges that, if Ms. Hodges doesn't agree  9 or disagrees with anything -- Ms. Hodges reviews  10 to make sure we're not overstepping our legal  11 authority.</p> <p>12 And there's nothing legally and materially  13 inaccurate in the letter. correct, Ms. Hodges?</p> <p>14 MS. HODGES: With policy.</p> <p>15 CHAIRMAN WALKER: Yes.</p> <p>16 MS. HODGES: You wouldn't want to advocate  17 to Tallahassee. It's totally a policy.</p> <p>18 CHAIRMAN WALKER: Yes. It's a policy call on  19 our behalf.</p> <p>20 To that point, though -- and I'm happy to go  21 down through the points -- you know, again,  22 this is something that I have been following  23 quite closely, not that that should one way or the  24 other say you should or shouldn't.</p> <p>25 But it's something that, when I looked at it,</p>
<p style="text-align: right;">Page 6</p> <p>1 venture.</p> <p>2 Being the organization that gets a right of  3 first refusal on these surplus land funds making  4 us the party -- there's a local ordinance that  5 could be adopted by the county that needs to be  6 overseen making us the party to be able to oversee  7 that ordinance and the implementation around the  8 affordability components.</p> <p>9 So what I wanted to do is offer this to the  10 board today for discussion, and assuming,  11 you know, how that discussion goes --  12 or ask questions or comments -- we could look to  13 approve via resolution the letter and support the  14 letter that would be sent out to the legislative  15 -- to the group. So we could attach that to the  16 actual letter.</p> <p>17 Are there any questions, comments or  18 thoughts on this?</p> <p>19 I know that's a lot to throw at everybody  20 last-minute.</p> <p>21 Was this circulated with the board packets?  22 CEO: Yes.</p> <p>23 CHAIRMAN WALKER: Thank you.</p> <p>24 COMMISSIONER HOROVITZ: And I apologize.  25 I didn't have a chance to review, but we've been</p>	<p style="text-align: right;">Page 8</p> <p>1 I went (gestured).</p> <p>2 Again, the group that's supposed to be the  3 vanguard of affordable housing -- there is not any  4 really mention of that group, not just in  5 Jacksonville, but across the state in this bill,  6 which I was kind of like, "It doesn't really  7 match."</p> <p>8 So we can demur this. I just wanted to bring  9 it up for the board's comments -- my Chair's  10 comments, if there's anything with respect to  11 that, but we can demur this until later if you  12 would like some time to review it. You know,  13 during the rest of our meeting, we can certainly  14 do that.</p> <p>15 COMMISSIONER HOROVITZ: I have one question.  16 You mentioned that you want the housing  17 authority to have right of first refusal,  18 but doesn't the CLT have the right of first  19 refusal?</p> <p>20 CHAIRMAN WALKER: So the way the bill is  21 currently written it will direct that the various  22 counties must put together a list and distribute  23 that list for basically public sale.</p> <p>24 What I suggested is, "That's great, but there  25 should be a policy that says that list should be</p>

<p style="text-align: right;">Page 9</p> <p>1 -- if you're really going to use it for affordable  2 housing -- and that's what it's dedicated towards  3 -- that list should, in my opinion, be published  4 to a housing authority, if there is one in the  5 jurisdiction, for basically right of first  6 refusal.  7 And say, "Hey, we are the organization that's  8 supposed to be doing this. Why are you going to  9 give this land to somebody else?"  10 There is also something that -- I've seen  11 this happen before. There is no requirement  12 that any of the groups -- that, if you buy land  13 of that surplus land list, there is no requirement  14 that you have to actually commence construction  15 within a certain period of time.  16 So what a lot of these groups in other  17 states, not necessarily here -- they sell this  18 land and then land bank it. They just sit on it  19 and do nothing with it.  20 So one of my suggestions is there should  21 be -- within 24 months of the conveyance,  22 there should be a shovel in the dirt somewhere,  23 you know, to actually move these things forward.  24 So those were two of the biggies. I'm just  25 going right down through, if you look really</p>	<p style="text-align: right;">Page 11</p> <p>1 there, and then it follows in line that those  2 projects should then become restate tax exempt,  3 which is what this bill is really dealing with.  4 Probably a third to half of the bill is dealing  5 with real estate tax exemptions in furtherance of  6 affordable housing. So that's Point No. 1.  7 Point No. 2, you know, Dwayne has talked  8 about this, and we've talked about this at prior  9 meetings where, you know, serving at --  10 you know, Dwayne might serve as an executive  11 director for another housing authority or,  12 you know, St. Johns County or Clay County or  13 Nassau County that doesn't have a housing  14 authority -- being able to specifically enter  15 into interlocal agreements, you know, with local  16 governmental bodies, not necessarily just the  17 housing agency of a local governmental body,  18 you know, making it clear that you can do those  19 things.  20 Point No. 3, again, I mentioned the statute  21 authorizes the counties to enact an ordinance  22 that, if you apply and do certain things,  23 you will receive tax exemption and also basically  24 a priority bill for affordable housing.  25 It states that a local agency should be</p>
<p style="text-align: right;">Page 10</p> <p>1 quickly.  2 My Point No. 1 was -- and we've talked about  3 this in prior board meetings. I don't know if  4 this board has really discussed this in detail,  5 but there is a question or lack of clarity in  6 FS-21, which says what happens if a housing  7 authority participates in a public private  8 venture relative to real estate taxes or something  9 else.  10 Does that qualify for real estate tax  11 exemption?  12 Does that not qualify for real estate tax  13 exemption?  14 And, specifically, I would love to see that  15 it's a specific -- it's a specific enabling point  16 that says, "Hey, a housing authority can  17 engage with a third party in the furtherance  18 of housing."  19 I'm also not naive having done this for a  20 living that it shouldn't just be that the housing  21 authority serves is a .1 percent partner and gets  22 nothing back.  23 Right?  24 There should be some parameters around that.  25 So those were just some suggestions that I had</p>	<p style="text-align: right;">Page 12</p> <p>1 tasked with overseeing the applications and  2 reviewing of the applications.  3 To which I said, "Well, wait a minute.  4 We already do that."  5 So provide that the housing authorities can  6 actually oversee and process those applications.  7 I mentioned the inventory list, which is  8 No. 4.  9 I mentioned No. 5, which should be commenced  10 in 24 months.  11 There is talk about these land use  12 restrictions. Under FS-196 -- I think it's -196  13 -- I'm pretty sure it's -196 -- they talk about  14 the fact that a nonprofit would be exempt from  15 real estate taxes, but it's not clear if you have  16 to have a land use restriction issued by  17 Florida Housing Finance Corporation.  18 And so part of the issue is that you've  19 got assessors across the state that will take the  20 position -- "Well, even though you are an  21 affordable housing organization, you've restricted  22 your land -- actually more restricted than what  23 would be required in certain LIHTC transactions --  24 because that land use restriction was not issued  25 by Florida Housing Finance Corporation. You're</p>

