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<p>1 2 3 4 5 6 JACKSONVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS 7 FINANCE COMMITTEE MEETING 8 9 10 TAKEN: Friday, January 19, 2024 11 TIME: 9:04 a.m. to 10:33 a.m. 12 PLACE: Jacksonville Housing Authority 13 1300 North Broad Street 14 Jacksonville, Florida 32202 (and via videoconference) 15 Taken by Carol DeBee Martin, court reporter. 16 17 18 19 20 Carol DeBee Martin 21 Jacksonville Court Reporting, Inc. 22 1620 Bartram Road, Apt. 6111 23 Jacksonville, Florida 32207 24 (904) 465-0787 (cell) 25 debeemartin@aol.com</p>	<p>1 PROCEEDINGS 2 January 19, 2024 9:04 a.m. 3 CHAIRWOMAN HOROVITZ: It is 9:04. 4 We are going to start the Finance Committee 5 Meeting. It is January 19th. I'm calling the 6 meeting to order. 7 Is there any public comments in the room or 8 online? 9 (no response) 10 CHAIRWOMAN HOROVITZ: All right. Hearing 11 none, I'll move to the approval of last meeting's 12 minutes. 13 MS. HODGES: I would defer that. 14 CHAIRWOMAN HOROVITZ: I'm going to defer 15 the approval of last meeting's minutes. 16 All right, Mr. Lohr, can we have the agency 17 financial overview? 18 MR. LOHR: Yes. 19 CHAIRWOMAN HOROVITZ: And I apologize. 20 I'd like to draw attention to -- Mr. Alexander is 21 out of the office, and Ms. Dunn is filling in in 22 his place. 23 Thank you, Ms. Dunn, for being here. 24 MS. DUNN: No problem. 25 MR. LOHR: Good afternoon, Commissioners.</p>
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<p>1 APPEARANCES: 2 CHAIRWOMAN HEATHER HOROVITZ 3 COMMISSIONER HARRIET BROCK 4 COMMISSIONER HANK ROGERS 5 COMMISSIONER ANDREA REYES 6 EVANN MORRIS 7 ANTONIO PEREZ 8 VANESSA DUNN 9 DENNIS LOHR, CFO 10 GREGORY WILLIAMS 11 LAWSIKIA HODGES, ESQUIRE, 12 KORTE PARDE, ESQUIRE, 13 CATHLEEN PONDER-HUNT 14 CORDELIA PARKER 15 LINDA SIMS 16 TODD AUBUCHON 17 REYNOLD PETERSON 18 DANIEL MITCHELL 19 INEEDA JACOBS 20 CRYSTAL BLACKMER 21 LAILA DARBY 22 SATONIA HART 23 24 VIA VIDEOCONFERENCE 25 COMMISSIONER CHRISTOPHER WALKER TANYA DEMPSEY (CSG) --- --- --- --- ---</p>	<p>1 We're looking at our financial statements as 2 of December, 2023, and we've already had a chance 3 to review these with the Board Chair. So we'll 4 try to go through these relatively quickly. 5 For our operating income by source, 6 we're at a loss for the month of December of 7 \$288,000 overall. A majority of that, 8 303,000, is from the Section 8 Housing Assistance 9 Payment Program, and we'll be requesting 10 additional funding from HUD to cover that. 11 As you see year to date, we're at a positive 12 of 3.3 million dollars. So, overall, we're doing 13 very well. 14 Looking at our Central Office Cost Center, 15 our revenues are trailing the budget by a slight 16 amount. We still have some adjustments to make 17 that we had discussed previously, but, overall, 18 we're doing okay with the central office. 19 (Commissioner Brock entered the room.) 20 MR. LOHR: For our expenses, we're just over 21 budget at 549,375. 22 And, looking at public housing, we're right 23 on track with our income. So we're doing very 24 well with our income at public housing. 25 And then, looking at our expenses,</p>

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<p>1 December is trending a little high, 2 at \$1,278,736, but, overall, we're still under 3 budget with our expenses. So that's very good. 4 Looking at our Housing Choice Voucher 5 Program, we're right on track with our income, 6 613,778. So we're a little bit over budget, 7 but we're doing very well with our program. 8 And then, for our expenses for HCV, 9 we're at 488,578 for the month of December. 10 So we're under budget on our expenses. 11 Looking at Gregory West, we're at 12 \$132,514 for the month. So we're trailing our 13 budget by just a little bit, but we're doing very 14 well overall. 15 And, looking at our expenses, we're a little 16 bit over budget, at 82,365, but, overall, 17 there is net cash flow at the property. 18 And that's one of our strongest properties. 19 Looking at our Jax Beach property, 20 this is the Jax Beach Apartments. We're at 21 93,327 for the month -- slightly over budget on 22 our income -- and then our expenses are at 23 \$42,047. Overall our income (sic) has been under 24 budget for the whole year so far. So that's a 25 good way to start.</p>	<p>1 this meeting and a healthy conversation. 2 So, looking at the cost center, total 3 reserves is at 700,000, and one of the things that 4 I wanted to see -- and maybe for our next meeting 5 we can see how it compares to the year before. 6 Our trend for the cost center there at the 7 top is more around 5- or 6,000,000; is that right? 8 MR. LOHR: Typically, yes. 9 CHAIRWOMAN HOROVITZ: Can you explain to the 10 board what's driving the decrease there? 11 MR. LOHR: So, over the past year, 12 we purchased 33 homes from JWB, and we've also 13 purchased the Franklin Arms Apartments. 14 Those are coming out of our non-federal 15 funds, which are generally in the central office. 16 CHAIRWOMAN HOROVITZ: Okay. 17 MR. LOHR: There was some initial talk about 18 using bonds to finance those. We're still in the 19 process of determining what the best way to 20 finance Franklin Arms would be, but, once we 21 determine that, that money would be reimbursed to 22 the central office. 23 CHAIRWOMAN HOROVITZ: Okay. I think it's 24 important for the team -- and I know this is not 25 the acquisition meeting. But we're talking about</p>
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<p>1 And then, looking at Brentwood, we're at 2 \$218,339 for our income, just under our budget. 3 CHAIRWOMAN HOROVITZ: Sorry, Mr. Lohr. 4 I think two slides ago, did you say, 5 "our income was under budget," or did you mean, 6 "our expenses"? 7 MR. LOHR: Expenses -- 8 CHAIRWOMAN HOROVITZ: Yes. Okay. 9 MR. LOHR: -- expenses. 10 CHAIRWOMAN HOROVITZ: Thank you. 11 MR. LOHR: And then, looking at our operating 12 expenses for Brentwood -- December we're 13 trending a little bit high, a little over 14 budget, but, overall, we're in good shape and 15 right on budget for the expenses. 16 And then, looking at our reserves, 17 we ended the month at \$43,348,530. 18 So our reserves continue to be very strong. 19 CHAIRWOMAN HOROVITZ: Can we stay there for a 20 minute? 21 MR. LOHR: Yes. 22 CHAIRWOMAN HOROVITZ: And, as Mr. Lohr 23 stated, I did have an opportunity to meet with 24 him and Mr. Alexander. I thank you for all of the 25 time. I think it helps us get better prepared for</p>	<p>1 the flow of funds in and out of the organization. 2 And, particularly, as we're looking to 3 acquire properties, I think that we really need to 4 be digging into where dollars are coming from. 5 So everyone understands the purchase of the 6 JWB homes and the Franklin Arms Apartments ... 7 (Commissioner Reyes entered the room.) 8 CHAIRWOMAN HOROVITZ: Good morning, 9 Commissioner. 10 COMMISSIONER REYES: Good morning. 11 CHAIRWOMAN HOROVITZ: ... currently, it came 12 out of our reserves. 13 MR. LOHR: Correct. 14 CHAIRWOMAN HOROVITZ: And we're looking to 15 reimburse ourselves through some other financial 16 instruments. 17 MR. LOHR: Yes. 18 CHAIRWOMAN HOROVITZ: Does anyone have any 19 questions about that? 20 MR. PEREZ: Commissioner Walker has his hand 21 raised. 22 CHAIRWOMAN HOROVITZ: Oh, yes. Please. 23 Commissioner Walker. 24 COMMISSIONER WALKER: Good morning. 25 I'm sorry I'm not there. My apologies.</p>

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<p>1 But the 700,000 sitting in reserves --</p> <p>2 when we say, "in reserves," is that true</p> <p>3 reserves?</p> <p>4 Is that, you know, operating cash for the</p> <p>5 year?</p> <p>6 Can you define, "reserves," for me more</p> <p>7 fully?</p> <p>8 MR. LOHR: Right. So that would be the</p> <p>9 current balance of our operating cash.</p> <p>10 COMMISSIONER WALKER: Okay. So it's not</p> <p>11 reserves. It's actual -- that's what we have to</p> <p>12 operate with.</p> <p>13 MR. LOHR: Correct.</p> <p>14 COMMISSIONER WALKER: Okay. And then,</p> <p>15 when do you think the Finance Team and Acquisition</p> <p>16 Team will have updated proposals around, you know,</p> <p>17 the deals that we -- you know, the JWB homes and</p> <p>18 Franklin Arms?</p> <p>19 I know we're working on Franklin Arms now.</p> <p>20 When can the board expect to see, you know,</p> <p>21 proposals to reimburse those dollars back,</p> <p>22 if that was, you know, really the plan so to</p> <p>23 speak?</p> <p>24 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>25 MR. LOHR: We have been working on it with</p>	<p>1 that I think are going to be important for us to</p> <p>2 discuss as a board.</p> <p>3 And that work was not completed yet.</p> <p>4 So we're absolutely -- this slide definitely gives</p> <p>5 me a little heartburn.</p> <p>6 I also want to reimburse the agency,</p> <p>7 and so it's definitely a priority. But I do not</p> <p>8 want to go fast and compromise on some of the</p> <p>9 things we've discussed at a policy level.</p> <p>10 So we're exploring the best options where we</p> <p>11 can have a good balance of reimbursing ourselves</p> <p>12 and achieving our social community commitments.</p> <p>13 Do you have any questions on that,</p> <p>14 Commissioner?</p> <p>15 COMMISSIONER WALKER: Yes.</p> <p>16 No. Commissioner, that makes a lot of sense,</p> <p>17 and I agree. No need to go fast. I'm just</p> <p>18 curious as to where that is. So that's very</p> <p>19 helpful. Thank you.</p> <p>20 CHAIRWOMAN HOROVITZ: And, if I can have a</p> <p>21 follow-up question on the JWB homes, how many of</p> <p>22 the homes have we committed to and have we</p> <p>23 purchased?</p> <p>24 MR. LOHR: We've committed to 50, and we've</p> <p>25 purchased 33.</p>
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<p>1 the Chair of the Finance Committee going through</p> <p>2 some of the different proposals that we currently</p> <p>3 have.</p> <p>4 COMMISSIONER WALKER: Okay.</p> <p>5 MR. LOHR: So that will be at a future</p> <p>6 meeting. There are several different options that</p> <p>7 we can choose.</p> <p>8 As far as Franklin Arms is concerned ...</p> <p>9 The thought right now is that we will keep</p> <p>10 the JWB homes as they are. Just pay for cash with</p> <p>11 no debt on them, and they'll just generate cash</p> <p>12 for us as we rent them every month.</p> <p>13 And then we have different options with</p> <p>14 Franklin Arms -- currently leaning towards a</p> <p>15 Faircloth to RAD conversion --</p> <p>16 COMMISSIONER WALKER: Okay.</p> <p>17 MR. LOHR: -- and we have a meeting set up</p> <p>18 next week with one of the experts in that field to</p> <p>19 get more information about it.</p> <p>20 CHAIRWOMAN HOROVITZ: I'm sorry.</p> <p>21 COMMISSIONER WALKER: Thank you.</p> <p>22 CHAIRWOMAN HOROVITZ: Yes.</p> <p>23 Commissioner Walker, I hoped to have more to</p> <p>24 present at this meeting, but the CSG and the</p> <p>25 Finance Team are working on some different models</p>	<p>1 CHAIRWOMAN HOROVITZ: Do we have a time frame</p> <p>2 where we're required to close on those homes?</p> <p>3 MR. LOHR: No, there is no time frame.</p> <p>4 CHAIRWOMAN HOROVITZ: And, please let me know</p> <p>5 ...</p> <p>6 Am I allowed to speak about this?</p> <p>7 MS. HODGES: Yes.</p> <p>8 And, also, now that you have more members,</p> <p>9 whenever you're ready to go back to the</p> <p>10 housekeeping, I can give you some further</p> <p>11 direction on that.</p> <p>12 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>13 How is that relationship working right now?</p> <p>14 Are they presenting us with homes.</p> <p>15 And we're looking at a portfolio, and we're</p> <p>16 deciding if we want purchase them?</p> <p>17 Yes, or no?</p> <p>18 Like, what is the -- I know we have given</p> <p>19 the Chair the authority to purchase these homes.</p> <p>20 How is that relationship working actually?</p> <p>21 MR. LOHR: Right now, my understanding is</p> <p>22 that it's been put on pause a little bit because</p> <p>23 of all the other deals we're working through right</p> <p>24 now. And, once we get, you know, Westwood</p> <p>25 completed, we'll go back and start looking at</p>

