

<6-24-24 JHA BOC Meeting>

Page 1	Page 3
<p>1 2 3 4 5 6 JACKSONVILLE HOUSING AUTHORITY 7 BOARD OF COMMISSIONERS MEETING 8 9 10 TAKEN: Monday, June 24, 2024 11 TIME: 2:00 p.m. to 3:44 p.m. 12 PLACE: Jacksonville Housing Authority 13 1300 North Broad Street 14 Jacksonville, Florida 32202 15 and via videoconference 16 17 Taken by Carol DeBee Martin, court reporter. 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 June 24, 2024 2:00 p.m. 3 CHAIRWOMAN HOROVITZ: All right. I see that 4 it's two o'clock, but we'll give it another 5 2 to 3 minutes. 6 Vanessa, do you know if Commissioner Rogers 7 is joining us? 8 MS. DUNN: I do not. 9 CHAIRWOMAN HOROVITZ: We'll give it another 10 minute. 11 All right. Let's get started to respect 12 everyone's time. 13 Is he walking in? 14 MS. DUNN: Yes. 15 CHAIRWOMAN HOROVITZ: All right. 16 Why didn't you cut me off then? 17 (People laughed.) 18 (Commissioner Rogers entered the room.) 19 CHAIRWOMAN HOROVITZ: All right. 20 Good afternoon, everyone. It is June 24th at 21 two o'clock. This is the JHA June board meeting. 22 We'll start with any public comment. 23 Is there any public comment in the room or 24 online? 25 (no response)</p>
Page 2	Page 4
<p>1 APPEARANCES: 2 CHAIRWOMAN HEATHER HOROVITZ 3 COMMISSIONER HARRIET BROCK 4 COMMISSIONER LISA STRANGE WEATHERBY 5 COMMISSIONER HANK ROGERS 6 EVANN MORRIS 7 ANTONIO PEREZ 8 WILLIAM MITCHELL 9 HARRY M. "Reece" WILSON, IV, ESQUIRE (OGC) 10 MICHAEL FACKLER, General Counsel for the 11 City of Jacksonville 12 MAX BALDWIN 13 KORT PARDE, CAO 14 VANESSA DUNN, Acting President/CEO 15 LINDA FITZGERALD 16 TODD AUBUCHON 17 REYNOLD PETERSON 18 CRYSTAL BLACKMER 19 CORDELIA PARKER 20 LAILA DARBY 21 SATONIA HART 22 JULIE ST. CLAIR 23 DIARRA WEATHERS 24 CHARLES GARRISON 25 MARY DeVRIES, ESQUIRE, (JALA) VIA VIDEOCONFERENCE INEEDA JACOBS JOHN FINOTTI ERICA THORPE CHAD MOORE STANLEY SMITH, MBA PHYLLIS McCLENDON DANIEL HERNANDEZ DORIAN WILKES ALYCE DECKLER JAMES PAYNE EMILY FULTON KIMBERLY WEAVER</p>	<p>1 CHAIRWOMAN HOROVITZ: All right. 2 Seeing none, we will move on to -- actually, 3 we'll approve the last meeting's minutes, 4 and then Mr. Wilson is going to present the team 5 from the Office of General Counsel. 6 But, can I get a motion to approve last 7 meeting's minutes? 8 COMMISSIONER WEATHERBY: So moved. 9 COMMISSIONER ROGERS: Second. 10 CHAIRWOMAN HOROVITZ: Thank you. 11 Was there any discussion or anything to 12 discuss? 13 I had no comments. 14 COMMISSIONER ROGERS: No. 15 CHAIRWOMAN HOROVITZ: All right. All in 16 favor? 17 COMMISSIONER BROCK: Aye. 18 COMMISSIONER WEATHERBY: Aye. 19 COMMISSIONER ROGERS: Aye. 20 CHAIRWOMAN HOROVITZ: Excellent. All right. 21 Mr. Wilson, can you please present the 22 Office of General Counsel? 23 MR. WILSON: Sure. Good afternoon, 24 everybody. 25 Reece Wilson from the Office of General</p>