Page 13	<p>1 not automatically exempt.</p> <p>2 To which I've said, "I don't think that's the</p> <p>3 intent of what the legislature was getting at."</p> <p>4 So clarifying that, why is that important to</p> <p>5 us?</p> <p>6 Ability Housing that we could partner with,</p> <p>7 other nonprofits that we would partner with and</p> <p>8 work with would then be exempt.</p> <p>9 I see there are question marks in my letter.</p> <p>10 It's a good thing I didn't send it yet.</p> <p>11 COMMISSIONER HOROVITZ: I was going to ask if</p> <p>12 there's more for a reason.</p> <p>13 CHAIRMAN WALKER: Yes. Because it was a</p> <p>14 really interesting point, Commissioner.</p> <p>15 There was four question marks, because I was</p> <p>16 really thinking about that one.</p> <p>17 COMMISSIONER HOROVITZ: So you have two too</p> <p>18 many.</p> <p>19 CHAIRMAN WALKER: It goes back to the --</p> <p>20 No. 7 goes back to my point earlier. A joint</p> <p>21 venture should be exempt.</p> <p>22 No. 8 -- this one is a pet peeve,</p> <p>23 which I think is important. A lot of --</p> <p>24 Florida does not require that your assessors give</p> <p>25 you what's called, "a predetermination letter."</p>	Page 15	<p>1 for that 90-day window to open.</p> <p>2 And then, you know, if FHFC doesn't get</p> <p>3 back to you in time or, you know -- or if,</p> <p>4 you know, their backlog -- or whatever ...</p> <p>5 so my recommendation was basically a rolling</p> <p>6 submission as opposed to a window.</p> <p>7 COMMISSIONER SHOUP: My question would be,</p> <p>8 have your points -- I'm looking at all this on the</p> <p>9 senate side -- has it all been looked at compared</p> <p>10 to the substitute they just did on Friday?</p> <p>11 CHAIRMAN WALKER: Yes. The substitute</p> <p>12 doesn't completely address all of these points.</p> <p>13 It hints at them, but, again, it doesn't</p> <p>14 specifically address these points.</p> <p>15 I think, to your point, Commissioner Shoup</p> <p>16 -- I think that's part of the conversation I want</p> <p>17 to trigger, which is I'm sure there are advocates</p> <p>18 of the bill out there appointing.</p> <p>19 But I think we can point to five to</p> <p>20 seven -- whatever the number was -- nine --</p> <p>21 nine, specific things that, as an agency,</p> <p>22 I know we run into, because we've run into them</p> <p>23 and asking them to detail that a little bit more.</p> <p>24 COMMISSIONER SHOUP: My other question --</p> <p>25 has anybody checked with the city administration?</p>
Page 14	<p>1 So you can think that you've complied with</p> <p>2 all of the aspects that would check the box to get</p> <p>3 you an exemption, but, for whatever reason,</p> <p>4 somebody may come back, and say, "No. You're not</p> <p>5 actually exempt."</p> <p>6 By mandating that an assessor has to review</p> <p>7 an application, provide a predetermination letter,</p> <p>8 you can know in advance whether or not you</p> <p>9 actually have the exemption and, therefore,</p> <p>10 whether or not your deal actually exists.</p> <p>11 Most lenders will not let you underwrite an</p> <p>12 exemption unless you can demonstrate that,</p> <p>13 you know, a county has prereviewed it.</p> <p>14 And then, last but not least, FHFC,</p> <p>15 which is Florida Housing Finance Corp. --</p> <p>16 they will be an organization which is required to</p> <p>17 review certain applications for other types of</p> <p>18 exemptions.</p> <p>19 My point there is they wanted to have a</p> <p>20 window for those types of applications; however,</p> <p>21 a window is a very difficult thing to pursue</p> <p>22 in the real estate world, because deals are</p> <p>23 rolling. It's not always that you can fit within</p> <p>24 that 90-day window, and, as a result, you can have</p> <p>25 deals that die on the vine because you're waiting</p>	Page 16	<p>1 Is this on their radar in the legislative</p> <p>2 world?</p> <p>3 CHAIRMAN WALKER: I've asked around.</p> <p>4 At the advice of folks, I've asked around.</p> <p>5 Nobody seems to be advocating one way or another.</p> <p>6 I think that, at best, we're supportive,</p> <p>7 but silent on an advocacy standpoint.</p> <p>8 At least, that's what I've heard locally.</p> <p>9 COMMISSIONER SHOUP: Just my other</p> <p>10 observation -- probably Senator Bradley would be</p> <p>11 our best. She's been on both the subcommittees</p> <p>12 that have had the votes on this so far. So ...</p> <p>13 CHAIRMAN WALKER: I would think.</p> <p>14 And, if the board authorizes this, one of the</p> <p>15 things that I would then want to direct Dwayne to</p> <p>16 do is to reach out to the folks on this letter</p> <p>17 -- anybody that, you know, we have dealings with</p> <p>18 from a legislative side -- to make sure he</p> <p>19 contacts them, and says, "Hey, I wanted to make</p> <p>20 sure you've seen the letter. You know, call us if</p> <p>21 you have questions. Call us if you want to</p> <p>22 communicate with us."</p> <p>23 Again, I think this is one of these once in</p> <p>24 a lifetime opportunities to have a say in</p> <p>25 something that could actually directly impact this</p>

Page 17	<p>1 agency.</p> <p>2 So I figured, "Why not?"</p> <p>3 And we could talk about this more in detail</p> <p>4 assuming we approve a resolution.</p> <p>5 So any other comments on this?</p> <p>6 This is just Chair's comments at this point.</p> <p>7 (no response)</p> <p>8 CHAIRMAN WALKER: I have two more items,</p> <p>9 which I will open up, as they're not on the</p> <p>10 agenda. I will open them up to public comment.</p> <p>11 The first is Mr. Alexander's -- give me</p> <p>12 1 second -- where is it? -- Mr. Alexander's</p> <p>13 review.</p> <p>14 I did receive most, if not all, of your</p> <p>15 reviews. I am still tabulating those and making</p> <p>16 sure that we're all talking the same way.</p> <p>17 There is nothing to present at this point;</p> <p>18 however, I will say Mr. Alexander did his</p> <p>19 self review.</p> <p>20 In the next week or so, I'll be circulating</p> <p>21 the full packet along with kind of a summary of</p> <p>22 what everybody has put together.</p> <p>23 Overall, which I don't mind saying,</p> <p>24 will be reflected in the packet. Mr. Alexander</p> <p>25 was very well-received.</p>	Page 19	<p>1 there were still statements directed towards</p> <p>2 Mr. Alexander.</p> <p>3 In order to make sure we are prim and proper,</p> <p>4 it is my recommendation, after speaking with</p> <p>5 Mr. Alexander and OGC, that we engage an outside</p> <p>6 law firm to do an independent review and give us a</p> <p>7 summary report on what, if anything, in that</p> <p>8 letter, you know, sticks out to them.</p> <p>9 At the encouragement of OGC, I believe we</p> <p>10 have Constangy --</p> <p>11 MS. HODGES: Correct.</p> <p>12 CHAIRMAN WALKER: -- Constangy, who is our</p> <p>13 HR law firm who does our Collective Bargaining</p> <p>14 Agreement, would be the recommended party.</p> <p>15 They would ultimately, with the board's</p> <p>16 consent, report to me via OGC to make sure that,</p> <p>17 you know, there's separations of everything.</p> <p>18 And we would just want to wrap that up as</p> <p>19 efficiently as possible. Obviously, we want to</p> <p>20 look at, you know, the statements that were</p> <p>21 made, but, again, I think it's important that we</p> <p>22 just put a tie on that -- no need to go through</p> <p>23 necessarily OIG.</p> <p>24 To my knowledge, there hasn't been anything</p> <p>25 submitted there or anything like that, but it's</p>
Page 18	<p>1 I certainly appreciate what you've done for</p> <p>2 us, but, since it is a public matter and I haven't</p> <p>3 had a chance to consolidate everything, I didn't</p> <p>4 want to give a varying degree of everything today.</p> <p>5 So Kort is helping me to consolidate all that</p> <p>6 information so I have a chance to review it with</p> <p>7 Mr. Alexander and present at the next board</p> <p>8 meeting a formal set of recommendations.</p> <p>9 We are faster than we were last year,</p> <p>10 but still behind the eight ball. So we will</p> <p>11 continue to be better about that, Mr. Alexander.</p> <p>12 So my apologies.</p> <p>13 Next on my list I'm going to add --</p> <p>14 which this will be a discussion which we need to</p> <p>15 have.</p> <p>16 So last week we had a letter from a</p> <p>17 Ms. Jackie Harris that was presented as well as</p> <p>18 communications. I believe she spoke during public</p> <p>19 comment.</p> <p>20 In reviewing that matter in more detail,</p> <p>21 I had asked Mr. Alexander and Kort to do basically</p> <p>22 an internal summary.</p> <p>23 After talking with OGC and talking with</p> <p>24 Mr. Alexander, while the majority of that</p> <p>25 communication was directed at another individual,</p>	Page 20	<p>1 just to document it and make sure we've done our</p> <p>2 diligence from a board level.</p> <p>3 So, with that, I'll open that up, Number One,</p> <p>4 for public comment.</p> <p>5 Is there public comment on this matter?</p> <p>6 (no response)</p> <p>7 CHAIRMAN WALKER: We welcome and encourage</p> <p>8 public comment.</p> <p>9 Hearing none I'll close public comment.</p> <p>10 Commissioners, would you guys like to discuss</p> <p>11 this?</p> <p>12 Alternatively, I would like a motion for --</p> <p>13 I guess it would be -- JHA via OGC to engage</p> <p>14 Constangy for the limited purpose of reviewing</p> <p>15 this letter and providing a summary report,</p> <p>16 which would be then received by me and presented</p> <p>17 to the board as a whole.</p> <p>18 COMMISSIONER SHOUP: Do we have any cost</p> <p>19 estimate on this?</p> <p>20 CHAIRMAN WALKER: Not at this time.</p> <p>21 I don't think it would be unreasonable for us as a</p> <p>22 board to set a number.</p> <p>23 You know, it's one of those things.</p> <p>24 We want to be thorough, but, in the same vein,</p> <p>25 we are not necessarily looking for a \$100,000</p>