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<p>1 that, again.</p> <p>2 CHAIRWOMAN HOROVITZ: So, if we were</p> <p>3 presented with homes say today, where would we</p> <p>4 actually finance those homes?</p> <p>5 MR. LOHR: So we have some different options,</p> <p>6 and the other business activities, Brentwood Park,</p> <p>7 the RAD properties and the special purpose</p> <p>8 entities -- all of these items right here</p> <p>9 (indicated) -- about 5.6 million dollars,</p> <p>10 5.7 million dollars -- that's where it would come</p> <p>11 from.</p> <p>12 So the other business activities are all</p> <p>13 non-federal funds, as well.</p> <p>14 CHAIRWOMAN HOROVITZ: Are we able to vote on,</p> <p>15 Ms. Hodges -- I know we're at a natural pause.</p> <p>16 I would like to make an official pause on</p> <p>17 purchasing more JWB homes.</p> <p>18 Can we make that action or give that</p> <p>19 direction to the Chair?</p> <p>20 MS. HODGES: Yes.</p> <p>21 So right now you're in a Finance Committee</p> <p>22 Meeting, and Kort has informed me that officially</p> <p>23 to our knowledge --</p> <p>24 (A microphone was provided.)</p> <p>25 MS. HODGES: -- oh, sorry. Thank you.</p>	<p>1 vote.</p> <p>2 CHAIRWOMAN HOROVITZ: Okay.</p> <p>3 MS. HODGES: So you may want to do that</p> <p>4 first, and then I'll come back to your --</p> <p>5 what looks like an additional agenda item that you</p> <p>6 want to add on that may not have been on the</p> <p>7 original agenda.</p> <p>8 CHAIRWOMAN HOROVITZ: Okay. Perfect.</p> <p>9 Commissioner Rogers, is it all right if</p> <p>10 I grant you that authority?</p> <p>11 COMMISSIONER ROGERS: Yes.</p> <p>12 CHAIRWOMAN HOROVITZ: All right.</p> <p>13 MS. HODGES: Okay.</p> <p>14 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>15 MS. HODGES: And, just to be clear,</p> <p>16 through the Chair, if you could, just make sure</p> <p>17 there is no objections from the three members that</p> <p>18 are part of committee and able to vote to allow</p> <p>19 Commissioner Walker to participate virtually.</p> <p>20 CHAIRWOMAN HOROVITZ: Is there any objection?</p> <p>21 (no response)</p> <p>22 MS. HODGES: Okay. Perfect.</p> <p>23 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>24 MS. HODGES: And so, Commissioner Reyes,</p> <p>25 you're like a visiting member. You don't have to</p>
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<p>1 Kort's informed me that officially, to our</p> <p>2 knowledge, you have three members on the Finance</p> <p>3 Committee. That's you, the Chair and Andre Green</p> <p>4 are your three members.</p> <p>5 So, Ms. Brock --</p> <p>6 COMMISSIONER BROCK: Yes --</p> <p>7 MS. HODGES: -- are you also on finance?</p> <p>8 COMMISSIONER BROCK: -- yes.</p> <p>9 MS. HODGES: So there we go. You have four.</p> <p>10 MS. PARDE: Yes.</p> <p>11 MS. HODGES: You have four members.</p> <p>12 So, with four, you need a quorum of three,</p> <p>13 and you have two of your members here.</p> <p>14 Pursuant to your bylaws, you have a provision</p> <p>15 where other visiting members can substitute for</p> <p>16 the members that aren't here.</p> <p>17 So you, as the Chair, simply need to</p> <p>18 designate Commissioner Reyes or Commissioner</p> <p>19 Rogers to substitute for Green, and that gives you</p> <p>20 your three committee members for a quorum.</p> <p>21 So all you need to do is pick which one of</p> <p>22 those two you want to designate in Green's place,</p> <p>23 and then you have a full committee.</p> <p>24 And then, as a full committee, you could then</p> <p>25 allow the Chair to participate virtually and</p>	<p>1 vote at all. You can sit back and relax during</p> <p>2 the meeting.</p> <p>3 So, if you didn't have this as an action item</p> <p>4 on your agenda, you can certainly add it and vote.</p> <p>5 You just need to open it up for public comment</p> <p>6 before you vote.</p> <p>7 CHAIRWOMAN HOROVITZ: Okay.</p> <p>8 MS. HODGES: And what it would be is just a</p> <p>9 recommendation coming out of the Finance Committee</p> <p>10 to the board to consider pausing any action on</p> <p>11 the JWB --</p> <p>12 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>13 So, yes. I would like to make a</p> <p>14 recommendation that, based on that we're still</p> <p>15 determining the best way to finance a number of</p> <p>16 large property acquisitions and renovations,</p> <p>17 it would be in the best interest of the agency and</p> <p>18 on our financials to pause on acquiring any</p> <p>19 additional homes from JWB.</p> <p>20 Is there any objection from the board or</p> <p>21 any public comment?</p> <p>22 (no response)</p> <p>23 CHAIRWOMAN HOROVITZ: Any discussion on this?</p> <p>24 (no response)</p> <p>25 CHAIRWOMAN HOROVITZ: I'll further add that,</p>

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<p>1 in the spirit of being a good partner with our                  2 partner, JWB, we have fulfilled the majority of                  3 the obligation.                  4 We've acquired 30+ properties of the 50+                  5 committed. I just think that it's the most                  6 conservative path forward to just take a pause.                  7 I'm not making any recommendation that we                  8 renege on our commitment on the 50 homes, but,                  9 just as we are figuring out the best way to                  10 finance other commitments, that this is the                  11 decision.                  12 Any discussion?                  13 (no response)                  14 COMMISSIONER BROCK: I'm --                  15 CHAIRWOMAN HOROVITZ: And I'm sorry.                  16 You had a comment 10 minutes ago.                  17 COMMISSIONER BROCK: -- yeah, yeah, I did.                  18 And you pickpocket me, because that was the                  19 question that I was going to ask, how many homes                  20 have we purchased from JWB and where we were at                  21 with going forward.                  22 So you already did it. So that's why                  23 I didn't re-raise my hand.                  24 So, if it's going to put us in a better                  25 state, to put it on pause, then I'm all in</p>	<p>1 the contract -- I need to have a conversation with                  2 them and review that with our BMO Team to make                  3 sure that, from a legal standpoint, the board is                  4 in a proper posture, which is what Ms. Dunn is                  5 getting at.                  6 CHAIRWOMAN HOROVITZ: Thank you.                  7 MS. HODGES: So, between now and your next                  8 board meeting on the 29th, we'll have that for                  9 you, but you can certainly move forward as a                  10 recommendation from the Finance Committee to have                  11 the board, you know, consider and discuss this.                  12 CHAIRWOMAN HOROVITZ: Perfect. Thank you.                  13 Commissioner Walker, do you have any comments                  14 online?                  15 COMMISSIONER WALKER: No. My only comment                  16 -- I think this is a wise choice, Commissioner.                  17 I'm glad you brought this up.                  18 I think it makes a lot of sense that we sort                  19 of deviate from the original thought process.                  20 It's not a bad way to just -- you know, it's the                  21 nature of the deals.                  22 My only kind of point, if OGC could look                  23 into this -- I think our contract was --                  24 or our obligations were predicated upon finding                  25 homes that we mutually agreed to.</p>
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<p>1 agreement with putting it on pause --                  2 CHAIRWOMAN HOROVITZ: Okay.                  3 COMMISSIONER BROCK: -- those JWB homes.                  4 So that's what I wanted to say.                  5 CHAIRWOMAN HOROVITZ: Thank you.                  6 Yes, Ms. Dunn.                  7 MS. DUNN: Just for the point of clarity,                  8 with the pause going on these homes, should we                  9 communicate that?                  10 How do you want that communicated to JWB?                  11 Do you want official notice to go out with                  12 our intent?                  13 CHAIRWOMAN HOROVITZ: Is that necessary?                  14 MS. HODGES: Right.                  15 So, through the Chair, what I was going to                  16 say -- and thank you for making that comment                  17 (referred to Ms. Dunn) -- is that, between now and                  18 the board meeting -- because I don't know who on                  19 staff is ...                  20 Are you managing this contract?                  21 (no response)                  22 MS. HODGES: Who is managing the actual                  23 contract for JWB?                  24 (no response)                  25 MS. HODGES: Okay. So, whoever is managing</p>	<p>1 And I think part of the delay --                  2 maybe a good way in this sense -- is we haven't                  3 been able to figure out what those are.                  4 CHAIRWOMAN HOROVITZ: Uh-huh.                  5 COMMISSIONER WALKER: So I would just note                  6 that, you know, that's part of the reason we                  7 probably haven't closed them all, which is,                  8 you know, probably -- like I said, it --                  9 it fits where we're at as an agency at the moment.                  10 So that was my only comment.                  11 CHAIRWOMAN HOROVITZ: Thank you.                  12 And, to provide a little bit more color                  13 for the new board members, a part of the reason                  14 is our preference, as an agency, is to not acquire                  15 properties that have septic and sewer --                  16 COMMISSIONER BROCK: That's right.                  17 CHAIRWOMAN HOROVITZ: -- and, if anyone in                  18 the room wants to add color to that, please --                  19 just because of the additional costs to maintain                  20 those homes and, also, where the homes are                  21 located.                  22 So our preference was to be in certain                  23 ZIP Codes, and, initially, we were presented with                  24 a map that showed really nice diversification in                  25 some ZIP Codes where our residents really wanted</p>

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<p>1 to be, closer to employment and opportunities.</p> <p>2 And so the houses that we have been presented</p> <p>3 with are more other ZIP Codes, and so we've been</p> <p>4 slow and strategic in the homes we wanted to</p> <p>5 acquire. So just providing a little bit more</p> <p>6 background there.</p> <p>7 All right. Thank you. Great discussion.</p> <p>8 Is there anything else for this slide?</p> <p>9 MR. LOHR: I believe that's about it for this</p> <p>10 slide.</p> <p>11 CHAIRWOMAN HOROVITZ: Okay. Thank you.</p> <p>12 MR. LOHR: Moving on to our Quick Ratio and</p> <p>13 our MENAR, our Quick Ratios are very strong.</p> <p>14 HUD wants us to have a Quick Ratio of at least</p> <p>15 4 or higher to get full points on our scoring.</p> <p>16 So our lowest property right now is</p> <p>17 Blodgett Villas, which is at 7, which is still a</p> <p>18 very strong number, and then our MENAR,</p> <p>19 which is the number of months that we can operate</p> <p>20 without HUD operating subsidy -- we're at</p> <p>21 18.31. So about a year-and-a-half of operations</p> <p>22 available.</p> <p>23 And that goes back to the previous slide that</p> <p>24 shows that we have over \$21,000,000 in our public</p> <p>25 housing funds available for -- in our reserves.</p>	<p>1 end the year.</p> <p>2 That's it.</p> <p>3 Any questions?</p> <p>4 (no response)</p> <p>5 CHAIRWOMAN HOROVITZ: Do you have any</p> <p>6 questions?</p> <p>7 COMMISSIONER ROGERS: No.</p> <p>8 COMMISSIONER REYES: I would just ask</p> <p>9 I guess to the CFO -- the December expenses was</p> <p>10 just end of year?</p> <p>11 MR. LOHR: Yes, yes.</p> <p>12 CHAIRWOMAN HOROVITZ: All right. Thank you,</p> <p>13 Mr. Lohr.</p> <p>14 We'll move on to the presentation of</p> <p>15 resolutions.</p> <p>16 Ms. Dunn and Mr. Alexander's --</p> <p>17 (Commissioner Rogers raised his hand.)</p> <p>18 CHAIRWOMAN HOROVITZ: -- oh, I'm sorry.</p> <p>19 COMMISSIONER ROGERS: Real quick,</p> <p>20 Madam Chair. Just going back to your</p> <p>21 recommendation to Ms. Hodges, the recommendation</p> <p>22 was made.</p> <p>23 Do we need to submit that with an official</p> <p>24 motion to put it in proper posture?</p> <p>25 We didn't vote on it. It was a</p>
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<p>1 And then, looking at our RAD properties,</p> <p>2 this is the 12th month financial statement for the</p> <p>3 properties. We are currently working on the</p> <p>4 audit for the three properties.</p> <p>5 So, starting with The Waves, we finished the</p> <p>6 year off really strong. 170,396 for the month of</p> <p>7 December, which is above budget, and then,</p> <p>8 for our expenses, we're at 83,378. It's a little</p> <p>9 bit above budget, but it's about half of what our</p> <p>10 income is. So we are very strong there.</p> <p>11 And then we talked about the September being</p> <p>12 high. That's related to the annual leave</p> <p>13 sell-back and the additional expenses related to</p> <p>14 that.</p> <p>15 Looking at Centennial Towers, we finished the</p> <p>16 year -- we were above budget every month.</p> <p>17 We finished off the year at 167,167 for the month</p> <p>18 of December, and then, for our expenses,</p> <p>19 we're under budget. 116,377. We stayed below</p> <p>20 budget 9 out of the 12 months. So we did very</p> <p>21 well with Centennial.</p> <p>22 And then, looking at Hogan Creek,</p> <p>23 the past six months we've been over budget.</p> <p>24 December we ended the month at 165,989,</p> <p>25 and our expenses are a little high. 114,613 to</p>	<p>1 recommendation that was made.</p> <p>2 But we, as a committee in our --</p> <p>3 do we need to submit that with a --</p> <p>4 MS. HODGES: Yeah. No. You're absolutely</p> <p>5 correct, you need a motion and second. I know you</p> <p>6 opened it up for public comment and then vote.</p> <p>7 CHAIRWOMAN HOROVITZ: Oh, right. Thank you.</p> <p>8 I'm sorry. I thought we were waiting on further</p> <p>9 guidance, and I should have gone back to the</p> <p>10 approval of the minutes.</p> <p>11 MS. HODGES: Yes.</p> <p>12 CHAIRWOMAN HOROVITZ: Do I have a motion to</p> <p>13 discuss?</p> <p>14 MS. HODGES: So it would be a motion to put</p> <p>15 -- I don't want to call it, "a pause," but a delay</p> <p>16 -- not a delay, but a motion to halt any further</p> <p>17 purchases of properties under the JWB contract</p> <p>18 subject to the Office of General Counsel reviewing</p> <p>19 the contract to ensure that the board is in proper</p> <p>20 standing to do so.</p> <p>21 CHAIRWOMAN HOROVITZ: Perfect. Okay.</p> <p>22 Do I have a motion to put a halt on the</p> <p>23 additional purchase of homes from JWB and anything</p> <p>24 else Ms. Hodges said?</p> <p>25 COMMISSIONER ROGERS: Second.</p>