<6-24-24 JHA BOC Meeting>

Page 5	Page 7
<p>1 Counsel. I've got two, special guests here from 2 the Office of General Counsel today. I've got 3 Michael Fackler, who is the General Counsel for 4 the City of Jacksonville, and I've also got 5 Max Baldwin. He's an intern at the University of 6 Florida. 7 I think you're finished with your first 8 year of law school. 9 MR. BALDWIN: Yes, sir. 10 MR. WILSON: And they're both here with us 11 today. I just wanted to introduce them and see if 12 they have anything to say -- or Mr. Fackler does. 13 MR. FACKLER: I wanted to come and take part 14 and watch my client's board meeting. Lawsikia 15 Hodges has been your attorney for a long time. 16 I know that she's left. 17 So I wanted to make sure that I come and make 18 sure the transition to the new staff person 19 responsible to this board is being responsive, 20 and so, if you have any concerns, comments -- 21 positive or negative -- if you feel comfortable 22 coming to me and letting me know, we can only get 23 better with feedback and working with you. 24 So I look forward to working with you. 25 Ms. Dunn, I also haven't had the chance to</p>	<p>1 So there is nothing that I don't know that 2 I should tell you that's coming up. 3 (People laughed.) 4 COMMISSIONER WEATHERBY: Thanks for that. 5 Thank you. 6 CHAIRWOMAN HOROVITZ: I do have a question. 7 For my knowledge or my education, I'd love to 8 know how your office works, how many attorneys 9 maybe you have reporting to you, and how do you 10 interact with the different boards within our city? 11 MR. FACKLER: Sure. We have 46 attorneys 12 I think so far and around 70 total, when you 13 include staff in that, and we represent all the 14 different divisions, all the independent 15 agencies. 16 It's an alphabet soup of initialisms, 17 JHA, JEA, JPL, JAA -- I could go on -- and then 18 I confuse them and make up a couple as I went 19 along. 20 But it's fascinating. They all come report 21 up, or they all work with my office. We've got 22 attorneys staffed at JEA, because they have so 23 much work. Similarly, the school board. 24 They have so much work. 25 And then, for our independent agencies,</p>
Page 6	Page 8
<p>1 meet you before today. So I look forward to 2 working with you, as well. 3 MS. DUNN: Absolutely. 4 MR. FACKLER: Thank you. 5 CHAIRWOMAN HOROVITZ: Thank you. 6 Does anyone have any questions for the 7 Office of General Counsel? 8 COMMISSIONER WEATHERBY: What do we need to 9 know about that we don't know? 10 (People laughed.) 11 MR. FACKLER: So you're asking for the 12 unknown, unknowns or the known unknowns? 13 (People laughed.) 14 COMMISSIONER WEATHERBY: The known unknowns. 15 MR. FACKLER: I think you've got -- 16 Reece is a seasoned lawyer in our office. 17 I'm confident you're in good hands. I know you 18 have some outside counsel working with you. 19 We're happy to work with you to make sure 20 that everyone is meeting your needs, and what 21 Michael here states -- make sure our conversation 22 continues. 23 You had a great conduit into our office with 24 the previous attorney, and I just want to make 25 sure that continues going forward.</p>	<p>1 we typically have an attorney that is staffing the 2 board meetings and is the first point of contact 3 for that independent agency. In this case, 4 it's Mr. Wilson. 5 We also represent, of course, the mayor's 6 office and the City Council. So we've got 7 20 elected officials on our floor, and that 8 always makes for interesting drama working with 9 the elected officials. But they've been great 10 to work with so far. 11 From an attorney's standpoint, 12 it's interesting to see how the conflicts work. 13 We have really one client, and that's consolidated 14 government. 15 But, within that, we've got different 16 agencies sometimes with different agendas 17 and sometimes with different political goals or 18 different goals. 19 So we have to work with both sides sometimes 20 in navigating what can be a difficult situation 21 when different clients of ours want different 22 results in working with them. 23 And, when I started the job, my comment to 24 the clients is, "You're a captive client." 25 You have to use me. Our goal is to treat you,</p>