Page 21	<p>1 report.</p> <p>2 So I would say that, you know, if the board</p> <p>3 wants to give a not-to-exceed number, we can</p> <p>4 certainly do that, and, if they need more,</p> <p>5 you know, they can come back and ask for it.</p> <p>6 But, Commissioner, I tend to agree with you.</p> <p>7 This is something that, you know, if their</p> <p>8 billable rate is \$500 an hour at, you know,</p> <p>9 10 hours, that's 5,000. 20 hours is 10,000.</p> <p>10 15 hours is 7500.</p> <p>11 So I'm not sure -- and maybe OGC would have a</p> <p>12 thought on how long something like this takes.</p> <p>13 MS. HODGES: Yeah. I mean it really just</p> <p>14 depends. I'll tell you that -- Dwayne, it's my</p> <p>15 understanding that we have an existing engagement</p> <p>16 with Constangy that already has dollars on it.</p> <p>17 Even if we needed to add money to it,</p> <p>18 this would clearly fall below the threshold that</p> <p>19 would require board approval.</p> <p>20 But the other piece I want you to know is</p> <p>21 that OGC supervises outside counsel. So we are</p> <p>22 looking at the bills. We are nitpicking the</p> <p>23 bills.</p> <p>24 So the likelihood of there being some</p> <p>25 overindulgence of fees on this type of a matter --</p>	Page 23	<p>1 I'm not saying that every complaint</p> <p>2 should go to this level, but, you know, given it</p> <p>3 was a former employee, given that she made public</p> <p>4 statements, given that she wrote the letter,</p> <p>5 I think this merits at least a summary review</p> <p>6 just to make sure.</p> <p>7 So, Commissioner Brock.</p> <p>8 COMMISSIONER BROCK: Yes. Mr. Chair,</p> <p>9 I heard you say you were going to seek for outside</p> <p>10 counsel.</p> <p>11 Is this going to fall up under our 360</p> <p>12 evaluation for our employees?</p> <p>13 I was just wondering. That was all.</p> <p>14 Was that going to be a part of it?</p> <p>15 CHAIRMAN WALKER: So the answer would be,</p> <p>16 "No," because our evaluation period was for 2022.</p> <p>17 COMMISSIONER BROCK: Uh-huh.</p> <p>18 CHAIRMAN WALKER: So this would technically</p> <p>19 fall in the '23 employment realm.</p> <p>20 COMMISSIONER BROCK: Okay.</p> <p>21 CHAIRMAN WALKER: So, if anything were to</p> <p>22 come of it, my suspicion would be that would be</p> <p>23 where, you know, any evaluation comments would be</p> <p>24 made.</p> <p>25 COMMISSIONER BROCK: Okay, okay.</p>
Page 22	<p>1 we're not even expecting that.</p> <p>2 We've been working with Constangy for years</p> <p>3 now. So I don't see the need to put a</p> <p>4 not-to-exceed amount on something like this,</p> <p>5 and I didn't get the indication from my labor and</p> <p>6 employment lawyers that it would be even beyond a</p> <p>7 few weeks, pending the workload, of course,</p> <p>8 of Constangy.</p> <p>9 Right?</p> <p>10 Assuming they have the time.</p> <p>11 CHAIRMAN WALKER: Again, I think, if you-all</p> <p>12 read the letter, which I think was circulated,</p> <p>13 was it not, Dwayne? --</p> <p>14 CEO: Yes.</p> <p>15 CHAIRMAN WALKER: -- if you read the</p> <p>16 letter -- and I've reread it a couple of times --</p> <p>17 you know, my thought process here was a lot of</p> <p>18 that was directed in a different direction.</p> <p>19 However, at the end of the letter,</p> <p>20 there were certain, you know, statements made</p> <p>21 about people being aware of certain conduct.</p> <p>22 I think, for me, that's the big --</p> <p>23 making sure that we are dotting our i's and</p> <p>24 crossing our t's.</p> <p>25 Right?</p>	Page 24	<p>1 COMMISSIONER HOROVITZ: So that ask is for</p> <p>2 them to review the letter or to investigate</p> <p>3 everything listed in it?</p> <p>4 CHAIRMAN WALKER: Not everything listed in</p> <p>5 that letter. What I'm more interested in</p> <p>6 making sure we investigatte is the accusations</p> <p>7 against Mr. Alexander, to address what we believed</p> <p>8 to be unfounded accusations.</p> <p>9 But we should have an independent report</p> <p>10 since, you know, "Everybody rolls up to</p> <p>11 Mr. Alexander," is the thought process.</p> <p>12 COMMISSIONER BROCK: Mr. Chair.</p> <p>13 CHAIRMAN WALKER: Sorry. Yes.</p> <p>14 COMMISSIONER BROCK: I mean, like you,</p> <p>15 my concern was the latter part of the letter when</p> <p>16 it talked about we possibly can get into a</p> <p>17 lawsuit. I was kind of, you know, concerned about</p> <p>18 that part.</p> <p>19 CHAIRMAN WALKER: Yes. I mean and I don't</p> <p>20 mind telling you, Mr. Alexander and I spoke about</p> <p>21 this, and the point of this is to be -- you know,</p> <p>22 we operate in transparent function. We operate as</p> <p>23 a team. There are expectations.</p> <p>24 You know, we all believe that there is</p> <p>25 nothing that will come of this, but that's all us</p>

Page 25	<p>1 sitting here making a statement and not having a 2 third party say, "We agree with you." 3 So, with that, I think, you know, to me, 4 this is something we should do to be proper in 5 furtherance of our fiduciary duties as the board. 6 You know, and I have my thoughts on how this 7 will ultimately end up, but that's something we 8 need, to confer with an outside party. 9 COMMISSIONER SHOUP: From the financials 10 idea, you know -- I don't know if we want to do 11 this. 12 Could OIG do it for free? 13 CHAIRMAN WALKER: Unfortunately, we have a 14 potential conflict with OIG and OGC, not to 15 mention, from my perspective, I would rather 16 -- before we refer it to that, which in my mind is 17 a little bit more of a bigger step, I'd rather do 18 a third-party investigation to see if the board 19 needs to make a determination to refer it to that 20 step. 21 I am loathed to involve OIG in something that 22 may have, you know, no merits whatsoever. 23 That's not something -- in my opinion, that's not 24 something this board needs to subject 25 Mr. Alexander to unless we find that there is</p>	Page 27	<p>1 CHAIRMAN WALKER: So we have a motion and a 2 second. 3 Any further discussion? 4 (no response) 5 CHAIRMAN WALKER: Hearing none, I'll call the 6 question. 7 All those in favor signify by saying, "Aye." 8 COMMISSIONER BROCK: Aye. 9 COMMISSIONER SHOUP: Aye. 10 COMMISSIONER HOROVITZ: Aye. 11 CHAIRMAN WALKER: Aye. 12 Any opposition? 13 (no response) 14 CHAIRMAN WALKER: Hearing none that motion 15 also passes. 16 I believe next is the -- 17 COMMISSIONER HOROVITZ: I make a motion to 18 move this chair out. 19 (Everyone laughed.) 20 CHAIRMAN WALKER: -- okay. At this point, 21 I believe we have the agency financial overview by 22 Mr. Lohr. 23 CFO: Good afternoon, Commissioners. 24 The Finance Committee met, and we reviewed 25 the financial statements as of January 31st,</p>
Page 26	<p>1 merit to the accusations. 2 COMMISSIONER SHOUP: Yes. I just was 3 thinking that, instead of paying Constangy, 4 get OIG to do it for free, but I'm good either 5 way. 6 CHAIRMAN WALKER: Anything further? 7 (no response) 8 CHAIRMAN WALKER: So what I'd like to do is 9 if I could get a motion to approve me as 10 Board Chair on behalf of JHA to work with 11 Constangy to generate a third-party report 12 relative to the letter sent by Ms. Jackie Harris 13 I think is what I need. 14 Is that broad enough, Ms. Hodges? 15 MS. HODGES: Yes, it's broad enough. 16 And, to answer Commissioner Horovitz's 17 question, it will, if it warrants -- 18 an investigation as well as interviewing -- 19 the same sort of work that OGC would normally do 20 -- the law firm would do that. And it would 21 always be with the oversight and supervision of 22 Office of General Counsel. 23 COMMISSIONER BROCK: Yes. 24 COMMISSIONER HOROVITZ: I make a motion. 25 COMMISSIONER BROCK: Second.</p>	Page 28	<p>1 2023. 2 This is our fourth month of the housing 3 authority's financials. So we're a third of the 4 way through already, and it's, also, the first 5 month of the fiscal year for the RAD properties. 6 So, looking at our operating income by 7 source, after the first month, our total operating 8 income by source is \$2,678,264. 9 Looking at our central office to start with, 10 we've revised the grafts a little bit to kind of 11 tell a better story. 12 So our 2023 budget is 2.114 million dollars. 13 We ended up the month at 2.138 dollars. So we're 14 doing very well, and, for reference, last year we 15 were at \$1,686,000. So a little bit better than 16 last year. 17 For our operating expenses, we budgeted just 18 over \$2,000,000. We're about \$200,000 short of 19 that, at \$1,806,000, and, for comparison, 20 last year we were at \$1,186,000. 21 Looking at our public housing, we're pretty 22 much even. We budgeted 5.7 million. We're right 23 at 5,688,000, and, for comparison, last year we 24 were at 5,981,000. 25 For our expenses, we budgeted 5,478,000.</p>