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<p>1 COMMISSIONER BROCK: We have to --</p> <p>2 CHAIRWOMAN HOROVITZ: I'm sorry.</p> <p>3 Commissioner Brock, did you --</p> <p>4 COMMISSIONER BROCK: -- we have to make the</p> <p>5 motion.</p> <p>6 CHAIRWOMAN HOROVITZ: I'm sorry.</p> <p>7 Do I have a motion?</p> <p>8 COMMISSIONER ROGERS: Oh, I thought there was</p> <p>9 a motion.</p> <p>10 CHAIRWOMAN HOROVITZ: I cannot make the</p> <p>11 motion.</p> <p>12 No. I'm sorry.</p> <p>13 Do I have a motion?</p> <p>14 MS. HODGES: Just -- if you would just say,</p> <p>15 "So moved," that would work.</p> <p>16 COMMISSIONER ROGERS: So moved.</p> <p>17 COMMISSIONER BROCK: Second.</p> <p>18 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>19 Is there any public comment?</p> <p>20 (no response)</p> <p>21 CHAIRWOMAN HOROVITZ: All right.</p> <p>22 Hearing none, all in favor?</p> <p>23 COMMISSIONER WALKER: Aye.</p> <p>24 COMMISSIONER BROCK: Aye.</p> <p>25 COMMISSIONER ROGERS: Aye.</p>	<p>1 I was going.</p> <p>2 MS. HODGES: All right.</p> <p>3 CHAIRWOMAN HOROVITZ: Did you have any</p> <p>4 comments on that, or is that ... oh, right.</p> <p>5 Can we please go back to Agenda Item III,</p> <p>6 the approval of last meeting's minutes?</p> <p>7 COMMISSIONER BROCK: I make a motion,</p> <p>8 Ms. Chair.</p> <p>9 CHAIRWOMAN HOROVITZ: We have a motion.</p> <p>10 And, do we have a second?</p> <p>11 COMMISSIONER ROGERS: Second.</p> <p>12 CHAIRWOMAN HOROVITZ: All right.</p> <p>13 Any discussion?</p> <p>14 (no response)</p> <p>15 CHAIRWOMAN HOROVITZ: All right.</p> <p>16 Hearing none ...</p> <p>17 I'm sorry, Commmissioner Reyes.</p> <p>18 COMMISSIONER REYES: Sorry. Just at a point</p> <p>19 of caution, can you motion a minute when you</p> <p>20 weren't present?</p> <p>21 MS. HODGES: Yes, you can.</p> <p>22 CHAIRWOMAN HOROVITZ: All in favor say,</p> <p>23 "Aye."</p> <p>24 COMMISSIONER WALKER: Aye.</p> <p>25 COMMISSIONER BROCK: Aye.</p>
Page 26	Page 28
<p>1 COMMISSIONER HOROVITZ: Thank you.</p> <p>2 Any opposed?</p> <p>3 (no response)</p> <p>4 CHAIRWOMAN HOROVITZ: Hearing none,</p> <p>5 the motion passes.</p> <p>6 And I'd like --</p> <p>7 MS. HODGES: Through the Chair, I didn't hear</p> <p>8 Commissioner Walker. He's muted, but, just to be</p> <p>9 sure --</p> <p>10 COMMISSIONER WALKER: Sorry.</p> <p>11 I approve.</p> <p>12 CHAIRWOMAN HOROVITZ: -- thank you.</p> <p>13 And, with that -- and I know we'll take this</p> <p>14 to the regular board meeting and we'll be getting</p> <p>15 additional guidance from our legal counsel.</p> <p>16 I think this will also free up our team to focus</p> <p>17 on some other larger priorities.</p> <p>18 I think this is just going to be a good thing</p> <p>19 across the organization. So thank you for this</p> <p>20 discussion.</p> <p>21 All right. Can we ...</p> <p>22 I'm sorry.</p> <p>23 MS. HODGES: Yeah. I was going to say you</p> <p>24 can also move back to the minutes.</p> <p>25 CHAIRWOMAN HOROVITZ: Yes. That's where</p>	<p>1 CHAIRWOMAN HOROVITZ: Commissioner Rogers?</p> <p>2 COMMISSIONER ROGERS: Aye.</p> <p>3 CHAIRWOMAN HOROVITZ: Any opposed?</p> <p>4 (no response)</p> <p>5 CHAIRWOMAN HOROVITZ: Hearing none,</p> <p>6 the motion passes. Thank you.</p> <p>7 All right. If we could have the</p> <p>8 presentation of the resolutions, please,</p> <p>9 Ms. Dunn.</p> <p>10 MS. DUNN: Yes, ma'am. The first one is</p> <p>11 Resolution No. 2024-JHA-2 Centennial Towers Fiscal</p> <p>12 Year Operating Budget.</p> <p>13 Mr. Lohr just went through those financials,</p> <p>14 and we're just asking that the board approve --</p> <p>15 CHAIRWOMAN HOROVITZ: I'm sorry.</p> <p>16 I believe Mr. Lohr needs to present the budget.</p> <p>17 I believe that he only presented last year's</p> <p>18 performance.</p> <p>19 Mr. Lohr, you're prepared to present the</p> <p>20 budget?</p> <p>21 MR. LOHR: Yes.</p> <p>22 CHAIRWOMAN HOROVITZ: Yes. I'll call you</p> <p>23 back up.</p> <p>24 MR. LOHR: All right.</p> <p>25 CHAIRWOMAN HOROVITZ: Thank you.</p>

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<p>1 And I would like to make a comment, 2 as he's getting situated. The resolutions 3 that we're looking at, these Operating Budgets -- 4 these are on a calendar year, and I just want to 5 highlight we had a discussion. 6 Moving forward, these budgets need to be 7 presented and approved earlier. November would be 8 normal for an organization. That's what I'm -- 9 so everyone is in agreement from the Finance Team 10 that we should not be approving budgets in 11 January. 12 So next year you'll see these around October, 13 November and to be voted on in the regular board 14 meeting in November moving forward. 15 MR. LOHR: Yes. 16 CHAIRWOMAN HOROVITZ: Commissioner Walker, 17 do you agree? 18 COMMISSIONER WALKER: Yeah. No. Thank you. 19 I appreciate that, you know, you made that 20 comment, Commissioner. They need to be approved, 21 you know, in advance of the calendar year, 22 if that's what we're operating under. 23 So, thank you. 24 CHAIRWOMAN HOROVITZ: All right. 25 Mr. Lohr, thank you.</p>	<p>1 MR. LOHR: So, looking at our administration 2 salaries for our office staff, it's 83,991, 3 and then legal expense \$2948. Typically, that's 4 for evictions. 5 We have our management fees, which are 6 I believe 5 percent of our income, \$88,154. 7 And then looking at some of our training, 8 travel -- right at \$500 for our training and 9 travel, and then \$12,500 for our auditing fees. 10 CHAIRWOMAN HOROVITZ: Mr. Lohr, training and 11 travel -- is that being just kind of an allocation 12 for the property, or who actually would be taking 13 advantage of that? 14 Because it doesn't seem like it's enough for 15 anything. 16 MR. LOHR: So training and travel would be 17 specifically for the employees that work at 18 that property. 19 CHAIRWOMAN HOROVITZ: Perfect. Okay. 20 MR. LOHR: And this is based on historic 21 training and travel that we've spent in the past. 22 CHAIRWOMAN HOROVITZ: Do we have any 23 certifications that we need to maintain? 24 Where do those get pushed down? 25 MR. LOHR: I don't believe there is any</p>
Page 30	Page 32
<p>1 MR. LOHR: Okay. So our first resolution is 2 2024-JHA-2, and we're looking at our income. 3 So we're budgeting our total rental income at 4 \$1,763,113 and total income of \$1,772,509, 5 and then, for our expenses, our total expenses 6 are \$866,076. And we're proposing a net income of 7 \$906,432. And this is the calendar year starting 8 January, 2024 going through December, 2024. 9 CHAIRWOMAN HOROVITZ: Is there any more 10 comments on the budget? 11 MR. LOHR: Do you want to go through details, 12 or -- 13 CHAIRWOMAN HOROVITZ: Would the board like to 14 go through the details of the budget? 15 Would that be helpful? 16 COMMISSIONER REYES: Is that okay? 17 CHAIRWOMAN HOROVITZ: Yes. 18 Would that be on the slides? 19 Do we need to pause? 20 Is it in the presentation? 21 MR. LOHR: Yes. 22 CHAIRWOMAN HOROVITZ: Yes. All right. 23 Perfect. 24 MR. LOHR: We can definitely go through it. 25 CHAIRWOMAN HOROVITZ: Thank you.</p>	<p>1 certifications. 2 MS. DUNN: Actually, we are looking into 3 quite a few certifications. Specifically to these 4 properties, tax credit certifications that staff 5 would be taking later this fiscal year. 6 CHAIRWOMAN HOROVITZ: Okay. 7 MS. DUNN: So that number will change. 8 CHAIRWOMAN HOROVITZ: Thank you. Let's make 9 sure that we're making a note of that. So, when 10 we see variances next year, we know what's driving 11 that. 12 Thank you. 13 MR. LOHR: Looking at our overall office 14 expenses, we have security service at \$109,000, 15 eviction and court costs of \$12,000, 16 office supplies of \$5,000, computer support of 17 just under 18,000. Telephone is 7800. 18 Postage of \$250. 19 And then, for Tenant Services, we have a 20 Resident Services' person that works at the site. 21 We're estimating the salary to be about 26,460. 22 Activities of additional -- 466, and stipends of 23 about 1500. 24 MR. PEREZ: Commissioner Walker has his hand 25 raised.</p>