<6-24-24 JHA BOC Meeting>

Page 9	<p>1 though, as if you had choices. We want to be seen 2 as someone that you want to come. If you had a 3 choice of any attorney, you would want to come see 4 my office." 5 That's how we want to be seen. That's how we 6 want to treat you, as if you are a client that's 7 free to go elsewhere. 8 CHAIRWOMAN HOROVITZ: Thank you. 9 And I have one, final question. 10 Does any other board member have a question? 11 COMMISSIONER ROGERS: I did. It was very 12 brief actually, and I do recognize that we had a 13 transition from Ms. Hodges. 14 So this is permanent with Mr. Wilson? 15 I'm not sure if that was ever clarified. 16 So that's permanent. He's not going 17 anywhere, since we have you here. 18 MR. FACKLER: That is the plan. 19 That is the plan. If I need to take the interim 20 hat off Mr. Wilson, I will do that. 21 No. We think long-term it's going to be 22 a good match here, but, as any situation, 23 I'm open to a conversation about it if's not 24 working out or if there needs to be some 25 communication and dialogue back and forth.</p>	Page 11	<p>1 CHAIRWOMAN HOROVITZ: My final question was, 2 as far as legal representation and who your client 3 truly is, in our protection as board members, 4 is JHA your client, or how do we fit into that 5 client relationship? 6 MR. FACKLER: The organization is, of course, 7 the client, and the organization, though, can only 8 add through individuals. And so we represent 9 and work with the board and the CEO, typically, 10 and everyone else report to their -- the CEO 11 reports to the board. 12 And so we will also communicate and work with 13 the CEO, but our clients do not flow down to 14 anyone below that necessarily. The client must 15 get instructions from the CEO or the board. 16 CHAIRWOMAN HOROVITZ: Excellent. Thank you. 17 Commissioner. 18 COMMISSIONER BROCK: Madam Chair ... 19 Do you mind giving us one of your business 20 cards, please? 21 MR. FACKLER: I'd be happy to. I've got 22 some, and I can distribute them while we go on 23 to the next meeting (sic), unless you guys all 24 want to watch me distribute them. 25 COMMISSIONER BROCK: Thank you. No.</p>
Page 10	<p>1 But we think Mr. Wilson will do a good job 2 staffing this board. 3 COMMISSIONER ROGERS: That was my question. 4 He's permanent and not an interim? 5 MR. FACKLER: That's correct. He is. He is. 6 CHAIRWOMAN HOROVITZ: I think the comment was 7 that we can get used to him and not that we wanted 8 to make a change; is that right? 9 COMMISSIONER ROGERS: That is correct. 10 We don't want to change. 11 (People laughed.) 12 MR. FACKLER: I'd hate to start off on a bad 13 foot, and say, "I don't care." 14 (People laughed.) 15 COMMISSIONER ROGERS: No. We don't want to 16 change. 17 CHAIRWOMAN HOROVITZ: To go back to the 18 request for feedback, we enjoy working for 19 Mr. Wilson, and thank you for his engagement and 20 responsiveness. It has been a pleasure. 21 I would hate to miss an opportunity to praise 22 Ms. Hodges, who was just such a wonderful 23 partner, but very, very happy with the change. 24 So thank you. 25 MR. FACKLER: That's great.</p>	Page 12	<p>1 I just wanted one. 2 CHAIRWOMAN HOROVITZ: Are there any other 3 questions? 4 (no response) 5 CHAIRWOMAN HOROVITZ: Excellent. Thank you. 6 That's very helpful. 7 All right. The next thing on our agenda is 8 the agency financial overview. 9 Ms. Dunn, we spoke earlier, and you were 10 going to make a comment on this. Because we have 11 someone who is out of the office. 12 MS. DUNN: Correct. So Mr. Palmer is not 13 available today. He's in transit to the 14 West Coast to another client; however, since the 15 Finance Committee didn't seem to have any 16 additional questions, he felt comfortable not 17 being here today. 18 But his one suggestion that I wanted to bring 19 to the entire board was the possibility of moving 20 the board meeting back to give -- not the board 21 meeting -- the Finance Committee Meeting back to 22 give the accounting and finance staff appropriate 23 time to prepare the report. 24 CHAIRWOMAN HOROVITZ: Commissioner Weatherby. 25 COMMISSIONER WEATHERBY: Yes. I would speak</p>