Page 29	Page 31
<p>1 We came in at 466,000. So very good so far                  2 year to date, and, for comparison, last year we                  3 were at just over \$5,000,000.</p> <p>4 For our Section 8 program, our income                  5 we budgeted at \$2,349,000. Our income is at                  6 \$3,394,000, and we reviewed this at the                  7 Finance Committee. The revenue number also                  8 includes the Mod Rehab program and                  9 Single Occupancy Program, and, for reference,                  10 last year it was at \$2,805,000.</p> <p>11 Looking at our expenses, we budgeted                  12 \$2,218,000, and we ended up the month at                  13 \$2,750,000. And, in comparison, last year we were                  14 at \$2,814,000.</p> <p>15 For our Gregory West property, we budgeted                  16 \$547,000 for revenue. We ended up the month at                  17 \$529,000. So a little bit less than budget,                  18 but last year we were at \$516,000. So our income                  19 is up over last year.</p> <p>20 And then, for our expenses at Gregory West,                  21 we budgeted \$337,000. We came in year to date at                  22 \$265,854. So well below budget, and then last                  23 year we are at 279,000. So our current trend                  24 is our expenses are down versus last year.</p> <p>25 Looking at Brentwood, we budgeted \$937,000</p>	<p>1 Looking at our RAD properties for January,                  2 this is the first month of their fiscal year.</p> <p>3 Starting with The Waves, we budgeted                  4 \$151,979 for income. We came in at \$147,250.                  5 So about \$4,000 less, but we were up over last                  6 year, which was \$146,079.</p> <p>7 For our expenses, we budgeted \$95,684.                  8 We came in low at 79,389, but that was up over                  9 last year, which was 59,385.</p> <p>10 And then, for Centennial Towers, our budget                  11 is 146,966. We came in at 147,091. So it's a                  12 little bit above budget, and last year,                  13 for comparison, we were at 146,079. So very                  14 close year over year.</p> <p>15 For our expenses, we budgeted 93,625.                  16 We ended up the month at \$90,075. So about \$3500                  17 below budget, and then, for comparison, last year                  18 we were at 78,000.</p> <p>19 For Hogan Creek, we budgeted 134,859.                  20 We did really well and came in at 137,750,                  21 and then, in comparison, last year during                  22 construction our income was at 88,895.</p> <p>23 And, in looking at our expenses,                  24 we budgeted 76,469. We ended up the month at                  25 110,277. There were a lot of one-time charges in</p>
Page 30	Page 32
<p>1 for revenue. We came in at \$918,000. So a little                  2 bit lower than expectations and a little bit lower                  3 than last year, which was \$927,000.</p> <p>4 Looking at our Brentwood expenses,                  5 we budgeted 827,688. We ended up the month at                  6 800,529. So about \$27,000 below budget,                  7 and, for comparison, last year we were at                  8 723,000.</p> <p>9 Looking at our reserves, we ended the month                  10 right at \$51,000,000. Of that 51,000,000,                  11 about 20,000,000 is unrestricted with the other                  12 30,000,000 restricted to public housing and                  13 Section 8.</p> <p>14 And then every month we look at our                  15 Quick Ratio and our MENAR.</p> <p>16 Our Victory Pointe property is doing                  17 the best with our Quick Ratio. We're at 24,                  18 which is excellent, and they also have the highest                  19 MENAR at 26.3.</p> <p>20 HUD gives us full points for everything over                  21 4. So all of our properties would get full points                  22 on our score, and, for comparison, our average                  23 MENAR is 13.61, which means we can operate for                  24 over 13 months without any additional operating                  25 subsidy.</p>	<p>1 there due to the finalizing of the construction                  2 and the grand opening at the property, and then,                  3 for comparison, last year we were at 62,483.</p> <p>4 Any questions?</p> <p>5 COMMISSIONER HOROVITZ: Dennis, I remember we                  6 talked about this in the finance meeting, but,                  7 when we have a large variance in expenses year                  8 over year, it's because you expected to have more                  9 units occupied?</p> <p>10 Is that what it was?</p> <p>11 CFO: On which one, specifically?</p> <p>12 COMMISSIONER HOROVITZ: Whenever -- I think                  13 there was an answer for the majority of them.</p> <p>14 When there's a large increase in expenses in                  15 the budget year over year, what drives that                  16 increase?</p> <p>17 CFO: Typically, we're expecting a certain                  18 level with our contract maintenance. We kind of                  19 budget it based on last year, and this year may                  20 not be the same as far as that's concerned.</p> <p>21 Occupancy does have a lot to do with it,                  22 like Hogan Creek. There is more occupied units.                  23 So the expenses are a lot higher.</p> <p>24 COMMISSIONER SHOUP: I would just add --                  25 I think the finances look good. It's always good</p>



<p style="text-align: right;">Page 33</p> <p>1 to bring in more money than you're spending, 2 and I don't know how else to say this. 3 On the spreadsheets, when we're talking about 4 the numbers and what it is, I can sit and read 5 that myself. I personally don't need to have 6 it in the board time just reading the PowerPoint 7 to us. 8 I would like to hear maybe what is causing 9 that variance. 10 "Hey, we see what this is." 11 But, if you just tell us what that really is, 12 "These three expense lines were over budgeted and 13 under- --" or whatever, that would be helpful to 14 me personally. 15 CFO: Okay. 16 COMMISSIONER SHOUP: I don't know what 17 everybody else would do. 18 COMMISSIONER HOROVITZ: I agree. I think 19 that's the direction we're going with the change 20 and really looking at variances. I completely 21 agree. 22 And, thank you, Dennis and team, for all of 23 the adjustments. 24 CFO: Uh-huh. 25 CHAIRMAN WALKER: So I have just two, quick</p>	<p style="text-align: right;">Page 35</p> <p>1 CFO: I can look at what we have for the next 2 meeting. I believe we get something from the 3 pension office every year that tells us how much 4 it is specifically. 5 CHAIRMAN WALKER: For the year or like as it 6 grows, or both? 7 CFO: Yes. There is a section that goes into 8 future obligations, and that's what that pension 9 liability is based on. 10 CHAIRMAN WALKER: Yes. It's just one thing 11 as we keep in mind our growth projectory 12 thinking and making sure we don't overspend 13 on something when we get that bill once a year, 14 and somebody comes knocking. 15 So that was one, and then my other one was -- 16 where is my note? 17 Oh, as this is as of January 23, I presume 18 that these reserve numbers do not include the 19 recent acquisitions; is that accurate? 20 CFO: Right. 21 CHAIRMAN WALKER: Okay. I just wanted to 22 make sure. 23 Okay. Any other questions on the financials 24 for Mr. Lohr? 25 (no response)</p>
<p style="text-align: right;">Page 34</p> <p>1 ones, unless anybody else has any comments. 2 One, this packet was very helpful to me -- 3 the balance sheet packet that I got. 4 The one that just sticks out like a sore 5 thumb to me is the accrued pension liability. 6 It just hurts. 7 I remember talking about this during 8 collective bargaining. 9 Have we captured and set aside for our 10 accrued pension liabilities, or are we still -- 11 we have a plan that pays current over the 12 long-term? 13 Remind me how we are addressing that accrued 14 liability. 15 CFO: We have -- I believe we pay it current 16 over the long-term. 17 CHAIRMAN WALKER: So, as the money comes due 18 every year, we make the payment to the pension 19 plan to cover our obligations. 20 CFO: Yes. 21 CHAIRMAN WALKER: Do we have like a rough -- 22 I don't even know how you do that -- like a rough 23 schedule of what those payments are every year 24 and, you know, what we think they're going to be 25 going into the future so we can forecast?</p>	<p style="text-align: right;">Page 36</p> <p>1 CHAIRMAN WALKER: Hearing none, thank you, 2 Mr. Lohr. It's much appreciated. 3 We have a presentation for resolutions 4 for board action, which is Dwayne. I believe 5 these were all run through the Finance Committee 6 that are not JHA-11, having all to do with service 7 contracts and expenses; is that accurate? 8 CEO: That's correct. -07, -08, -09 and -10 9 were taken through the Finance Committee. 10 CHAIRMAN WALKER: Great. If possible, 11 I'd like to take those en banc together. 12 Does any commissioner have an objection to 13 doing those four together? 14 Commissioner Horovitz. 15 COMMISSIONER HOROVITZ: Does it matter that 16 we didn't approve the one? 17 CHAIRMAN WALKER: It does matter to me that 18 you didn't recommend approval of the one. 19 COMMISSIONER SHOUP: I think that's not on 20 this list. It looks like it got pulled. 21 COMMISSIONER HOROVITZ: I apologize. 22 COMMISSIONER SHOUP: It was the lawn 23 maintenance. 24 COMMISSIONER BROCK: Lawn service. 25 CHAIRMAN WALKER: So the one we have on here,</p>

<p style="text-align: right;">Page 37</p> <p>1 the lawn maintenance -- that got pulled?  2 COMMISSIONER SHOUP: It's not on that.  3 COMMISSIONER BROCK: It's not on that.  4 CHAIRMAN WALKER: Okay. Understood.  5 So we're dealing with -07, -08, -09 and -10,  6 which is contract increase for IT services,  7 renewal of IT services, contractor for burned  8 unit, renewal of Yardi services.  9 Does anybody want to pull any of those for  10 further discussion?  11 COMMISSIONER BROCK: No.  12 COMMISSIONER HOROVITZ: No.  13 CHAIRMAN WALKER: If not, I'd entertain a  14 motion for the approval of JHA-2023-07 through  15 JHA-2023-10.  16 COMMISSIONER BROCK: I make a motion.  17 CHAIRMAN WALKER: I have a motion from  18 Commissioner Brock.  19 COMMISSIONER HOROVITZ: Second.  20 CHAIRMAN WALKER: I have a second.  21 Is there any further discussion?  22 (no response)  23 CHAIRMAN WALKER: All those in favor of  24 approving 2023-JHA-07 through 2023-JHA-10  25 signify by saying, "Aye."</p>	<p style="text-align: right;">Page 39</p> <p>1 CHAIRMAN WALKER: Oh, wow. And I believe we  2 have our IT Team here. My understanding is,  3 in this world, you've got three or four vendors,  4 and that's about it.  5 Is that an accurate statement?  6 CEO: Yes.  7 CHAIRMAN WALKER: And the other one I know is  8 RealPage.  9 Is there any other one that's out there?  10 CEO: AppFolio.  11 CHAIRMAN WALKER: AppFolio.  12 Okay. But Yardi seems to be -- okay.  13 Did we just implement this a couple years  14 ago?  15 CEO: Yardi has been around for years here.  16 CHAIRMAN WALKER: Oh, it has.  17 CEO: Yes.  18 CHAIRMAN WALKER: Okay. Interesting.  19 Is there -- I guess you have me going down  20 the rabbit hole now, Commissioner.  21 Is there a thought process that we may want  22 to migrate to a different system?  23 COMMISSIONER HOROVITZ: No. My thinking is  24 that it's easy to stay with the same third party,  25 and you get comfortable. And then, with that,</p>
<p style="text-align: right;">Page 38</p> <p>1 COMMISSIONER HOROVITZ: Aye.  2 COMMISSIONER BROCK: Aye.  3 CHAIRMAN WALKER: Aye.  4 COMMISSIONER SHOUP: Aye.  5 CHAIRMAN WALKER: Any opposition?  6 (no response)  7 CHAIRMAN WALKER: Hearing none those four  8 motions pass.  9 I'll call next Resolution -11, which is to  10 approve the support letter that was drafted for  11 Senate Bill 102.  12 Before we make to move that motion,  13 is there any other discussion around that or --  14 I would like ...  15 Go ahead, Commissioner.  16 COMMISSIONER HOROVITZ: There is just a  17 comment on the discussion around the Yardi  18 software.  19 CHAIRMAN WALKER: Yes, please.  20 COMMISSIONER HOROVITZ: Just during the  21 meeting we talked about how much time it would  22 take for the team to implement a new software.  23 So, if we ever do decide that we want to entertain  24 bringing in another competitor, that process will  25 take about ten months.</p>	<p style="text-align: right;">Page 40</p> <p>1 you're subject to whatever their price increases  2 are.  3 And there are competitors, and, if there are  4 other tools that we could leveraging that could  5 bring synergies across the organization,  6 that we should be exploring them even if it's  7 passively.  8 But I'm making the comment that it would take  9 ten months to implement, because we would need to  10 identify that to make sure we didn't have any  11 outages.  12 CHAIRMAN WALKER: I see. I see. Okay.  13 That's an interesting thought process.  14 I mean, Mr. Alexander, it may be more  15 to your teams.  16 I mean, do you think there -- is there value  17 in considering a migration of software at this  18 point?  19 CEO: Yes. We looked at Emphasys about  20 four months ago, and we thought the software was  21 decent. And we've seen many of our partners at  22 other housing authorities using the software.  23 They're not as robust as Yardi, and their  24 infrastructure is very weak. They didn't have  25 the -- I would say -- bandwidth to be able to</p>