Page 33	<p>1 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>2 If we could pause.</p> <p>3 Commissioner Walker.</p> <p>4 COMMISSIONER WALKER: Yes.</p> <p>5 Can he scroll back up to the security</p> <p>6 services for a second, please?</p> <p>7 And this may be my ignorance.</p> <p>8 But, is this something that we elect to have</p> <p>9 or are required to have?</p> <p>10 I don't recall hearing any like security</p> <p>11 concerns. I'm not saying we shouldn't have it,</p> <p>12 but can somebody explain that number, why we have</p> <p>13 it, and is it necessary?</p> <p>14 If it's necessary, we need it, but that's a</p> <p>15 big number.</p> <p>16 MS. DUNN: We currently have on-site security</p> <p>17 at not only -- we have it at Centennial,</p> <p>18 Hogan Creek, as well as Twin Towers. Those are</p> <p>19 our senior high-rises -- especially at night,</p> <p>20 when people are signing in and signing out of the</p> <p>21 building, to assure the safety of those residents.</p> <p>22 CHAIRWOMAN HOROVITZ: Commissioner Walker,</p> <p>23 do you have follow-up?</p> <p>24 COMMISSIONER WALKER: So, is it 24/7 security</p> <p>25 or just at night?</p>	Page 35	<p>1 Or, if it's not --</p> <p>2 MR. LOHR: Yes --</p> <p>3 CHAIRWOMAN HOROVITZ: -- okay.</p> <p>4 MR. LOHR: -- yes.</p> <p>5 CHAIRWOMAN HOROVITZ: Are we sure?</p> <p>6 MR. LOHR: Yes.</p> <p>7 CHAIRWOMAN HOROVITZ: Because it doesn't --</p> <p>8 okay. All right. And, if we're looking at all</p> <p>9 of our legal expenses from all of our third</p> <p>10 parties -- and I've seen some invoices over the</p> <p>11 past few days -- where do those roll up?</p> <p>12 MR. LOHR: It would roll up into</p> <p>13 Account 4130, which is legal expenses.</p> <p>14 The evictions and court costs go into this 419030</p> <p>15 account just to keep those separate.</p> <p>16 CHAIRWOMAN HOROVITZ: Okay. But, if we were</p> <p>17 to say, "How much did the agency spend on all</p> <p>18 legal expenses this year," can we easily get that</p> <p>19 number?</p> <p>20 MR. LOHR: Yes.</p> <p>21 CHAIRWOMAN HOROVITZ: Commissioner Reyes.</p> <p>22 COMMISSIONER REYES: To the CEO, I guess,</p> <p>23 am I understanding that the court costs are</p> <p>24 actually the fees that are paid to the court</p> <p>25 versus legal services paid to attorneys?</p>
Page 34	<p>1 MS. DUNN: It's 24/7 for those sites.</p> <p>2 Yes, sir.</p> <p>3 COMMISSIONER WALKER: Okay.</p> <p>4 CHAIRWOMAN HOROVITZ: Commissioner Brock.</p> <p>5 COMMISSIONER BROCK: Ms. Chair to Ms. Dunn.</p> <p>6 Ms. Dunn, did you say, "Durkeeville"?</p> <p>7 Because Durkeeville have it, as well.</p> <p>8 MS. DUNN: I missed Durkeeville.</p> <p>9 Thank you.</p> <p>10 COMMISSIONER BROCK: Okay.</p> <p>11 CHAIRWOMAN HOROVITZ: Commissioner Walker,</p> <p>12 do you have another question?</p> <p>13 COMMISSIONER WALKER: No. Thank you.</p> <p>14 CHAIRWOMAN HOROVITZ: I have a question about</p> <p>15 the eviction and court costs.</p> <p>16 MR. LOHR: Yes.</p> <p>17 CHAIRWOMAN HOROVITZ: I'm wondering,</p> <p>18 why do we have it under, "Compliance," and not,</p> <p>19 "Legal Expense"?</p> <p>20 MR. LOHR: I'm showing it under,</p> <p>21 "Administrative Expense," here. It's just the way</p> <p>22 it's coded in the system.</p> <p>23 CHAIRWOMAN HOROVITZ: If we were to look at a</p> <p>24 rollout for total legal expense for the agency,</p> <p>25 would it be captured?</p>	Page 36	<p>1 Is that the distinction?</p> <p>2 MR. LOHR: The distinction is the legal</p> <p>3 expense is just general legal; whereas,</p> <p>4 the eviction and court costs is specifically for</p> <p>5 the evictions.</p> <p>6 COMMISSIONER REYES: Thank you.</p> <p>7 CHAIRWOMAN HOROVITZ: So, are we not actually</p> <p>8 capturing the legal -- my understanding is that</p> <p>9 OGC assists with the eviction work.</p> <p>10 So seeing zero in that line item I should</p> <p>11 assume there were no legal costs this year,</p> <p>12 or we're not planning for it?</p> <p>13 MS. HODGES: So, through the Chair,</p> <p>14 I'm thinking about last year's expenses for</p> <p>15 evictions -- well over I think 100 grand.</p> <p>16 So, no.</p> <p>17 We are charging you, and you're paying</p> <p>18 OGC expenses for evictions. I don't know why it's</p> <p>19 reflecting as zero on the budget, but I can tell</p> <p>20 you that OGC is definitely charging you</p> <p>21 consistently nothing less than 75,000 a year.</p> <p>22 MR. LOHR: It's right up here, the 2948- --</p> <p>23 that's our general legal expense, and then,</p> <p>24 if you scroll down a little bit, right here</p> <p>25 the 12,259.80 -- that's specifically for</p>

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<p>1 evictions and court costs.</p> <p>2 MS. HODGES: And, through the Chair,</p> <p>3 I can certainly look at it from an OGC perspective</p> <p>4 and pull our invoices billed out to make sure that</p> <p>5 it's reconciled properly with the budget.</p> <p>6 I can certainly do that.</p> <p>7 CHAIRWOMAN HOROVITZ: I think that would be</p> <p>8 helpful, and I know we're only specifically</p> <p>9 looking at Centennial Towers. But we want to make</p> <p>10 sure that we're planning for it, because we know,</p> <p>11 based on history, that it will be there.</p> <p>12 So we have no surprises.</p> <p>13 Commissioner.</p> <p>14 COMMISSIONER REYES: Sorry. New, again.</p> <p>15 So I have just questions.</p> <p>16 The 109,000 was stated that it was for</p> <p>17 Centennial, Hogan Creek, Twin -- like is that</p> <p>18 amount for all four locations or just for</p> <p>19 (inaudible)?</p> <p>20 Thank you.</p> <p>21 COURT REPORTER: All four locations --</p> <p>22 I didn't hear the end of that.</p> <p>23 COMMISSIONER REYES: I'm sorry?</p> <p>24 COURT REPORTER: After you said,</p> <p>25 "all four locations," I didn't hear the end of it.</p>	<p>1 You have indicated eloquently Centennial</p> <p>2 Towers. I heard Hogan Creek. I heard</p> <p>3 Durkeeville, and I'm missing --</p> <p>4 COMMISSIONER BROCK: Twin Towers.</p> <p>5 MS. DUNN: Twin Towers.</p> <p>6 COMMISSIONER ROGERS: -- Twin Towers.</p> <p>7 So, are we using the same --</p> <p>8 MS. DUNN: Yes --</p> <p>9 COMMISSIONER ROGERS: -- security company for</p> <p>10 all of them?</p> <p>11 MS. DUNN: -- yes.</p> <p>12 COMMISSIONER ROGERS: Because --</p> <p>13 MS. DUNN: It is the same company for all</p> <p>14 of them.</p> <p>15 COURT REPORTER: Y'all need to talk one at</p> <p>16 a time.</p> <p>17 COMMISSIONER ROGERS: All right.</p> <p>18 COURT REPORTER: I'm sorry.</p> <p>19 MS. DUNN: I apologize, Ms. Carol.</p> <p>20 COURT REPORTER: I'm not that good.</p> <p>21 MS. DUNN: It's the same security company for</p> <p>22 all. It's one contract.</p> <p>23 COMMISSIONER ROGERS: Okay. And so, again,</p> <p>24 do you know if this is an increase or decrease</p> <p>25 from last year?</p>
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<p>1 COMMISSIONER REYES: My question was</p> <p>2 if the 109,000 was for just Centennial or if it</p> <p>3 was for all four.</p> <p>4 CHAIRWOMAN HOROVITZ: And then she said,</p> <p>5 "Thank you."</p> <p>6 COURT REPORTER: Okay.</p> <p>7 And, what was the answer, Ms. Dunn?</p> <p>8 MS. DUNN: I just nodded my head.</p> <p>9 COURT REPORTER: Okay.</p> <p>10 CHAIRWOMAN HOROVITZ: Commissioner Rogers.</p> <p>11 COMMISSIONER ROGERS: Sorry.</p> <p>12 And Commissioner Reyes just alluded to part of my</p> <p>13 question. So thank you so much for that.</p> <p>14 I guess my question as it relates --</p> <p>15 because I want to zone in. I looked at all</p> <p>16 of them after looking at the security costs,</p> <p>17 and definitely I believe it's needed.</p> <p>18 Is this an increase or decrease from last</p> <p>19 year?</p> <p>20 Being that I'm new, I'm not sure if this</p> <p>21 is an increase or decrease from last year,</p> <p>22 and I'm going to ask the same question of all of</p> <p>23 them.</p> <p>24 Is it the same company that we are using for</p> <p>25 all of these properties that have been outlined?</p>	<p>1 And, if it's an increase, what is driving up</p> <p>2 the cost of that?</p> <p>3 CHAIRWOMAN HOROVITZ: Mr. Lohr.</p> <p>4 MR. LOHR: The contract was brought to the</p> <p>5 board -- I want to say that we are into either</p> <p>6 our second or third renewal at this point,</p> <p>7 but the overall contract was brought to the board</p> <p>8 for approval.</p> <p>9 There was -- I believe there was a cost of</p> <p>10 living or an adjustment moving from one year to</p> <p>11 the next year as the cost of the security guards</p> <p>12 actually went up to -- for their actual salaries.</p> <p>13 CHAIRWOMAN HOROVITZ: To provide a little bit</p> <p>14 more, I think it would be helpful. There is a</p> <p>15 version of this, Mr. Lohr -- and I had it from our</p> <p>16 pre-meeting, and I didn't realize we were going to</p> <p>17 get the summarized version -- that shows last</p> <p>18 year.</p> <p>19 And, for me in just my daily work,</p> <p>20 it's definitely helpful to see last year,</p> <p>21 how it ended, the budget and then the variance.</p> <p>22 MR. LOHR: Right.</p> <p>23 CHAIRWOMAN HOROVITZ: And I think that would</p> <p>24 be helpful for the board, particularly our new</p> <p>25 board members.</p>

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<p>1 Mr. Lohr, can you please send that in 2 Excel? 3 And, if you would add, also, a column for 4 variances. 5 MR. LOHR: Yes. 6 CHAIRWOMAN HOROVITZ: And, wherever you see 7 large variances, if you could, put a comment on 8 what's driving that, that will help answer the 9 questions before we get into the regular board 10 meeting. So we're already prepared to speak to 11 them. 12 MR. LOHR: Yes. 13 CHAIRWOMAN HOROVITZ: Would that be 14 helpful, Commissioner Rogers? 15 COMMISSIONER ROGERS: It will. 16 Thank you so much. 17 CHAIRWOMAN HOROVITZ: Perfect. 18 Is there anymore discussion on this? 19 (no response) 20 MR. LOHR: Moving on to our utilities, 21 our total utilities for the year, we're budgeting 22 at \$202,054. 23 Looking at our maintenance, maintenance 24 salaries of 144,496, maintenance supplies, 25 which are supplies used by our maintenance staff,</p>	<p>1 Because, obviously, it's not built into the 2 budget. We haven't voted on it. 3 If I was to ask you, "Can we afford to 4 increase salaries, and where will those dollars be 5 coming from," what would the answer be? 6 MR. LOHR: Yes, and it would come directly 7 from the property or program where the person 8 works. So, for example, if we were increasing 9 salaries for the Centennial Towers' employees, 10 it would come out of this budget here. 11 CHAIRWOMAN HOROVITZ: Can you show me where? 12 Like, what general -- 13 MR. LOHR: So, basically, where we have, 14 "Maintenance Salaries," of 138,000 -- 15 CHAIRWOMAN HOROVITZ: Right. I see an 16 increase there, but where will I see the decrease? 17 MR. LOHR: -- you'll see a decrease in your 18 net income. 19 CHAIRWOMAN HOROVITZ: From what account, 20 though? 21 So operating income. 22 MR. LOHR: Your operating income would go 23 down by the amount of the increase. 24 CHAIRWOMAN HOROVITZ: Uh-huh. 25 Any questions?</p>
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<p>1 of \$77,024. 2 And then our maintenance contracts -- 3 total contracts -- of 201,857.25. This includes 4 our garbage and trash at almost 23,000, 5 our elevator monitoring at over 25,000, 6 and then miscellaneous contracts of 94,000, 7 which is all of our general contracts going into 8 the property, any type of unit turns, 9 maintenance repairs, things like that. 10 CHAIRWOMAN HOROVITZ: As we're looking at 11 salaries -- sorry, Mr. Lohr -- should we assume 12 that the COLA is built in to these numbers? 13 MR. LOHR: Yes. When we brought you the 14 JHA Budget, back in September, all of the 15 Centennial, Hogan and Waves -- that was all 16 included in the backup for it. 17 So they all received the same COLA increases 18 at the same time as all the rest of JHA does. 19 CHAIRWOMAN HOROVITZ: Perfect. And I know 20 that we ... 21 And I'll tread carefully. So just interrupt 22 me if it's not all right (addressed Ms. Hodges). 23 As we're exploring adjusting salaries, 24 one of the questions that the board would ask is, 25 "Can we afford to adjust salaries this year?"</p>	<p>1 (no response) 2 CHAIRMAN HOROVITZ: All right. We can move 3 on. Thank you. 4 MR. LOHR: So we have insurance expense -- 5 \$117,028. Our general expenses of 75,108.60 6 -- the general expenses are our -- these were 7 actually our employee benefits, 75,108, 8 and this budget also includes our depreciation, 9 which is in non-cash items. So that will -- 10 that will work into that, as well. 11 CHAIRWOMAN HOROVITZ: If you could pause. 12 Commissioner Reyes, as the Chair of the 13 HR Committee, do you have any questions on 14 any of the HR items here? 15 I believe the pension is with the city; 16 is that right? 17 MS. HODGES: Yes. 18 CHAIRWOMAN HOROVITZ: But everything else, 19 all of the other benefits, are outside of the 20 city? 21 MS. HODGES: Yeah, yeah (sic). 22 That's correct. I mean Dennis can probably speak 23 to that, but the city -- I mean JHA has a 24 percentage like similar other ... 25 Go ahead.</p>