<6-24-24 JHA BOC Meeting>

Page 13	<p>1 in favor of that, having been in the position of</p> <p>2 not having reports in time to give a proper</p> <p>3 presentation to clients. I can empathize with</p> <p>4 that issue, and so I would support that.</p> <p>5 CHAIRWOMAN HOROVITZ: Yes. Absolutely.</p> <p>6 I didn't realize, when I scheduled the Finance</p> <p>7 Committee Meetings, back when I chaired that</p> <p>8 committee, that we needed more time to close.</p> <p>9 I just assumed that that was enough time.</p> <p>10 And so I'm grateful for the feedback,</p> <p>11 because the way we've always done things is not a</p> <p>12 good reason to do things that way anymore.</p> <p>13 COMMISSIONER BROCK: Correct.</p> <p>14 CHAIRWOMAN HOROVITZ: So it absolutely makes</p> <p>15 sense to move it.</p> <p>16 So we want at least the two weeks then?</p> <p>17 MS. DUNN: Yes. The suggestion was maybe</p> <p>18 that same Friday as the HR Committee Meeting,</p> <p>19 and it doesn't have to be a Friday. I'm sure some</p> <p>20 of the senior staff, who would like to take off</p> <p>21 sometimes, would love a different day of the week.</p> <p>22 COMMISSIONER WEATHERBY: I'm sorry.</p> <p>23 What week is the request?</p> <p>24 MS. DUNN: It's usually the third Friday of</p> <p>25 the month.</p>	Page 15	<p>1 CHAIRWOMAN HOROVITZ: And then, Ms. Dunn,</p> <p>2 to a comment you just made, I do think it's</p> <p>3 important, if we're say having a Finance Committee</p> <p>4 Meeting or an HR Committee Meeting, that any</p> <p>5 leader in that organization is present,</p> <p>6 but I don't know why it would be necessary to have</p> <p>7 every member of senior staff attend every</p> <p>8 committee meeting.</p> <p>9 Is --</p> <p>10 MS. DUNN: They typically don't.</p> <p>11 CHAIRWOMAN HOROVITZ: -- okay.</p> <p>12 MS. DUNN: But everybody does come to the</p> <p>13 full board meeting.</p> <p>14 CHAIRWOMAN HOROVITZ: Yes. Absolutely.</p> <p>15 Thank you.</p> <p>16 MS. DUNN: Okay.</p> <p>17 CHAIRWOMAN HOROVITZ: And I believe that's</p> <p>18 the only thing that we needed to discuss in the</p> <p>19 agency financial overview.</p> <p>20 MS. DUNN: Uh-huh.</p> <p>21 CHAIRWOMAN HOROVITZ: Excellent. Okay.</p> <p>22 Then moving on to the presentation of the</p> <p>23 resolutions, Ms. Dunn, can you present them,</p> <p>24 please?</p> <p>25 MS. DUNN: So, for Resolution No.</p>
Page 14	<p>1 COMMISSIONER WEATHERBY: Yes.</p> <p>2 CHAIRWOMAN HOROVITZ: I'll leave it to you to</p> <p>3 make the best date, but I'm absolutely in favor of</p> <p>4 moving it later into the month.</p> <p>5 COMMISSIONER BROCK: Madam Chair, if I may,</p> <p>6 I recall that Ms. Dunn, when she spoke to me --</p> <p>7 and maybe things have changed, but, when she</p> <p>8 spoke to me about Resident Relations, she was</p> <p>9 saying that Mondays and Friday was the best days</p> <p>10 for the commissioners.</p> <p>11 And so I don't know if that still stands that</p> <p>12 way, that Mondays and Fridays are good for</p> <p>13 everybody, but I understand, too, what you're</p> <p>14 saying about moving.</p> <p>15 Because I know this month here Resident</p> <p>16 Relations is on a Friday, as well. And I only did</p> <p>17 that, because we were trying to get it in for this</p> <p>18 month.</p> <p>19 But, moving forward, I'm willing to move it</p> <p>20 to a Monday, if it works, you know, for everybody</p> <p>21 -- even move it to where even if we have to do it</p> <p>22 like with another committee, you know, so that we</p> <p>23 don't bring people out two and three times.</p> <p>24 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>25 COMMISSIONER WEATHERBY: Yes. Thank you.</p>	Page 16	<p>1 2024-JHA-24, the Seacoast corporate authorization,</p> <p>2 this was reviewed by the Office of General</p> <p>3 Counsel, and this is simply signatory authority</p> <p>4 for me to be able to withdraw or deposit any</p> <p>5 transactions at the Seacoast Bank.</p> <p>6 The reason why we're absent that is due to --</p> <p>7 as in the second, "WHEREAS --" the resignations of</p> <p>8 the Former CEO and the CFO, it left a vacuum in</p> <p>9 terms of accessibility to this account.</p> <p>10 CHAIRWOMAN HOROVITZ: All right. Can we have</p> <p>11 a motion, please?</p> <p>12 COMMISSIONER BROCK: I make a motion.</p> <p>13 CHAIRWOMAN HOROVITZ: Is there any</p> <p>14 discussion?</p> <p>15 COURT REPORTER: Who seconded it?</p> <p>16 CHAIRWOMAN HOROVITZ: I believe it was</p> <p>17 simultaneous.</p> <p>18 We'll say Commissioner Weatherby and then</p> <p>19 Commissioner Brock.</p> <p>20 COURT REPORTER: Okay.</p> <p>21 CHAIRWOMAN HOROVITZ: Commissioner Brock,</p> <p>22 did you have a question?</p> <p>23 COMMISSIONER BROCK: I was wondering,</p> <p>24 with us with this resolution -- and I know that</p> <p>25 we need to put Ms. Dunn on there, and I know we</p>