<p style="text-align: right;">Page 41</p> <p>1 help an agency of our size. We would probably set 2 ourself up with failure. 3 But Yardi -- I mean, just from my opinion, 4 is probably the best out there. You just got to 5 be able to utilize everything that they have in 6 their software, but they are probably the best out 7 there at this point. 8 CHAIRMAN WALKER: Do we have a certified 9 Yardi expert on staff as an actual certified 10 programmer person? 11 CEO: Well, no. They don't have a 12 certification, but many of us are pretty much 13 Yardi certified people. 14 COMMISSIONER HOROVITZ: I think that's a 15 great point. Every year or so even, just explore 16 what is out there and confirm that we're using the 17 best software for the housing authority. 18 I think that's excellent. 19 CEO: Yes. 20 CHAIRMAN WALKER: One thing, Mr. Alexander, 21 kind of being in this world which we might 22 consider for the board is, does Yardi have the 23 capacity to present like an agency asset 24 management dashboard so we could login and just 25 see visually what's going on?</p>	<p style="text-align: right;">Page 43</p> <p>1 Because, basically, most of that information 2 is on a monthly basis. We try to do our reports 3 daily or weekly so we can pretty much gauge the 4 outcomes. 5 CHAIRMAN WALKER: I just think it's 6 important, Commissioner, I think, to your point, 7 not only from a cost perspective, but, as we grow, 8 technology is the way of the world and making sure 9 that we're staying current, you know, and we're 10 not lagging behind that technical aspect of our 11 duties. 12 CEO: Yes. 13 CHAIRMAN WALKER: So certainly I appreciate 14 the look into that and love the thought process 15 of, "If we've got to upgrade and we need to spend 16 money, you know, that's something we need to know 17 about certainly." 18 So this is probably a little bit out of 19 order, but I'll take my own Board Chair 20 prerogative here for a minute. 21 JHA-11, which I believe was the Total Lawn 22 Care renewal. I believe we deferred this back to 23 finance. 24 Was there any further discussion on this, 25 or has this been pulled entirely and we're no</p>
<p style="text-align: right;">Page 42</p> <p>1 CEO: Yes, they do. 2 CHAIRMAN WALKER: Okay. 3 CEO: But, for some of us who have been in 4 the industry for a very long time, they're not as 5 detailed in presenting the information. 6 We have worked along with Yardi in presenting 7 some of the dashboards in the sense that we 8 used in the past. 9 So they wanted to take what we were creating 10 and take and roll that out to other housing 11 authorities. 12 So we ended up creating our own dashboard 13 and provided the information through IT and 14 Compliance through another vendor and created our 15 own dashboard. 16 CHAIRMAN WALKER: Okay. And I presume that's 17 where a lot of your operational snapshots come 18 from then. 19 CEO: Yes. 20 CHAIRMAN WALKER: Okay. 21 CEO: Well, you can see it at a glance in the 22 dashboard, but most of the information and reports 23 -- you can run specific reports or specific ad hoc 24 reports to extract that information out of the 25 system.</p>	<p style="text-align: right;">Page 44</p> <p>1 longer dealing with it? 2 CEO: It's been pulled entirely. 3 CHAIRMAN WALKER: It's been pulled entirely. 4 Fantastic. I don't know why it keeps coming in my 5 packet. 6 Other than that, I thank you -- sorry. 7 So that was for the IT services. Thank you 8 very much -- or Yardi. Excuse me. 9 Support letter for SB 102 -- are there any 10 further comments, questions, thoughts on this? 11 (no response) 12 CHAIRMAN WALKER: Hearing none, could I get a 13 motion to approve JHA-11? 14 COMMISSIONER BROCK: (waved hand) 15 CHAIRMAN WALKER: I have a motion to approve 16 JHA-11. 17 COMMISSIONER SHOUP: Isn't there some edits 18 still needed to the letter? 19 CHAIRMAN WALKER: I think it was -- 20 we'll clean it up. 21 This is to approve support for the letter. 22 So I guess we can clean up the letter, or, 23 you know, I'll grant authority for me to finalize 24 it and then send it. 25 Does that work?</p>

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<p>1 COMMISSIONER SHOUP: I'm looking at the 2 resolution. It says the resolution is attaching 3 what we're approving to send out. That's where 4 I'm -- 5 MS. HODGES: Yes. You just need to include 6 in your motion that there's authority to make 7 technical changes to the letter, typos, 8 typographical and clerical type changes. 9 COMMISSIONER BROCK: Yes. 10 CHAIRMAN WALKER: So we have a motion. 11 Can I get a withdraw of that motion? 12 COMMISSIONER BROCK: I withdraw. 13 MS. HODGES: Or you can amend it. 14 CHAIRMAN WALKER: Yes. So now I'm asking for 15 a motion to approve JHA-11 with -- 16 MS. HODGES: With the authority of Dwayne 17 to work with the Chair to make any sort of 18 grammatical, clerical type changes. 19 CHAIRMAN WALKER: Scriviner changes to the 20 letter. 21 So I need a motion to approve JHA-11 22 coupled with or adding that the Board Chair -- 23 under the resolution, the Board Chair working via 24 Mr. Alexander will finalize the letter to address 25 any scriviner errors.</p>	<p>1 commissioners, you know, while I sort of see this 2 as part of my Chair duties, to monitor for stuff 3 and then make these recommendations, if you guys 4 see stuff in this legislative session coming up or 5 frankly anywhere that you think we need to address 6 with something like this, I'd encourage the board 7 to let me know. 8 I'm happy to look into it and do the 9 research. That's kind of what I signed up for as 10 Board Chair. 11 So I think it is important that we make our 12 voice heard. 13 But, yes, I'll make sure it's electronically 14 delivered. 15 Okay. Mr. Alexander. 16 CEO: Yes, sir. 17 Thank you, Commissioners. 18 I did pass out the operation reports. 19 If you have any questions, you can always reach 20 out to me. 21 In terms of public housing, we did have a 22 program with putting back and front porch lights 23 in all of our communities. 24 Currently, we have Victory Pointe and 25 Durkeeville right now, and we're about 77 percent</p>
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<p>1 COMMISSIONER BROCK: Yes. 2 COMMISSIONER SHOUP: So moved. 3 CHAIRMAN WALKER: Thank you. 4 I have a motion. I have a second. 5 Any further discussion? 6 (no response) 7 CHAIRMAN WALKER: Hearing none all those in 8 favor signify by saying, "Aye." 9 Aye. 10 COMMISSIONER BROCK: Aye. 11 COMMISSIONER HOROVITZ: Aye. 12 COMMISSIONER SHOUP: Aye. 13 CHAIRMAN WALKER: Any opposition? 14 (no response) 15 CHAIRMAN WALKER: That motion passes as 16 amended and modified. 17 COMMISSIONER SHOUP: On that, can we get a 18 copy of that once it's done via email 19 electronically? 20 Because I would like to use some of my 21 own personal relationships to try and make sure 22 that gets in front of the right folks. 23 CHAIRMAN WALKER: It would be much 24 appreciated. 25 And I would say to the rest of the</p>	<p>1 completed on that project. 2 Turn to Southwind. We had problems or issues 3 over there with steps -- wooden steps that have 4 been there for years. We have installed 14 wooden 5 -- replaced 14 wooden staircases, and that job 6 is currently completed. 7 And a while back we received \$123,000 from 8 HUD in the form of a -- we were awarded a grant to 9 replace the carbon monoxide detectors in all 10 the communities. That has been done 100 percent. 11 That job is completed. 12 And, since last month, we had five REAC 13 inspections, and our scores are as follows: 14 Oaks of Durkeeville received a 90. 15 Twin Towers received a 98. Southwind Villas 16 received a 95. Forest Anders received an 86, 17 and Brentwood received an 82. 18 So all the ones that received 90 or better 19 will not have an inspection for the next three 20 years, and the ones that had scores in the 21 eighties will receive one in two years. 22 Turn to utilization. There has been a big 23 push to lease up the HCV to get the vouchers out 24 there. We have a scheduled briefing next week. 25 We are anticipating 300 people attending that</p>