<p style="text-align: right;">Page 45</p> <p>1 MR. LOHR: So all of our employee benefits 2 are through the city. 3 MS. DUNN: I'm sorry. I need to correct 4 that. 5 Yes. Thank you. The health benefits and all 6 that is connected through the City of 7 Jacksonville. 8 CHAIRWOMAN HOROVITZ: Thank you. 9 MR. LOHR: We're in the same group as the 10 city. So, when we get the -- we're covered by 11 Florida Blue. So we're in the same Florida Blue 12 pool as the rest of the city employees, 13 and that helps to keep our expenses low. 14 CHAIRWOMAN HOROVITZ: Thank you. 15 MR. LOHR: And there was also -- we're also 16 in the city's retirement plan. For the older 17 employees, they're in the pension. For the newer 18 employees, they're in the defined contribution. 19 CHAIRWOMAN HOROVITZ: Thank you. 20 COMMISSIONER REYES: I don't have any 21 questions yet, but I will. 22 CHAIRWOMAN HOROVITZ: Perfect. Thank you. 23 MR. LOHR: Any other questions about 24 Centennial? 25 (no response)</p>	<p style="text-align: right;">Page 47</p> <p>1 organization. It's very normal to do that, 2 to make sure that we are paying all of our 3 employees appropriately. 4 I believe that, in your committee, 5 the HR Committee, you will discuss taking action 6 on that. 7 And so, when we complete that work and find 8 that we probably have some dollars that we need to 9 then push down to salaries where that additional 10 expense will come from, because it won't be in the 11 budget. And so it will impact that income, 12 and so we'll see variances there. 13 COMMISSIONER REYES: Thank you. 14 CHAIRWOMAN HOROVITZ: All right. Do we have 15 a motion to approve ... 16 (Commissioner Brock raised her hand.) 17 CHAIRWOMAN HOROVITZ: I'm sorry. 18 Is that a motion or a question? 19 COMMISSIONER BROCK: A motion. 20 CHAIRWOMAN HOROVITZ: We have a motion. 21 Do we have a second? 22 COMMISSIONER ROGERS: Second. 23 CHAIRWOMAN HOROVITZ: All in favor? 24 COMMISSIONER BROCK: Aye. 25 COMMISSIONER ROGERS: Aye.</p>
<p style="text-align: right;">Page 46</p> <p>1 CHAIRWOMAN HOROVITZ: All right. I believe 2 I need to make a request for a motion to approve 3 the budget. 4 Is that right, Ms. Hodges? 5 MS. HODGES: Yes. 6 CHAIRWOMAN HOROVITZ: Do I have a motion to 7 approve the budget? 8 Oh, sorry. Commissioner Reyes. 9 COMMISSIONER REYES: So sorry. My brain 10 works a little bit slow sometimes. 11 CHAIRWOMAN HOROVITZ: No, no, no. 12 COMMISSIONER REYES: So, in the last board 13 meeting -- in the last special meeting, we talked 14 about having a special evaluation done to analyze 15 the salaries -- whether or not -- 16 CHAIRWOMAN HOROVITZ: Yes -- 17 COMMISSIONER REYES: -- it was good in the 18 union. 19 So, how does that fit with this budget right 20 here? 21 CHAIRWOMAN HOROVITZ: -- so I think that, 22 not within the union. What -- the discussion was 23 around doing a pay equity study. 24 COMMISSIONER REYES: Yes. 25 CHAIRWOMAN HOROVITZ: We do that at my</p>	<p style="text-align: right;">Page 48</p> <p>1 COMMISSIONER WALKER: Aye. 2 CHAIRWOMAN HOROVITZ: All right. 3 Any opposed? 4 (no response) 5 CHAIRWOMAN HOROVITZ: All right. 6 Hearing none, the motion passes. 7 I believe this exercise was very helpful. 8 And, thank you, Commissioner Reyes, 9 for asking that we go through it. 10 If we could I think probably more quickly go 11 through the next budget, because, for the same 12 reason, it would be helpful to see the variances 13 rather than asking you to speak to all of them. 14 MR. LOHR: Okay. I believe we have all of 15 them. We did it in a simpler version just for 16 presentation purposes. 17 CHAIRWOMAN HOROVITZ: And I apologize. 18 In order on my agenda, we have the 19 Operating Budget for Franklin Arms, and I should 20 have started with -- we're pulling this 21 resolution. We will not be discussing it. 22 This is JHA-3, Franklin Arms Operating Budget. 23 And the reason for that is some of the work 24 that we needed to be done was not done, and we let 25 the LIFT JAX Team know that it was not necessary</p>

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<p>1 for them to be present today.                  2 So I will highlight that, that they were                  3 eager to be here, but it was not necessary.                  4 So, hopefully, in our next board meeting,                  5 we will have more information to discuss.                  6 All right. Moving on to JHA-4.                  7 COMMISSIONER ROGERS: So then, do we need to                  8 make a motion to pull --                  9 CHAIRWOMAN HOROVITZ: Oh, do we need to make                  10 a motion to pull?                  11 Yeah.                  12 COMMISSIONER ROGERS: -- that being in                  13 our agenda?                  14 MS. HODGES: No. I think it's still here.                  15 I'm sorry (referred to the microphone).                  16 It's still here in committee, and,                  17 as the Chair, you can just defer that.                  18 We don't need a motion.                  19 CHAIRWOMAN HOROVITZ: Thank you.                  20 I'm deferring JHA-3.                  21 MR. LOHR: Okay. The next resolution is                  22 2024-JHA-4, and this is to approve the                  23 Operating Budget for The Waves for Fiscal Year                  24 2024 from January 1st, 2024 through December 31st,                  25 2024.</p>	<p>1 MS. DUNN: I think so.                  2 CHAIRWOMAN HOROVITZ: Yes. You can look at                  3 them, if they're still out.                  4 I'm not sure if we skipped over this already.                  5 But, what consulting fees do we have for this                  6 property?                  7 MR. LOHR: We'd have to look at that                  8 specifically. I'm not sure offhand what                  9 consulting fees we have.                  10 CHAIRWOMAN HOROVITZ: Is that a typical line                  11 item for all of our properties?                  12 MR. LOHR: We have used consultants in the                  13 past, but it's usually at the central office                  14 level.                  15 CHAIRWOMAN HOROVITZ: Right.                  16 MR. LOHR: So we would have to look and see                  17 whether -- you know, see specifically what this                  18 is, and I will make a note of it for you to                  19 find out.                  20 So, looking at our administrative salaries,                  21 we're at \$62,034.72. Our general legal expense is                  22 about \$2400. Our management fee expense is                  23 \$92,000. The management fee expense, again,                  24 is 5 percent of our income.                  25 Other administrative for training, travel,</p>
Page 50	Page 52
<p>1 So, looking at our income, our total rental                  2 income is \$1,851,346. Our other tenant income,                  3 is \$21,860, and then our total income is                  4 \$1,873,200.                  5 Looking through some of our expenses real                  6 quick -- total expenses -- we have \$439,628.82,                  7 and we're showing net income of \$2,312- --                  8 that's not right.                  9 I will have to look at that.                  10 CHAIRWOMAN HOROVITZ: What is that?                  11 MR. LOHR: I will have to look at this                  12 number.                  13 Let's go through some of the details with                  14 this property.                  15 CHAIRWOMAN HOROVITZ: Commissioner Rogers.                  16 COMMISSIONER ROGERS: Sorry. Real quick,                  17 just for my educational purposes.                  18 Where is this property located?                  19 MR. LOHR: It's at Jacksonville Beach.                  20 COMMISSIONER ROGERS: Oh, it is?                  21 MR. LOHR: Yes.                  22 COMMISSIONER ROGERS: Okay. Thank you.                  23 CHAIRWOMAN HOROVITZ: There is actually                  24 -- well, there used to be pictures in the lobby.                  25 Are they still there?</p>	<p>1 auditing and consultants was 40,472, and we will                  2 look at the consultants and find out specifically                  3 what they are.                  4 CHAIRWOMAN HOROVITZ: Can we stop there?                  5 I'm sorry.                  6 Why do we see training and travel at \$40,000                  7 on this property, and it's so much less at                  8 Centennial Towers?                  9 MR. LOHR: Training and travel is \$1200.                  10 CHAIRWOMAN HOROVITZ: Oh, I'm sorry. I heard                  11 you say 40,000, but I didn't see it.                  12 MR. LOHR: \$40,000 is the totaling of those                  13 items.                  14 CHAIRWOMAN HOROVITZ: Got it. Okay.                  15 Thank you.                  16 MR. LOHR: Yes. Looking at other                  17 administrative -- computer support is at almost                  18 13,000. We have miscellaneous at 86,000.                  19 Eviction and court costs of \$10,350,                  20 and that gives us a total administrative expense                  21 of \$237,651.                  22 We have resident activities of \$300.                  23 Our utilities are coming in at just under \$44,000,                  24 and then, looking at our maintenance expense,                  25 our salaries are right at \$62.666.</p>

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<p>1 Our maintenance supplies are at \$23,590, 2 and our contract costs are at \$131,093. 3 That gives us a total maintenance expense of 4 \$217,350. 5 CHAIRWOMAN HOROVITZ: Thank you. 6 Commissioner Reyes. 7 COMMISSIONER REYES: To the COO -- 8 so this property -- the security service is only 9 \$38.76. 10 Is there no 24/7 security there? 11 MR. LOHR: There is no 24/7. That security 12 probably is probably like an office monitoring or 13 something like, and there is a couple of numbers 14 in this report that I need to check on. 15 So, when I give you the updated budget, 16 I'll give you the updated numbers on this. 17 So we're showing interest expense of \$426,000, 18 but it's subtracting out of the expense line. 19 So the total number needs to be adjusted for 20 that. 21 CHAIRWOMAN HOROVITZ: So, because there are 22 errors that we need to have adjusted, should we 23 just defer this until it's corrected? 24 Because we wouldn't want to vote on it; 25 is that right?</p>	<p>1 decide, you know, as a committee, you're just not 2 comfortable. 3 And then, when we get to the board meeting, 4 it will be discharged as long as the board is okay 5 with doing that, and they certainly should be. 6 Discharge it out of your committee so that it 7 can come to the board for a vote. 8 But the way it should normally work is 9 these things are vetted at committee. It takes a 10 recommendation to get to the board. 11 I don't think -- I'm not seeing an interest 12 in delaying this beyond January 29th, because you 13 do need to have budgets in place. 14 So those are probably your best two options. 15 CHAIRWOMAN HOROVITZ: Uh-huh. 16 Does the board have any comment? 17 Commissioner. 18 COMMISSIONER BROCK: I had a question about 19 the eviction costs. 20 So, are the eviction costs based on how many 21 evictions we did? 22 MR. LOHR: Yes. 23 COMMISSIONER BROCK: Oh, okay. So that's why 24 The Waves and Centennial's is two different 25 prices.</p>
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<p>1 MS. HODGES: So, through the Chair, 2 I guess I'm questioning through the staff. 3 We would preferably want this to come out of 4 committee with a recommendation so it is ready for 5 the 29th. 6 COMMISSIONER ROGERS: Right. 7 MS. HODGES: Otherwise, you know, 8 it's delayed. 9 So, Dennis, do you have the particular 10 categories that you would be changing? 11 MR. LOHR: It's just the way that the numbers 12 are adding up. 13 So there is a couple of pieces that I would 14 want to take out of the -- of the numbers, 15 and it's specifically the interest income and the 16 depreciation, which are both reducing the total 17 expense line, which is also increasing net income. 18 MS. HODGES: Right. 19 So, through the Chair, you can do one of two 20 things, and it's up to you as Chair and certainly 21 the committee. 22 So you could approve the budget sort of 23 conceptually with the stated modifications that 24 Dennis will make, and you will see those 25 put together for next board meeting, or you can</p>	<p>1 MR. LOHR: Yes. 2 COMMISSIONER BROCK: Okay, okay. 3 MR. LOHR: It depends on the number of 4 evictions that we've completed for each property. 5 COMMISSIONER BROCK: Okay. Thank you. 6 Thank you, Ms. Chair. 7 CHAIRWOMAN HOROVITZ: Commissioner Walker, 8 do you have any thoughts on how to proceed? 9 COMMISSIONER WALKER: I think my preference 10 would be -- and I want to be clear. I don't like 11 doing it this way, because, you know, if it got to 12 the committee, it should have been prepared for 13 this. 14 So I'm, you know, obviously disappointed, 15 but I think, you know, my preference would be that 16 we go ahead, have the edits made. 17 And I'll have this discharged out of 18 committee with no recommendation, and we can take 19 it up at the full board meeting, unless we're 20 confident sitting here that we're going to mark up 21 a budget, you know, with pen and paper or whatever 22 else. 23 But, given the timing, I think it needs to be 24 just -- you know, we need -- I think that's the 25 right thing to do.</p>

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<p>1 You know, Madam Chair, I'm open to whichever</p> <p>2 way you need to help get this approved. I can</p> <p>3 make it work. I'm just trying to think of the</p> <p>4 most efficient way to do it.</p> <p>5 CHAIRWOMAN HOROVITZ: Yes. I agree,</p> <p>6 because we know that it's going to impact net</p> <p>7 income --</p> <p>8 COMMISSIONER WALKER: Yes --</p> <p>9 CHAIRWOMAN HOROVITZ: -- and we don't</p> <p>10 understand how. I mean we know it's going to</p> <p>11 drive it down, and we don't know by how much.</p> <p>12 So that would be my recommendation, as well.</p> <p>13 Commissioner Rogers, were you going to make a</p> <p>14 comment?</p> <p>15 COMMISSIONER ROGERS: No, Madam Chair.</p> <p>16 I think the Board Chair just echoed my comments.</p> <p>17 So I'm in support of the recommendation that's</p> <p>18 being made.</p> <p>19 CHAIRWOMAN HOROVITZ: So, Ms. Hodges,</p> <p>20 are we making --</p> <p>21 MS. HODGES: Yes. So, basically, you would</p> <p>22 just be deferring this item.</p> <p>23 CHAIRWOMAN HOROVITZ: Okay.</p> <p>24 MS. HODGES: And then, when we get to the</p> <p>25 board meeting, you know, the Chair will, you know,</p>	<p>1 an additional other income for our residents of</p> <p>2 \$24,144. We have some investment income of</p> <p>3 \$300 and a total income of \$1,881,744.</p> <p>4 CHAIRWOMAN HOROVITZ: Can I make a comment or</p> <p>5 ask a question and make a comment?</p> <p>6 I notice that we have -- and it's not huge</p> <p>7 dollars, but the late charges -- and this might</p> <p>8 just be because I'm in banking.</p> <p>9 I don't like us looking at like fees or these</p> <p>10 kinds of charges like income, and it looks --</p> <p>11 I mean it's a significant part of that tenant</p> <p>12 income when you look at everything there</p> <p>13 together.</p> <p>14 MR. LOHR: Yes.</p> <p>15 CHAIRWOMAN HOROVITZ: And so my question</p> <p>16 is, are we providing education or just general</p> <p>17 guidance for our residents so they're aware of the</p> <p>18 impact on paying -- and that might just be around</p> <p>19 financial wellness and just really working with</p> <p>20 our residents to make sure they understand how</p> <p>21 paying anything late really erodes their income.</p> <p>22 Maybe, Commissioner Brock, as on the</p> <p>23 Resident Services Committee, you have awareness</p> <p>24 into that, or anyone in the room?</p> <p>25 COMMISSIONER BROCK: Yes. We do make the</p>
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<p>1 call for it to be discharged out of the</p> <p>2 committee, and we need a board vote for that.</p> <p>3 You can proceed with voting on it at the full</p> <p>4 board meeting.</p> <p>5 CHAIRWOMAN HOROVITZ: Perfect.</p> <p>6 MS. HODGES: So you don't need to do anything</p> <p>7 here.</p> <p>8 CHAIRWOMAN HOROVITZ: Okay. We'll just defer</p> <p>9 it. Thank you.</p> <p>10 COMMISSIONER WALKER: If I may, Madam</p> <p>11 Chairwoman ...</p> <p>12 Ms. Dunn, if you could, insure that</p> <p>13 our next agenda has a specific line item on the</p> <p>14 agenda to discharge JHA-4 I believe it is from</p> <p>15 committee.</p> <p>16 MS. DUNN: Done. I got it.</p> <p>17 COMMISSIONER WALKER: Thank you, ma'am.</p> <p>18 CHAIRWOMAN HOROVITZ: All right. I believe</p> <p>19 we're moving on to Resolution JHA-5, Hogan Creek.</p> <p>20 MR. LOHR: Our resolution is 2024-JHA-5,</p> <p>21 to approve the Operating Budget for Hogan Creek</p> <p>22 for Fiscal Year 2024 for the time period of</p> <p>23 January 1st, 2024 through December 1st, 2024.</p> <p>24 So, looking at our tenant income,</p> <p>25 our rental income is \$1,857,300. We have</p>	<p>1 residents aware of the lateness of the rent and,</p> <p>2 you know, things of that nature that would impact</p> <p>3 their income.</p> <p>4 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>5 COMMISSIONER BROCK: And Resident Services</p> <p>6 -- I always like to refer to Resident Services,</p> <p>7 because Ms. Cordelia Parker -- her staff makes</p> <p>8 sure that they do an excellent job with our</p> <p>9 residents, especially at all of our sites,</p> <p>10 but they really caters it to our senior sites.</p> <p>11 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>12 COMMISSIONER BROCK: And these are some of</p> <p>13 our senior sites.</p> <p>14 CHAIRWOMAN HOROVITZ: Okay. Are we doing</p> <p>15 financial wellness workshops at our properties?</p> <p>16 COMMISSIONER BROCK: (nodded head</p> <p>17 affirmatively)</p> <p>18 CHAIRWOMAN HOROVITZ: Where do the dollars</p> <p>19 come from to pay for that, Ms. Dunn?</p> <p>20 MS. DUNN: Grants.</p> <p>21 CHAIRWOMAN HOROVITZ: Okay.</p> <p>22 MS. DUNN: I know specifically, with the</p> <p>23 Job Plus there's a lot of financial literacy,</p> <p>24 and that's specific to the site of Southwind as</p> <p>25 well as FSS. A major part of that program is</p>

<p style="text-align: right;">Page 61</p> <p>1 speaking to the goals and financial literacy,  2 cleaning credit, things of that nature.  3 Unfortunately, what we see here is a timing  4 issue --  5 CHAIRWOMAN HOROVITZ: Okay.  6 MS. DUNN: -- a lot of times with our  7 seniors, because they receive their Social  8 Security checks after rent is due.  9 COMMISSIONER ROGERS: Sorry. That just  10 sparked a question.  11 So, how do we then work with our seniors  12 knowing that this is an issue that we know,  13 as an agency, month-to-month that the seniors are  14 receiving their Social Security check after  15 rent is due?  16 How do we work with them to make sure that  17 they're not being penalized being that it's not  18 their fault?  19 CHAIRWOMAN HOROVITZ: Uh-huh.  20 MS. DUNN: Unfortunately, it's a lease  21 issue. I mean, within the lease, rent is due by  22 this date and payable at this date. If you do not  23 pay it, then you are subjected to a late fee.  24 It gets murky, because you get into fair  25 housing issues, because we are HUD-funded where,</p>	<p style="text-align: right;">Page 63</p> <p>1 they have a five-day window to pay. We should  2 be looking into that from a policy perspective.  3 Also, Ms. Dunn, I also appreciate --  4 I'm well aware of, you know, fair housing laws and  5 everything else, which, you know, if we do it for  6 one, we need to be able to do it for all,  7 which I think goes into exactly what you said.  8 We approve a HUD basically operating  9 procedures packet or policy which would need to go  10 through public comment to change.  11 I was going to go in a different direction.  12 There are some of those options out there,  13 and I don't know if this is in our discretion or  14 not, where, even if they get a partial pay by a  15 certain date, we would not assess late fees  16 if the rent was due on X date. I know I've seen  17 that before.  18 I think it would behoove the staff --  19 and I think this is where Commissioner Rogers  20 was going -- to look to see if we can be creative  21 in a way that, you know, accommodates our tenants,  22 but, you know, also -- you know, there are  23 obligations that have to be paid.  24 But I would love to see -- you know,  25 maybe that's something we can refer to the</p>
<p style="text-align: right;">Page 62</p> <p>1 if you have to do one, then you have to do for  2 all.  3 And so, if you're looking to alleviate  4 late fees for individuals, then it would have to  5 be across all our sites.  6 CHAIRWOMAN HOROVITZ: Would we be able to  7 adjust the dates, according to HUD?  8 MS. DUNN: You can -- it's at the agency's  9 discretion as when late fees are applied.  10 So you would still have to do public comment and  11 all that stuff, because are changing the basis of  12 your Lease Agreement; however, it is at the  13 agency's discretion when late fees are applied.  14 CHAIRWOMAN HOROVITZ: I'm sorry.  15 MS. DUNN: That's a policy issue.  16 CHAIRWOMAN HOROVITZ: Thank you.  17 Commissioner Walker, you had a comment  18 before.  19 COMMISSIONER WALKER: Yes. I think this is a  20 great topic. I'm glad we're talking about this.  21 So I have just a couple of observations.  22 I agree, Commissioner Rogers. You beat me to  23 it. You know, if there is a way to accommodate  24 tenants, if we know they're consistently getting  25 the check on the 9th -- rent is due on the 1st --</p>	<p style="text-align: right;">Page 64</p> <p>1 Residents Relations Committee, to talk through  2 what a policy for some of the sites that have high  3 moving fees might make more sense and come up with  4 a recommendation up to the board to address.  5 CHAIRWOMAN HOROVITZ: I agree with that.  6 Thank you.  7 Commissioner Reyes.  8 COMMISSIONER REYES: And, to the Chair,  9 you stated that the \$11,000 is based on a lot of  10 the elderly. So I think one of the first things  11 we have to look at is, how much, you know,  12 or what percentage of the elderly who is on SSI  13 are the ones that are subject to these charges?  14 Because I mean, if they're being penalized  15 when we know they're getting a certain set income,  16 and that's all their getting ...  17 So I think, also, after that, is an analysis  18 of -- or a specification of individuals who are  19 fully on SSI, right, who don't receive any other  20 type of income or support so that we make it  21 specific.  22 Because I think, if we're going to ask HUD to  23 redo or change the contract for the elderly,  24 we have to be very specific about who would  25 qualify.</p>



<p style="text-align: right;">Page 65</p> <p>1 CHAIRWOMAN HOROVITZ: I don't believe that we  2 have to actually do that. I'm hearing that we can  3 just adjust -- make a policy that we won't charge  4 late fees but just add a week. It would actually  5 be a simple thing to do.  6 Is that right?  7 MS. DUNN: You're absolutely correct.  8 CHAIRWOMAN HOROVITZ: So I agree with  9 Commissioner Walker.  10 Commissioner Brock, we can have a discussion,  11 and, if the Residents Committee can make a  12 recommendation to bring to -- I don't know how  13 much time you'll need -- one of the board  14 meetings, I really want to look at how do we  15 help our residents keep more of their income.  16 I would love this number to be zero next  17 year.  18 MS. DUNN: Uh-huh.  19 COMMISSIONER BROCK: Okay. Ms. Chair,  20 Resident Relations is held every other month.  21 So our next scheduled Resident Relations would be  22 March. So I can report to the board at the end of  23 March at the regular board meeting.  24 CHAIRWOMAN HOROVITZ: That is perfect.  25 COMMISSIONER BROCK: Okay.</p>	<p style="text-align: right;">Page 67</p> <p>1 MR. LOHR: So, for each of our RAD  2 properties, we get a 5-percent management fee,  3 and that management fee is based on our income.  4 And it's paid to the Central Office Cost Center.  5 And the Central Office Cost Center is  6 basically the administrative arm of the housing  7 authority set forth by HUD mandate through  8 project-based asset management.  9 Looking at our other expenses, we have  10 compliance of \$20,000, temporary labor of  11 7500, security service of 70,000 and eviction  12 and court costs of \$5750.  13 We also have Tenant Services' salaries of  14 \$25,800 and then resident activities of 2,000.  15 Our utilities expense is \$146,004. Looking at our  16 maintenance salaries, total maintenance salaries  17 is \$149,484, which includes temporary labor.  18 For our maintenance supplies, we're at  19 \$33,822, and maintenance contracts of \$203,232,  20 which includes \$41,000 for our garbage and trash  21 and \$65,000 for our plumbing.  22 CHAIRWOMAN HOROVITZ: On maintenance --  23 and I know that we do take advantage of some  24 workforce development programming at the agency  25 -- are any of those salaries coming out of that</p>
<p style="text-align: right;">Page 66</p> <p>1 CHAIRWOMAN HOROVITZ: Thank you.  2 And I'm sorry. That was ...  3 Continue, Mr. Lohr.  4 MR. LOHR: Moving on to our expenses for our  5 administrative salaries, we have \$89,004.  6 For our training, audit and management fee --  7 3,000 for training, an auditing fee of 25,000  8 and a management fee of 5 percent, which is  9 \$92,868.  10 We have office supplies of 9200, computer  11 support of 23,000 and then telephone of \$6400.  12 CHAIRWOMAN HOROVITZ: Commissioner Rogers.  13 COMMISSIONER ROGERS: Just one clarification.  14 If you can explain, because I didn't see this  15 in the other ones. I did see the consultant fee.  16 COURT REPORTER: Can you talk louder, please?  17 I'm sorry.  18 COMMISSIONER ROGERS: Sorry.  19 If you will, just clarify for me what is the  20 management fee. I didn't see it in the other  21 ones. I did see the consultant fee in the other  22 ones, but I didn't see a management fee.  23 MR. LOHR: Yes.  24 COMMISSIONER ROGERS: So, if you could,  25 explain that to the board members.</p>	<p style="text-align: right;">Page 68</p> <p>1 line item, or is that a separate area for the  2 organization?  3 MR. LOHR: Those are charged directly to the  4 property.  5 CHAIRWOMAN HOROVITZ: Okay. And this might  6 be a question for the whole board. I think that  7 we have an opportunity to expand workforce  8 development and just training for our residents to  9 help more people get into positions where they are  10 earning living wages and just increasing quality  11 of life.  12 I would hope to then see our maintenance  13 costs decrease here, if these are third-party  14 expenses. I'm just thinking kind of high-level  15 on where I want to see our expenses going.  16 Does that make sense?  17 And, is there any thought around that?  18 And I know that there are a number of housing  19 agencies that have robust workforce training  20 programs, and I would love to see us exploring  21 that more as a board is my comment.  22 COMMISSIONER REYES: I would support that.  23 CHAIRWOMAN HOROVITZ: Thank you.  24 COMMISSIONER WALKER: Commissioner, this is  25 -- I'm sorry to interrupt.</p>