<p style="text-align: right;">Page 49</p> <p>1 briefing. The current utilization number is at 2 93. Our VASH is at 74.</p> <p>3 We had two meetings with the director from 4 HUD, and we had a meeting with the regional 5 director from VASH. And we also had a meeting 6 with the regional director from the 7 Veterans Integrated Services Network, 8 and we talked about the urgency of the lease up 9 for the VASH program. And the key to that whole 10 program is referrals.</p> <p>11 So we have made some progress, but we only 12 had two meetings. We are looking to push that 13 forward to increase the VASH numbers over there.</p> <p>14 In terms of our Mainstream Program, 15 finally we're leased up 100 percent, and, 16 in terms of our EH, which is emergency housing 17 vouchers, we're leased at 100 percent.</p> <p>18 Auditors will be scheduled -- 19 our audit -- they're here now. Berman Hopkins 20 are here now. They expect to be completed in 21 April. As you know, the audit is not due to HUD 22 until June. So we are way ahead of the schedule.</p> <p>23 I also had a meeting with the city. 24 I met with the deputy chief administration officer 25 and the director of strategic planning on a</p>	<p style="text-align: right;">Page 51</p> <p>1 appraisers to make sure that the units were in 2 tip-top shape.</p> <p>3 We're anticipating a closing date sometime 4 the first week -- approximately the 6th -- 5 with Chase. We have to get moving on that. 6 There are some things we have to follow up on 7 to aggressively get to that date, but that's 8 moving along.</p> <p>9 I did mention before about Opportunity 10 Housing. They came and gave a presentation. 11 They're working on 50 units. We looked at the 12 50 units. We're moving forward with that 13 HAP contract within our limits.</p> <p>14 CHAIRMAN WALKER: Mr. Alexander, that's a 15 HAP.</p> <p>16 We don't own those, correct? 17 CEO: No, we don't own them.</p> <p>18 CHAIRMAN WALKER: We're just going to service 19 them via a HAP contract? 20 CEO: Yes.</p> <p>21 CHAIRMAN WALKER: Okay. 22 CEO: Yes.</p> <p>23 And, in the pipeline, we have been getting 24 swamped with phone calls from developers and 25 owners of these complexes. So it's coming two</p>
<p style="text-align: right;">Page 50</p> <p>1 possible partnership.</p> <p>2 What came out of a couple meetings that we 3 had and the direction the housing authority is 4 going and what the city is trying to assist in 5 affordable housing -- I'm working on a PowerPoint 6 to present to them.</p> <p>7 At some point, we may be sitting down with 8 the mayor, which I'm hoping that you'd be able to 9 sit down with us, as well, Commissioner --</p> <p>10 CHAIRMAN WALKER: Sure. 11 CEO: -- to give that presentation.</p> <p>12 On the good side, we closed with JBW on 13 Friday. We are the recipients of 20 brand new 14 homes. They have given us the addresses to 15 ten more in which we are scheduling appraisals for 16 those now.</p> <p>17 But that project did close on Friday. 18 The team did an excellent job. General Counsel 19 did an excellent job. I want to acknowledge 20 Ms. Lawsikia Hodges.</p> <p>21 She was adamant on the phone calls, as well 22 as Mr. Peterson, our new engineer, and as well as 23 Mr. Mitchell.</p> <p>24 Single-handedly they went and inspected every 25 single unit and followed up behind each one of the</p>	<p style="text-align: right;">Page 52</p> <p>1 ways.</p> <p>2 We are getting phone calls from developers 3 who want to build on land, and then we have 4 individuals who own properties.</p> <p>5 And we totaled up in the pipeline the decent 6 deals we're looking at -- the first two, 7 Normandy Townhomes and JWB -- those have been 8 approved by the board, but we have 11 more deals 9 coming down the pike -- a total of \$599,000,000 -- 10 which brings up an additional 2400 units.</p> <p>11 So we have to go through the process, 12 but that's in the pipeline that we are looking at. 13 We're looking through the process --</p> <p>14 CHAIRMAN WALKER: And, to be clear, 15 that doesn't mean we're buying them. 16 CEO: Right. Yes. I just said, 17 "in the pipeline subject to the board approval." 18 I want to put that out there, but we're 19 looking to move this agency forward.</p> <p>20 And, also, on a good note, it was pleasant to 21 see the Jacksonville Housing Authority was on the 22 front page of Florida Times yesterday as well as 23 an article last week.</p> <p>24 And next month we have our agency all meeting 25 mid-month, which will be second quarter of this</p>

Page 53	<p>1 year, and we have an agency all meeting.</p> <p>2 And, quite naturally, we would like to have you</p> <p>3 come speak, the employees and any other</p> <p>4 commissioners who would like to attend.</p> <p>5 Just let me know, because I have to make a</p> <p>6 public notice of that meeting if there's more than</p> <p>7 one commissioner there.</p> <p>8 What's the date of that?</p> <p>9 MS. PARDE: March the 9th.</p> <p>10 CEO: March 9th.</p> <p>11 And that concludes my report.</p> <p>12 CHAIRMAN WALKER: Thank you, Mr. Alexander.</p> <p>13 Commissioners, do you have any questions for</p> <p>14 Mr. Alexander this week or this month?</p> <p>15 Commissioner Brock.</p> <p>16 COMMISSIONER BROCK: Yes.</p> <p>17 Mr. Alexander, we're clashing with your</p> <p>18 meeting.</p> <p>19 What time is your meeting on the 9th?</p> <p>20 CEO: It's all day?</p> <p>21 MS. PARDE: It starts at 8:30 in the morning.</p> <p>22 CEO: What time is your meeting?</p> <p>23 COMMISSIONER BROCK: It starts at 11:45 --</p> <p>24 CEO: What time is it over?</p> <p>25 COMMISSIONER BROCK: -- or 12:00.</p>
Page 55	<p>1 a committee. I know they're going to be meeting</p> <p>2 this month. I guess effectively March will be</p> <p>3 their first month.</p> <p>4 But I wanted to say just a couple, quick</p> <p>5 things, Mr. Alexander. I did review this report.</p> <p>6 I would like to know -- and I think this goes to</p> <p>7 your point previously on why some changes were</p> <p>8 made, but it looks like -- correct me if I'm wrong</p> <p>9 -- on rent collections, I mean we're down.</p> <p>10 We're into the high eighties on economic</p> <p>11 collections, is that right, if I'm looking at</p> <p>12 Page 1 of your report?</p> <p>13 Scrolling down to the bottom of Page 1,</p> <p>14 it looks like --</p> <p>15 CEO: Yes. That was the end of the first</p> <p>16 quarter.</p> <p>17 CHAIRMAN WALKER: -- yes.</p> <p>18 CEO: End of the first quarter, yes.</p> <p>19 CHAIRMAN WALKER: I mean -- and I presume</p> <p>20 that that informed some of the changes that</p> <p>21 you're making --</p> <p>22 CEO: That is correct.</p> <p>23 CHAIRMAN WALKER: -- because -- okay.</p> <p>24 Do you know where the agency typically ends</p> <p>25 up on economic occupancy?</p>
Page 54	<p>1 Huh?</p> <p>2 CEO: What time?</p> <p>3 COMMISSIONER BROCK: We were going to do it</p> <p>4 for an hour.</p> <p>5 CEO: Oh, I'll make it.</p> <p>6 COMMISSIONER BROCK: Yes.</p> <p>7 CEO: We'll adjust our schedule around that</p> <p>8 day.</p> <p>9 COMMISSIONER BROCK: Yes. Because I know you</p> <p>10 just told the Chair. So I just -- and I know he</p> <p>11 wants to be at Resident Relations.</p> <p>12 CHAIRMAN WALKER: Yes, please.</p> <p>13 COMMISSIONER BROCK: That's what I'm talking</p> <p>14 about.</p> <p>15 CHAIRMAN WALKER: Yes.</p> <p>16 COMMISSIONER BROCK: It's on the 9th, too.</p> <p>17 CHAIRMAN WALKER: Okay. If we could figure</p> <p>18 out a way to accommodate that, Mr. Alexander</p> <p>19 may be built in the schedule for the 9th so that</p> <p>20 we can slip out for that meeting.</p> <p>21 CEO: For sure.</p> <p>22 CHAIRMAN WALKER: That would be ideal.</p> <p>23 COMMISSIONER BROCK: Okay.</p> <p>24 CHAIRMAN WALKER: I know we have an</p> <p>25 Operations and Asset Management Group now,</p>
Page 56	<p>1 CEO: For years since I've been here,</p> <p>2 we always have been around 98 to 99 percent.</p> <p>3 CHAIRMAN WALKER: Okay.</p> <p>4 CEO: And we're just starting to get back to</p> <p>5 94 percent. If you can see, just last month,</p> <p>6 it was at 93.5 percent.</p> <p>7 CHAIRMAN WALKER: Yes.</p> <p>8 CEO: So it's starting to move up, again.</p> <p>9 CHAIRMAN WALKER: Yes. I think, you know,</p> <p>10 this kind of goes to the point that we were</p> <p>11 dealing with in the -- I believe this correlates</p> <p>12 to the letter we've received.</p> <p>13 I'm not saying that's demonstrative,</p> <p>14 but I do want to point out to the board some of</p> <p>15 the metrics that makes sense with that.</p> <p>16 But my bigger concern is that -- so we're at</p> <p>17 93. Quarter ended. We were an average of 87.</p> <p>18 I mean, do we get back up to the 90 percent?</p> <p>19 Because I think our entire COCC central</p> <p>20 operating was based on more stabilized, higher</p> <p>21 collection ratio, which ultimately means fees to</p> <p>22 us.</p> <p>23 CEO: Yes. I think we'll make it up over the</p> <p>24 next couple quarters.</p> <p>25 CHAIRMAN WALKER: Okay.</p>

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<p>1 CEO: Typically, when you're looking for rent 2 collection, you want it to be 100 percent, 3 but we know 95 percent is typically logical. 4 And it's a great point that you bring it up, 5 because, when you look in terms of unit 6 turnaround -- 7 CHAIRMAN WALKER: That was my other point. 8 CEO: -- unit turnaround is at 12 days. 9 So you have most of the sites that had nineties 10 at the property with only two with Cs. 11 We have one big issue with the app, which is 12 Lindsey Terrace, which -- we don't actually manage 13 that property. But, with the exception of that 14 property, that property has been typically over 15 100 days or more. 16 But, if you look at all of our properties 17 with the exception of the two properties with Cs, 18 the unit turnaround time is way below the HUD 19 threshold of ten days. 20 HUD says, "It should be ten days." 21 Our thought process is three to five days. 22 But, when you have those many days -- so the 23 logic is, when you have those many days, 24 you have to think about it from a financial 25 perspective.</p>	<p>1 MS. PARDE: Highmark. 2 CEO: Highmark, Highmark. 3 CHAIRMAN WALKER: Highmark. 4 CEO: Yes. 5 CHAIRMAN WALKER: Is there a reason we can't 6 self-manage that? 7 CEO: So here's the thing. They have about 8 300-something units over there. There is only 9 83 of them that I believe are ours -- not ours. 10 They have our residents there in public housing. 11 I reached out to the vice president and 12 spoke to the president myself several times. 13 They have had many years -- since I've been here, 14 the four years I've been here they have had 15 troubles keeping a good manager. 16 The manager they have now is probably the 17 best manager that they have had since I have been 18 with this agency, and they are doing a tremendous 19 job of cleaning up that property. 20 We just want to keep them there for a 21 moment. They're cleaning up that issue over 22 there, because we have been running across 23 problems day in and day out, as Commissioner Brock 24 would know. 25 She just had a tenant approach her a couple</p>
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<p>1 We just got to the 12 days just recently, 2 but, prior to that, we were about 24 days all of 3 last year -- 22 to 24 days. 4 So, when you think about a unit that's 5 occupied 30 days out of a month and you are vacant 6 22 to 24 days a month and you prorate that rent, 7 you lose a whole lot of money. 8 CHAIRMAN WALKER: Yes. Mr. Alexander, 9 I think this is -- you and I didn't get a chance 10 to catch up on this when we met, but I think, 11 in looking through this in preparation for the 12 meeting, you know, from my perspective as 13 Board Chair, that number is critical to us as an 14 operating agency. 15 And, you know, if we're not collecting what 16 we're billing -- and more importantly, if we had 17 units sitting vacant for, you know, 19, 16, 18 71 days, that's units that people could be living 19 in. 20 CEO: Yes. 21 CHAIRMAN WALKER: So I appreciate your fervor 22 with which you're forcing that. 23 You mentioned Lindsey is third-party managed. 24 Who is the manager? 25 CEO: I think it's Milestone.</p>	<p>1 weeks ago that we were able to clean up, because 2 they've got better management there. 3 But that has been in the back of my head, 4 to ask if we could take that off their hands to 5 manage it. 6 CHAIRMAN WALKER: Is that a HAP contract 7 or Faircloth allocations? 8 CEO: No. They are just -- it was agreement 9 -- 10 CHAIRMAN WALKER: Oh. 11 CEO: -- that they build this development 12 over there, and, in the agreement, they have 13 allowed 40 units to be dedicated to public 14 housing. 15 CHAIRMAN WALKER: Okay. Those are my two 16 things. 17 Commissioner Brock, I don't know if you have 18 anything to add. 19 COMMISSIONER BROCK: Mr. Alexander, we have 20 some Section 8 tenants over there, as well. 21 CEO: Yes. 22 COMMISSIONER BROCK: Okay. 23 CEO: We have Section 8 -- 24 COMMISSIONER BROCK: I just wanted you to 25 know that.</p>

<p style="text-align: right;">Page 61</p> <p>1 CHAIRMAN WALKER: Okay. Yes. I think,  2 like I said, Mr. Alexander, this report tells the  3 tale, right, to me. So I think, you know,  4 just so the agency is aware, at least from where  5 I sit as part of the commission, I think those two  6 metrics are something we, as a commission --  7 I know, from the Operations Asset Management  8 Committee, we'll be focused on here significantly  9 over the next quarter to two quarters.  10 CEO: Yes.  11 Commissioner Brock.  12 COMMISSIONER BROCK: Also, Mr. Chair,  13 to go back to what Mr. Alexander said,  14 we did have a resident over there that was --  15 first of all, he is a senior.  16 And he was stressing, because they were  17 telling him that he was going to be evicted and  18 all of that because of the paperwork -- not on his  19 part, but on their part.  20 But Mr. Alexander and myself was able --  21 were able to really dissolve that problem,  22 and we got a support letter, you know, from them  23 thanking the housing authority. Yeah.  24 CHAIRMAN WALKER: That's great.  25 That's great. That's great to hear. That's great</p>	<p style="text-align: right;">Page 63</p> <p>1 CHAIRMAN WALKER: Absolutely. Let's go --  2 we'll move into closing comments.  3 Yes, Commissioner Brock.  4 COMMISSIONER BROCK: Okay. I didn't know if  5 you paid attention. We had a guest that came in  6 and possibly wanted to speak.  7 CHAIRMAN WALKER: I did. We'll open up  8 public comment here in a minute.  9 COMMISSIONER BROCK: And then I'll tell you  10 my other one.  11 CHAIRMAN WALKER: Okay. Perfect.  12 So, why don't we do this?  13 I know we have a guest that joined us.  14 Would you like to speak?  15 MS. PETTIFORD: Well, actually, yes.  16 I was mostly here for Mr. Alexander, but,  17 if you guys want to hear about some things that  18 are going on from your actual Section 8 tenants  19 and how we're being treated and handled,  20 then I wouldn't mind speaking to give you guys  21 insight. Because it was pretty hectic up there.  22 I have issues where I've called, and I don't  23 get through to anybody for two to three days.  24 CHAIRMAN WALKER: So, why don't we --  25 ma'am, if you could, would you mind coming up</p>
<p style="text-align: right;">Page 62</p> <p>1 to hear.  2 Any other comments, Mr. Alexander?  3 CEO: No.  4 I just want to acknowledge the staff and  5 Ms. Dunn, who have been doing an excellent job,  6 as well as Ms. Kort, who's our chief  7 administrative officer who has been doing an  8 excellent job in helping me keep all of these  9 things above water.  10 CHAIRMAN WALKER: Yes. Mr. Alexander,  11 I mentioned in my article, once we went down this  12 path, we had better be ready to deal with the  13 repercussions.  14 CEO: Yes.  15 CHAIRMAN WALKER: So thank you to senior  16 staff and to everybody working on these things.  17 It's a lot.  18 We certainly opened ourselves up to  19 opportunity and criticism.  20 CEO: Yes.  21 CHAIRMAN WALKER: So we just need to be  22 prepared to deal with that.  23 Commissioner Brock.  24 COMMISSIONER BROCK: Mr. Chair, before you  25 close out, I have two things I wanted to --</p>	<p style="text-align: right;">Page 64</p> <p>1 and giving us your name. We need your name and  2 address for the record so we can go through that.  3 And we'll go ahead and open public comment  4 back up so we can hear you.  5 MS. PETTIFORD: I am DeJa Pettiford.  6 At first, I wasn't planning on coming down here.  7 COURT REPORTER: I've got to hear you.  8 MS. PETTIFORD: Oh, I'm sorry.  9 I'm DeJa Pettiford. I live in Hilltop  10 Apartments here in Jacksonville on the Southside.  11 My concerns I was having and why I really came to  12 speak is I got passed around upstairs where my  13 issues were not being heard.  14 There is multiple times where I'll call,  15 and I won't hear back for two or three days.  16 And it's kind of frustrating when we call you  17 guys to get information or make sure that we're  18 taken care of, and I don't feel, you know,  19 supported.  20 It was a little better when y'all did have  21 housing counselors so I knew who I was speaking  22 with. Now I just have a team, and I just get  23 thrown from person to person.  24 And none of the information I get from  25 everyone -- it's the same -- same information from</p>