<p style="text-align: right;">Page 69</p> <p>1 I absolutely agree, and I think we talked 2 about this in the past. And it kind of just 3 didn't move anywhere.</p> <p>4 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>5 COMMISSIONER WALKER: So I would recommend 6 that we push this back into -- I think we could 7 make this a line item in the asset management 8 I guess, for lack of a better place to put it.</p> <p>9 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>10 COMMISSIONER WALKER: And I do think what 11 would be interesting is, if somebody from the 12 senior staff would take responsibility for this 13 matter. I know some housing authorities do this. 14 I think others do not.</p> <p>15 Like kind of, what's the best practice? 16 Is it an opportunity for us to do it 17 ourselves -- expand what we have? 18 Is it, you know, we should be partnering with 19 a third-party vendor? 20 I'm not intelligent enough on the topic to 21 know what our best path should be.</p> <p>22 Ms. Dunn, I'll put that to you, and you can 23 have it assigned. And then, if we can move this 24 discussion into the ... 25 Commissioners, I'm open to -- and I'm not</p>	<p style="text-align: right;">Page 71</p> <p>1 CHAIRWOMAN HOROVITZ: I love it. Thank you 2 so much.</p> <p>3 Commissioner Rogers.</p> <p>4 COMMISSIONER ROGERS: If we can, Madam Chair, 5 I just want to shake sure I'm clear. If we go 6 back to the security services on this one, 7 if I understood the comments correctly on 8 Centennial, I thought it was a nighttime -- 9 a nighttime service that was being provided.</p> <p>10 I do know, as the CEO did give me a tour of 11 Hogan Creek, I believe they have security 12 24 hours. So their cost is a little more.</p> <p>13 So, if you can, just help me understand the 14 difference between -- I believe I got it correct 15 -- Centennial, which is nighttime services only 16 and Hogan Creek which is 24 hours and the cost 17 difference.</p> <p>18 MS. DUNN: Thank you for circling back. 19 Because I was going to on this matter, 20 because I needed to correct myself for the public 21 record.</p> <p>22 24-hour security is at Hogan and Durkeeville, 23 and then, from 5:00 p.m. to 8:00 a.m. is 24 Twin Towers, Centennial Towers, Brentwood. 25 And we have added Franklin Arms from 6:00 p.m.</p>
<p style="text-align: right;">Page 70</p> <p>1 sure where this -- it doesn't really fit neatly 2 into any specific committee.</p> <p>3 CHAIRWOMAN HOROVITZ: No. Thank you. 4 I love how you put that, and I think that we 5 should do a better job of, when we discuss things 6 as a board, making sure everyone is clear on who 7 has the action and the takeaway and then who is 8 going to be responsible for briefing the board 9 back.</p> <p>10 So, Ms. Dunn, if you could either assign it 11 or take it on -- I would love for someone on 12 senior staff to own this and then have the 13 opportunity to present to make a recommendation 14 to the board.</p> <p>15 I would love to just, in general -- 16 and this is definitely off-topic -- hear more 17 from the senior staff.</p> <p>18 You're always in the room. You contribute 19 to the organization, and I think we should hear 20 from you more.</p> <p>21 So it would be great if someone could take 22 ownership.</p> <p>23 MS. DUNN: I agree, and I have a perfect 24 person in mind to assign the task to. So I'll be 25 speaking to her after.</p>	<p style="text-align: right;">Page 72</p> <p>1 to 2:00 a.m. They have on-site security, 2 as well.</p> <p>3 But, as far as the cost differences, 4 I can't speak to that right this minute, but, 5 if you allow me the opportunity to research it and 6 get back to you at the regular board meeting, 7 I can have that information for you.</p> <p>8 CHAIRWOMAN HOROVITZ: Thank you. 9 And, Ms. Dunn, because you mentioned 10 Franklin Arms, where are we seeing that expense 11 right now since it doesn't have a budget? 12 MS. DUNN: Can I get back to you on that? 13 CHAIRWOMAN HOROVITZ: Sure. Thank you. 14 Mr. Lohr, anything else on the budget? 15 MR. LOHR: That is about it on Hogan Creek.</p> <p>16 CHAIRWOMAN HOROVITZ: Is there any further 17 discussion? 18 (no response) 19 CHAIRWOMAN HOROVITZ: Thank you, Mr. Lohr. 20 Do I have a motion to approve the 21 budget in JHA-5? 22 COMMISSIONER ROGERS: I make a motion. 23 COMMISSIONER BROCK: I second. 24 CHAIRWOMAN HOROVITZ: Second by Commissioner 25 Brock.</p>

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<p>1 All in favor?</p> <p>2 COMMISSIONER BROCK: Aye.</p> <p>3 COMMISSIONER ROGERS: Aye.</p> <p>4 CHAIRWOMAN HOROVITZ: Commissioner Walker?</p> <p>5 COMMISSIONER WALKER: Aye.</p> <p>6 CHAIRWOMAN HOROVITZ: Any opposed?</p> <p>7 (no response)</p> <p>8 CHAIRWOMAN HOROVITZ: All right.</p> <p>9 Hearing none, the motion passes.</p> <p>10 All right just a couple of comments,</p> <p>11 and thank you--all for being here and being so</p> <p>12 engaged in our finance meeting.</p> <p>13 I had a question -- and I think that,</p> <p>14 Commissioner Walker, you might know the answer.</p> <p>15 When is the last time the board went through</p> <p>16 strategic planning?</p> <p>17 COMMISSIONER WALKER: I believe we do this</p> <p>18 every three to four years, and I think it was</p> <p>19 2021 is when we went through strategic planning.</p> <p>20 I'd have to go back and look, but I'm pretty</p> <p>21 sure it was when I was coming on the board.</p> <p>22 They were just coming out of their strategic</p> <p>23 planning session.</p> <p>24 CHAIRWOMAN HOROVITZ: So, even if we're a</p> <p>25 little early, my -- I hate to use the word,</p>	<p>1 with me, right, Commissioner Brock?</p> <p>2 COMMISSIONER BROCK: That's correct.</p> <p>3 You was right.</p> <p>4 COMMISSIONER WALKER: So I don't recall how</p> <p>5 it was set up. I don't know if there are special</p> <p>6 rules around strategic planning and, you know,</p> <p>7 meeting rules or things like that.</p> <p>8 So I'd have to really defer to Ms. Dunn and</p> <p>9 OGC to help figure out the right forum to do</p> <p>10 that and instruction to do that.</p> <p>11 CHAIRWOMAN HOROVITZ: I agree. I have no</p> <p>12 idea how you would do strategic planning with</p> <p>13 sunshine. So we should definitely take that as a</p> <p>14 takeaway.</p> <p>15 MS. HODGES: Yes. What I recall --</p> <p>16 and I just can't think of who in the room</p> <p>17 -- is anyone in the room, from a staff</p> <p>18 perspective, that remembers?</p> <p>19 But what I recall -- a lot of that work was</p> <p>20 done on the front end by the staff. So the</p> <p>21 board was not involved at all. So the staff had a</p> <p>22 succession of meetings coming together with that,</p> <p>23 and they presented a document to the board that</p> <p>24 was reviewed at a board retreat. And that's when</p> <p>25 the board had the opportunity to provide input.</p>
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<p>1 "recommendation --" my feeling would be</p> <p>2 that particularly, because we have a majority new</p> <p>3 board and we're doing such new things from when</p> <p>4 you would have set strategy three to four years</p> <p>5 ago, I would recommend that we, as a board,</p> <p>6 go through strategic planning, again.</p> <p>7 Would everyone agree with that?</p> <p>8 COMMISSIONER ROGERS: Totally.</p> <p>9 COMMISSIONER BROCK: (nodded head</p> <p>10 affirmatively)</p> <p>11 COMMISSIONER REYES: Yes.</p> <p>12 CHAIRWOMAN HOROVITZ: Yes. Terrific.</p> <p>13 COMMISSIONER WALKER: I think it makes great</p> <p>14 sense, Commissioner.</p> <p>15 CHAIRWOMAN HOROVITZ: Perfect.</p> <p>16 Who can we task with making sure that that</p> <p>17 gets rolling?</p> <p>18 Ms. Dunn, can you please take that?</p> <p>19 That will be a priority for the board.</p> <p>20 What will the timing look like?</p> <p>21 And you can --</p> <p>22 COMMISSIONER WALKER: You have to excuse my</p> <p>23 ignorance. I came in at the tail end of that,</p> <p>24 Commissioner.</p> <p>25 Commissioner Brock was there, too,</p>	<p>1 So, you know, it might be worth, before we</p> <p>2 get the ball rolling, to talk about the process</p> <p>3 before anybody goes off and starts rolling in the</p> <p>4 same direction it was the last time, because you</p> <p>5 may not have liked that.</p> <p>6 You may have wanted more input on the front</p> <p>7 end of that instead of having the staff do all</p> <p>8 of that work and then bring something back.</p> <p>9 I mean that might just be worth a larger</p> <p>10 discussion at the board level, with Ms. Dunn</p> <p>11 and Mr. Alexander, to just make sure whatever</p> <p>12 direction they're going in they've at least</p> <p>13 gotten your blessing.</p> <p>14 CHAIRWOMAN HOROVITZ: I agree with that</p> <p>15 completely, and I think that would be great.</p> <p>16 And it does not need to be the next regular board</p> <p>17 meeting. I know that we have a lot of things that</p> <p>18 we're working through.</p> <p>19 But I think it would be helpful if everyone</p> <p>20 took some time to think through what they would</p> <p>21 like to -- the kind of direction they'd like to</p> <p>22 give senior staff and then give some direction</p> <p>23 before we send them off.</p> <p>24 I see Commissioner Walker's hand is raised.</p> <p>25 Looking around this room, I think that we've</p>

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<p>1 outgrown this space, and so, as we're looking at</p> <p>2 properties that we're acquiring, maybe we're</p> <p>3 looking at, you know, building a space where we</p> <p>4 can have our board meetings, where we can do other</p> <p>5 community programming.</p> <p>6 There's lots of things that I'm looking at</p> <p>7 the agency five to ten years from now that we have</p> <p>8 an opportunity now to be incorporating into the</p> <p>9 work that we're doing.</p> <p>10 So I have a lot of ideas, and I'd love to</p> <p>11 discuss them as a board before we do that work.</p> <p>12 Commissioner Walker.</p> <p>13 COMMISSIONER WALKER: Commissioner, you're --</p> <p>14 again, I completely agree with you. I think that</p> <p>15 what I would recommend is it doesn't need to be on</p> <p>16 the 29th meeting, unless you want to discuss it in</p> <p>17 open comments.</p> <p>18 I have no problem with that, Commissioner,</p> <p>19 if you want to add a line item to the agenda,</p> <p>20 we can.</p> <p>21 I really would love senior staff knowing,</p> <p>22 you know, our involvement, the board's level of</p> <p>23 involvement in detail that we're in.</p> <p>24 I would prefer that they come to us with a</p> <p>25 proposal of, "Here is how we think this might work</p>	<p>1 protocol, what this strategic planning looks like</p> <p>2 internally from the senior staff?</p> <p>3 CHAIRWOMAN HOROVITZ: That's a great point.</p> <p>4 MS. HODGES: Yeah. I mean, you know,</p> <p>5 it almost seems -- there is a Governance</p> <p>6 Committee, correct, Commissioner Walker?</p> <p>7 COMMISSIONER WALKER: There is.</p> <p>8 MS. HODGES: That might be the better</p> <p>9 committee since it's really beyond HR.</p> <p>10 So, you know, Commissioner Walker,</p> <p>11 you may just think about which committee you might</p> <p>12 have take lead on this task after the staff</p> <p>13 comes back with some sort of plan.</p> <p>14 And then, through the Chair, I did want to</p> <p>15 mention the increase of the real estate attorney's</p> <p>16 fees for BMO just to the Finance Committee.</p> <p>17 It should be a board item -- action item --</p> <p>18 for the meeting on the 29th.</p> <p>19 But, is it okay, Chair, to bring this up now?</p> <p>20 CHAIRWOMAN HOROVITZ: I was actually going to</p> <p>21 ask you if it was okay.</p> <p>22 MS. HODGES: Yes.</p> <p>23 CHAIRWOMAN HOROVITZ: Is there any further</p> <p>24 discussion on strategic planning?</p> <p>25 (no response)</p>
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<p>1 best," you know, to understand, you know,</p> <p>2 do we need a third-party consultant?</p> <p>3 Do we need those things?</p> <p>4 So just something -- I think that's where my</p> <p>5 head is leaning, but I'm happy to discuss it at a</p> <p>6 later date.</p> <p>7 CHAIRWOMAN HOROVITZ: So you mean more on the</p> <p>8 process?</p> <p>9 COMMISSIONER WALKER: Yes, ma'am.</p> <p>10 So, to be clear, I want to hear from senior</p> <p>11 staff how they think this should be undertaken in</p> <p>12 a way that is efficient and productive.</p> <p>13 You know, what would their plan be?</p> <p>14 CHAIRWOMAN HOROVITZ: I agree, particularly,</p> <p>15 because we have a lot of senior staff that have</p> <p>16 been here for a long time.</p> <p>17 COMMISSIONER WALKER: Yes.</p> <p>18 CHAIRWOMAN HOROVITZ: They would have a</p> <p>19 better knowledge of what worked well last time</p> <p>20 and what did not work well.</p> <p>21 So I agree with that.</p> <p>22 Commissioner Reyes.</p> <p>23 COMMISSIONER REYES: As the Chair of the</p> <p>24 HR Committee, is this something that we should be</p> <p>25 adding as a line item in the future in terms of</p>	<p>1 CHAIRWOMAN HOROVITZ: Okay. Great.</p> <p>2 Please.</p> <p>3 MS. HODGES: Okay. Perfect. So, as you-all</p> <p>4 know -- or you may not know, actually --</p> <p>5 so the Office of General Counsel, pursuant to the</p> <p>6 city's charter, is the main law office that</p> <p>7 provides legal services to all of the consolidated</p> <p>8 government and its independent agencies.</p> <p>9 And so, when I say, "consolidated</p> <p>10 government," I'm talking about the City of</p> <p>11 Jacksonville, which is a separate entity from the</p> <p>12 Jacksonville Housing Authority, the JEA,</p> <p>13 the JAXPORT Authority, Jacksonville Aviation</p> <p>14 Authority.</p> <p>15 So we are the main law office. So that's why</p> <p>16 you see me, but you hear staff in the meetings,</p> <p>17 Reece Wilson or any other OGC attorney,</p> <p>18 if we can't make it.</p> <p>19 But, when there's a need to engage in</p> <p>20 services that either, A, we can't provide because</p> <p>21 we don't have a capacity or it's a specialty area,</p> <p>22 then we will outsource that work.</p> <p>23 And so right now, you know, this agency --</p> <p>24 this is very common with our independent</p> <p>25 agencies. Usually, there is a labor and</p>