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<p>1 everyone. So that makes it really difficult.</p> <p>2 Like I'm going through an issue where</p> <p>3 I was trying to move and recertify. I cannot find</p> <p>4 anywhere to move within my pricing range or</p> <p>5 in a place that I feel is safe enough for me and</p> <p>6 my child.</p> <p>7 I am trying to stay in the apartment that</p> <p>8 I am in now. I already got the thing for my</p> <p>9 apartment.</p> <p>10 The manager said, "Well, stay."</p> <p>11 But I'm not getting the information I needed</p> <p>12 from housing, and now my lease is up technically</p> <p>13 tomorrow where I might be evicted when I have a</p> <p>14 four almost five-year-old son and a mother who</p> <p>15 just had a heart transplant.</p> <p>16 So it gets really difficult, when you go</p> <p>17 through this stuff, when you don't have your</p> <p>18 support.</p> <p>19 So I'm coming here to speak with him,</p> <p>20 because I don't know what the next thing to do is.</p> <p>21 Because I'm just getting passed around upstairs.</p> <p>22 I sat upstairs 2 hours. I didn't really get</p> <p>23 no information.</p> <p>24 So that's just my concerns.</p> <p>25 CHAIRMAN WALKER: Okay. Thank you.</p>	<p>1 CHAIRMAN WALKER: You're not getting paid,</p> <p>2 Commissioner. Let me be very clear.</p> <p>3 COMMISSIONER SHOUP: Who's getting a stipend?</p> <p>4 CHAIRMAN WALKER: So, just bringing our two</p> <p>5 newer commissioners up to speed, obviously,</p> <p>6 our Resident Commissioner has different financial</p> <p>7 considerations than what we do.</p> <p>8 And we were looking into whether or not</p> <p>9 there's a way to offset certain costs for</p> <p>10 Commissioner Brock for travel and printing and</p> <p>11 things like that that would otherwise be covered</p> <p>12 presumably by our organization.</p> <p>13 A while back we had thought about looking</p> <p>14 into that, and I'm looking at you, Mr. Alexander.</p> <p>15 I'm not sure we ever really put a pin in that</p> <p>16 issue.</p> <p>17 Did we?</p> <p>18 I don't think we did.</p> <p>19 CEO: We did. I did talk to General Counsel</p> <p>20 for that, and I think we came as close to some</p> <p>21 conclusion about what it was, in terms of paper</p> <p>22 and all that other stuff. We just have to figure</p> <p>23 it out. I think the range might have had some</p> <p>24 dollar amount in there.</p> <p>25 CHAIRMAN WALKER: Could you follow-up with</p>
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<p>1 Mr. Alexander, I'm hoping you'll be able to</p> <p>2 step in after the meeting and assist. That would</p> <p>3 be great.</p> <p>4 I do know that it appears -- because I know</p> <p>5 she mentioned, "housing counselor," which was on</p> <p>6 my list of HR.</p> <p>7 So it appears you have an offer that's been</p> <p>8 accepted for that. So we will be filling that</p> <p>9 role, which can help address some of those</p> <p>10 perhaps.</p> <p>11 CEO: Yes.</p> <p>12 CHAIRMAN WALKER: Okay. Fantastic.</p> <p>13 Any other comments?</p> <p>14 Commissioner Brock?</p> <p>15 COMMISSIONER BROCK: Yes. Mr. Chair,</p> <p>16 I wanted to ask -- it's been I think like about</p> <p>17 five or six months ago.</p> <p>18 You had asked Mr. Alexander to look in about</p> <p>19 a stipend, and I was just wondering. Because we</p> <p>20 never put it back on our agenda.</p> <p>21 CHAIRMAN WALKER: Commissioner Brock,</p> <p>22 you have a great memory. I did, in fact,</p> <p>23 ask about that, and that fell off my radar.</p> <p>24 COMMISSIONER SHOUP: Fill me in on what we're</p> <p>25 talking about.</p>	<p>1 OGC and come up with a proposal for the next board</p> <p>2 meeting?</p> <p>3 CEO: Yes.</p> <p>4 CHAIRMAN WALKER: That'd be fantastic.</p> <p>5 Actually, if we could run that through the</p> <p>6 Finance Committee first and then bring it to the</p> <p>7 full board, that would be much appreciated.</p> <p>8 COMMISSIONER HOROVITZ: I have a question.</p> <p>9 That seems very reasonable to me.</p> <p>10 But, is there not a way that Commissioner</p> <p>11 Brock can leverage resources here or at other</p> <p>12 facilities?</p> <p>13 I think that travel and gas is absolutely --</p> <p>14 we should do that, but, just for the cost of bulk</p> <p>15 ordering paper, it would make more sense that we</p> <p>16 could have a space here for her or somewhere.</p> <p>17 COMMISSIONER SHOUP: If she's -- I heard the</p> <p>18 word -- "needing printing."</p> <p>19 Can it not just be printed here for whatever</p> <p>20 it is, if it's housing-related?</p> <p>21 CHAIRMAN WALKER: Commissioner, I mean,</p> <p>22 is that something that would be helpful and</p> <p>23 useful?</p> <p>24 COMMISSIONER BROCK: Oh, yeah. Yeah.</p> <p>25 CHAIRMAN WALKER: Okay. So I think we can</p>

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<p>1 look into any and all of those alternatives.                  2 I think part of the ...                  3 Go ahead, Commissioner.                  4 COMMISSIONER BROCK: And I just wanted to                  5 say, for the most part, yeah, Mr. Alexander --                  6 when I come and I ask him for various things,                  7 he does assist me when I ask.                  8 CHAIRMAN WALKER: I mean not to go too                  9 in detail, Commissioner, but are there specific                  10 things that we should be looking at or                  11 considering?                  12 Mr. Alexander?                  13 CEO: So I would just add typically most of                  14 the housing authorities I've been at --                  15 there has been a stipend in the sense of just say                  16 \$50 for every meeting that all the commissioners                  17 attend.                  18 I think it was some rule or some statute that                  19 General Counsel said, "We can't do it that way."                  20 But that's normally what happens out in the                  21 industry. Most commissioners receive \$50 for                  22 every meeting, whether it's four meetings a month                  23 or however many meetings it was. It was \$50 per                  24 meeting.                  25 But I don't know what the statute is in terms</p>	<p>1 your sort of headquarters point.                  2 So, you know, I think it's a board decision.                  3 I told Dwayne -- I said, "You know, looking                  4 at all of the other housing authorities from a                  5 legal standpoint, I certainly -- the average                  6 stipend is \$75 a month. I wouldn't advise you to                  7 go \$200 a month. So, you know, go around and                  8 gather some information and see what other Florida                  9 housing authorities are doing in the realm of                  10 stipends, and go from there.                  11 But, as long as we're able to tie whatever                  12 expenses -- you know, whatever that flat amount is                  13 and it's connected to reasonable costs associated                  14 with the duties that you undergo as commissioners,                  15 then I think it's legally defensible if we were                  16 ever to get challenged on it.                  17 COMMISSIONER SHOUP: But, did I just hear we                  18 cannot do in-city mileage?                  19 MS. HODGES: Correct. Because that's a                  20 state statute.                  21 And the city also has ordinance codes                  22 relative to travel that you're also subject to.                  23 CHAIRMAN WALKER: So, Commissioner Brock,                  24 if we were to assist with sort of like the supply                  25 issue, is there still a desire or something else</p>
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<p>1 of --                  2 MS. HODGES: Yes. I'm glad you brought that                  3 up, Dwayne. I felt like the work my office has                  4 done on this particular issue -- because I've                  5 looked at it. Commissioner Brock asked me to look                  6 at it about five months ago.                  7 So, just so that we're clear, your statute                  8 does allow you board members to get reimbursed                  9 for reasonable costs and expenses associated with                  10 carrying out your duties as board commissioners.                  11 So that is something in your local ordinance.                  12 It dovetails off of your state statute.                  13 So my sort of counsel is the board needs                  14 to come up with what is reasonable with all of                  15 these comments you had in mind.                  16 I mean I don't know that it's reasonable to                  17 reimburse for paper if there is another way to                  18 provide that.                  19 The comment about travel and gas --                  20 well, there is a state statute that basically                  21 limits the amount of reimbursement that you can                  22 get.                  23 So traveling within the city is something                  24 that you can't get under state statute,                  25 but you can get that if you're traveling away from</p>	<p>1 you're looking far, as well?                  2 COMMISSIONER BROCK: Probably like ink,                  3 you know, for the printer to print, because you                  4 first got to print the stuff. And then we got to                  5 run the copies. So ...                  6 CHAIRMAN WALKER: So we're really talking                  7 about a supply -- more of a logistical thing than                  8 it is, per se, compensation to you.                  9 Is that a fair statement, or are you looking                  10 for compensation, as well?                  11 There is no wrong answer here.                  12 COMMISSIONER BROCK: No.                  13 MS. HODGES: There is a wrong answer.                  14 You cannot get compensated --                  15 CHAIRMAN WALKER: Let me rephrase.                  16 A standard -- meaning stipened -- that is                  17 reasonable to offset your expenses.                  18 MS. HODGES: Based on your costs.                  19 CHAIRMAN WALKER: Why don't I circle up with                  20 Mr. Alexander on this and Ms. Hodges after the                  21 meeting and bat some ideas around?                  22 COMMISSIONER BROCK: Okay, okay.                  23 CHAIRMAN WALKER: Any other comments from any                  24 commissioners?                  25 (no response)</p>

1 CHAIRMAN WALKER: Hearing none I'll just make  
2 one final closing comment.

3 Mr. Alexander and staff, congratulations on  
4 your first acquisition. That is a yeoman's feat.  
5 (Everyone clapped.)

6 CHAIRMAN WALKER: I'm looking forward to  
7 hearing by the next meeting that they're fully  
8 leased. So we'll now put that on the Operations  
9 Team to get that done.

10 But, absent any other comments, I will go  
11 ahead and call this meeting adjourned.

12 Thank you very much.

13 (Whereupon, the JHA Board of Commissioners  
14 Meeting concluded at 3:11 p.m.)

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1 CERTIFICATE

2 STATE OF FLORIDA )

3 COUNTY OF DUVAL )

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

10 Dated this 13th day of March, 2023.

11  
12   
13

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