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<p>1 employment law firm that we engage to assist with 2 particular labor and employment matters. 3 This agency certainly has had a need with 4 that, with, you know, your collective bargaining 5 and things like that. So that's pretty 6 historical. 7 We have recently had to retain two types of 8 outside legal counsel services just because of 9 what the board has been doing lately. 10 So you have an outside real estate counsel to 11 help with all of these deals, real estate deals 12 that you've been working on. 13 And then we also have outside bond counsel, 14 because now the board is beginning to entertain 15 various finance mechanisms to be able to 16 accomplish these deals. 17 So your real estate services and your bond 18 counsel, disclosure counsel, tax counsel services 19 are all being performed by Bryant Miller Olive, 20 as a law firm. 21 And then the last law firm that this board 22 also has engaged is Saxon Gilmore, and you had 23 Saxon Gilmore for a long time. 24 We use that law firm, and we have used them 25 in the past, to help the board with various</p>	<p>1 learned from Ms. Dunn that I guess this meeting 2 will expire. And everyone will get kicked 3 offline. 4 So, Commissioner Walker ... 5 I do want you to continue (addressed 6 Ms. Hodges). 7 ... but, Commissioner Walker, please go 8 ahead. 9 COMMISSIONER WALKER: Just very quickly 10 before I lose you-all. 11 We had talked about this, and I don't know if 12 we ever got resolution. I believe -- Commissioner 13 Horovitz, correct me if I'm wrong -- we budget for 14 a full-time on-site staff attorney from the OGC 15 in our budget. 16 CHAIRWOMAN HOROVITZ: Uh-huh. 17 CHAIRMAN WALKER: Has that ever been resolved 18 or figured out or if that's actually occurring? 19 MS. HODGES: Yes. 20 So, through the Chair -- so just let me 21 finish this thought. 22 Yes -- well, it's in the works, and I'll talk 23 a little bit about that. 24 But, to date, the legal fees from OGC are 25 \$144,000.</p>
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<p>1 projects that were pretty popular. I know how 2 popular they are now. 3 But your RAD deals, your rental assistance 4 demonstration deals, was basically a finance 5 vehicle to handle many of the repairs on your 6 properties that hadn't been done in a long time. 7 So there's a recent -- so that was just an 8 overview. So you have many law firms helping you 9 on the outside in addition to OGC. 10 While we were sitting here, just to, 11 you know, kind of give you an idea of what OGC's 12 fees are for FY '23, our legal fees were upwards 13 of \$300,000. 14 And so you have attorneys at OGC that are 15 doing transactional work, coming to your board 16 meetings, reviewing resolutions, but you also have 17 attorneys at OGC that are your litigation 18 attorneys that are, you know, defending you in 19 litigation. There are employment lawyers also at 20 OGC, tort lawyers. 21 So that's what your OGC fees look like. 22 To date, in this fiscal year, the OGC legal fees 23 I want to say -- 24 CHAIRWOMAN HOROVITZ: Ms. Hodges, 25 Commissioner Walker has his hand up, and I just</p>	<p>1 BMO is requesting another 145,000 to be added 2 to their real estate engagement to put them at 3 about 295-. 4 So that's, through the Chair to the Chair. 5 Chris, at your next board meeting, there will 6 be an action item to increase the BMO real estate 7 engagement for about 150,000. 8 And that's because of all the work 9 LIFT JAX, Franklin Arms, Westwood -- all of the 10 real estate aspects of those deals that have been 11 going on. 12 So, back to OGC, we have been advertising for 13 attorneys, and I don't know if Commissioner Reyes 14 -- we just kind of had this conversation. 15 The market is not good. 16 So the benefit of you having a OGC lawyer 17 perform this work -- and there is clearly a need 18 I think. I think, if we had a full-time OGC 19 lawyer here, I think that lawyer could be kept 20 busy. 21 It would be cheaper, and we probably need to 22 run the numbers from a benefits standpoint, 23 as well as the salary, but the issue is the 24 market. 25 It is hard to get the type of an attorney</p>

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<p>1 that this agency needs. I believe it's an 2 attorney with a more corporate real estate 3 background, and it's hard to get an attorney with 4 I think a minimum of five to seven years.</p> <p>5 I wouldn't go any less than that, because you 6 want somebody that's not cutting their teeth. 7 But, you know, the cost of that, to pull the right 8 person, preferably from a private firm, 9 because the private firm just gives so much access 10 to experience.</p> <p>11 And that's where I came from. I was an 12 attorney at Foley &amp; Lardner for five years before 13 coming to the city, and that's invaluable. 14 It costs.</p> <p>15 And what the Office of General Counsel is 16 able to pay -- it's -- we're just having a hard 17 time, Chris, getting applicants.</p> <p>18 We recently --</p> <p>19 COMMISSIONER WALKER: Okay.</p> <p>20 MS. HODGES: -- interviewed someone this 21 week -- it was Tuesday -- that we like that 22 I think could potentially be a good fit for the 23 organization.</p> <p>24 So -- but that's a hiring process that's 25 through the General Counsel's Office,</p>	<p>1 easy it is for these invoices to just rack up.</p> <p>2 And, if we had closer control -- and we need 3 to either -- I know Tanya, from CSG, is going to 4 be managing a lot of this, but we need to have an 5 acquisition manager who is looking at every deal 6 and who's having just a more coordinated 7 effort.</p> <p>8 And these bills are higher than they needed 9 to be, and so that's in the past. Moving forward, 10 we have got to tighten up with these expenses, 11 and that will come from stronger deal leadership 12 from this agency.</p> <p>13 Is there any discussion on that? 14 (no response)</p> <p>15 CHAIRWOMAN HOROVITZ: And I also wanted to 16 say the support from OGC is just invaluable. 17 Love you, and thank you for all of your guidance.</p> <p>18 And we did not get into -- I mean the hourly 19 rate from the OGC support is less.</p> <p>20 Is that appropriate to say? 21 MS. HODGES: Totally.</p> <p>22 CHAIRWOMAN HOROVITZ: Yes.</p> <p>23 MS. HODGES: So, just to give you a quick 24 idea, I'm probably billing at 200 as a senior 25 attorney.</p>
<p>Page 86</p> <p>1 and that person would be an employee of the city, 2 but will be deployed here on-site probably to be 3 here two or three days, you know, out of the week.</p> <p>4 CHAIRWOMAN HOROVITZ: Perfect.</p> <p>5 MS. HODGES: But we just got that resume, 6 Chris. So I don't want you to think ... 7 we have been out. We have been advertising, 8 but we are not getting the pool of people.</p> <p>9 And I just think that's the legal market. 10 We are also struggling with labor and employment 11 lawyers for OGC. So it's been difficult.</p> <p>12 CHAIRWOMAN HOROVITZ: Before we lose you, 13 Commissioner Walker, I really want to make a 14 point, and I did see those invoices come over. 15 I can't say enough that we had an opportunity, 16 and, moving forward, we need to tighten up on how 17 we're managing our deals.</p> <p>18 I think our last board meeting was a 19 really good example of we don't have enough 20 either structure or leadership on these deals, 21 because not everyone knows who's responsible for 22 what, who's doing what.</p> <p>23 We've got a lot of inefficiencies. 24 We've got multiple people on the call. 25 When I think about billing time, like I know how</p>	<p>Page 88</p> <p>1 Private practice? 2 We're talking 500. 3 But we do get government discounted rates. 4 So I think your BMO engagements should be about 5 300, 325.</p> <p>6 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>7 MS. HODGES: So it certainly is cheaper, 8 and I really would implore -- you know, Chris, 9 you're out in the market. You have attorney 10 friends. We have open advertisements right now 11 for two positions in my department.</p> <p>12 And the same with Commissioner Reyes or any 13 of you who might have contacts. Don't hesitate. 14 If you think of somebody, send them my -- 15 send their resumes to me -- happy to sit down and 16 interview people.</p> <p>17 So happy to get help from the board to try to 18 get the right person slotted for this role.</p> <p>19 CHAIRWOMAN HOROVITZ: Perfect.</p> <p>20 COMMISSIONER WALKER: If I can, Commissioner, 21 I just want to make sure my comments didn't come 22 off as critical.</p> <p>23 I really appreciate --</p> <p>24 CHAIRWOMAN HOROVITZ: Oh, no, not at all. 25 COMMISSIONER WALKER: -- everything you and</p>

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<p>1 the team are doing, and I couldn't echo it</p> <p>2 any more ...</p> <p>3 I think Commissioner Reyes is there.</p> <p>4 We have, by far, the best economic deal with the</p> <p>5 class of lawyers we have going through OGC,</p> <p>6 you know, and finding it, again, is tough.</p> <p>7 But, yes. I'll double down in those efforts,</p> <p>8 as well.</p> <p>9 And, thank you.</p> <p>10 CHAIRWOMAN HOROVITZ: Commissioner Reyes.</p> <p>11 COMMISSIONER REYES: Through the Chair to</p> <p>12 Ms. Hodges.</p> <p>13 Would you be able to send those,</p> <p>14 like the job link to apply, so we can share it?</p> <p>15 MS. HODGES: Yes, yes. Absolutely.</p> <p>16 COMMISSIONER REYES: Thank you.</p> <p>17 CHAIRWOMAN HOROVITZ: The only other comment</p> <p>18 I had -- and I don't know if I'm allowed to</p> <p>19 mention -- the bond docs I hoped ...</p> <p>20 Is that all right?</p> <p>21 MS. HODGES: Yes.</p> <p>22 CHAIRWOMAN HOROVITZ: ... I hoped that they</p> <p>23 would have been ready for us to walk through</p> <p>24 today, but they are not going to be ready until</p> <p>25 later this afternoon.</p>	<p>1 MR. LOHR: Yes.</p> <p>2 MS. HODGES: Okay. So that we can set that</p> <p>3 time, because my goal is to not have you walk</p> <p>4 into the meeting on Wednesday not having had the</p> <p>5 opportunity to get your questions answered.</p> <p>6 It will just make for a quicker more efficient</p> <p>7 meeting.</p> <p>8 But the BMO Team has been doing a great job,</p> <p>9 and the BMO Team has been very complimentary of</p> <p>10 the staff, particularly in the last week or so</p> <p>11 in trying to get those documents finalized.</p> <p>12 CHAIRWOMAN HOROVITZ: Great.</p> <p>13 And I would also like to say thank you so</p> <p>14 much to the Finance Team. You have been very</p> <p>15 available and helpful in helping me understand</p> <p>16 what we're doing. And I just appreciate all the</p> <p>17 work, Dennis, Michael and everyone on the team.</p> <p>18 So, thank you.</p> <p>19 And to senior staff always. Thank you so</p> <p>20 much.</p> <p>21 Is there any other discussion?</p> <p>22 (no response)</p> <p>23 CHAIRWOMAN HOROVITZ: All right. Excellent.</p> <p>24 The meeting is adjourned.</p> <p>25 Have a wonderful weekend, everyone.</p>
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<p>1 And, thank you, Ms. Hodges for reaching out</p> <p>2 to bond counsel. They -- she will help coordinate</p> <p>3 meetings with each of you so everyone understands</p> <p>4 what they're looking at.</p> <p>5 So, when you have your meeting next week --</p> <p>6 and, again, I apologize that I am traveling and</p> <p>7 won't be here -- you're informed and prepared so</p> <p>8 you can have a good discussion at the board level.</p> <p>9 But this will be an opportunity for you to</p> <p>10 get your questions answered by experts,</p> <p>11 and they're going to take the time to walk through</p> <p>12 the docs with you so you understand everything.</p> <p>13 MS. HODGES: Right.</p> <p>14 Can I just add ...</p> <p>15 I mean, ideally, it would help to have</p> <p>16 Michael or Dennis, Reynold also on those calls.</p> <p>17 I think bond counsel is going to make themselves</p> <p>18 available. Our meeting is Wednesday at</p> <p>19 ten o'clock.</p> <p>20 So, if there are times that you're available</p> <p>21 this afternoon, Monday or Tuesday, please let us</p> <p>22 know and copy the team, Dennis and Michael and</p> <p>23 Reynold, and, of course, Mr. Alexander; although,</p> <p>24 we know he's out.</p> <p>25 But he'll be back on Monday, correct?</p>	<p>1 Thank you.</p> <p>2 (Whereupon, the proceedings in the</p> <p>3 above-titled cause concluded at 10:33 a.m.)</p> <p>4 ---</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