<6-24-24 JHA BOC Meeting>

Page 17	<p>1 getting ready for our search.</p> <p>2 So, are we going to make sure that when we</p> <p>3 transition for our new CEO, you know, we don't</p> <p>4 be in this state, again?</p> <p>5 Are we going to make sure we transition and</p> <p>6 get all signers on board before different ones</p> <p>7 exit?</p> <p>8 COMMISSIONER WEATHERBY: Wouldn't the new</p> <p>9 CFO be a signer I would think?</p> <p>10 MS. DUNN: Yes. Once he gets here,</p> <p>11 he'll be added to all accounts.</p> <p>12 CHAIRWOMAN HOROVITZ: I do have a question</p> <p>13 about this relationship, and I do think that we</p> <p>14 brought Seacoast to the agency before</p> <p>15 Commissioners Weatherby, Reyes and Rogers joined</p> <p>16 the board.</p> <p>17 I believe that's right, right?</p> <p>18 COMMISSIONER BROCK: Uh-huh.</p> <p>19 CHAIRWOMAN HOROVITZ: And, is there anyone</p> <p>20 here able to speak to why -- and I'm happy to</p> <p>21 provide the background.</p> <p>22 MS. DUNN: From my recollection,</p> <p>23 I think it was just to have an alternative</p> <p>24 financial relationship outside of TD Bank.</p> <p>25 CHAIRWOMAN HOROVITZ: Okay. I just wanted</p>	Page 19	<p>1 So, just flag that with our new CFO.</p> <p>2 And, did we then confirm that the Deputy CFO</p> <p>3 is coming on board, as well?</p> <p>4 MS. DUNN: Her start date was pushed back to</p> <p>5 August 7th.</p> <p>6 CHAIRWOMAN HOROVITZ: Okay. Thank you.</p> <p>7 All right. Is there any other discussion</p> <p>8 around this resolution?</p> <p>9 COMMISSIONER ROGERS: Madam Chair, well,</p> <p>10 really clarification, because I think I was here</p> <p>11 for this vote.</p> <p>12 But, can you clarify, again, what the line of</p> <p>13 credit was that we voted on -- the amount?</p> <p>14 CHAIRWOMAN HOROVITZ: The amount?</p> <p>15 I don't believe that's going to be here.</p> <p>16 MS. DUNN: It's not there, but, if memory</p> <p>17 serves me correctly, I believe it was \$15,000,000.</p> <p>18 COMMISSIONER ROGERS: Yes. That's correct.</p> <p>19 COMMISSIONER BROCK: Yes.</p> <p>20 CHAIRWOMAN HOROVITZ: It is 15- or 10-,</p> <p>21 and I should remember. But I remember we were</p> <p>22 looking at a number of different options.</p> <p>23 And, at the time, our Chair had wanted us</p> <p>24 to explore -- and our CEO at the time wanted</p> <p>25 to have two. But then we did learn that it would</p>
Page 18	<p>1 to make sure everyone knew why we had this</p> <p>2 relationship.</p> <p>3 So this is not our primary financial</p> <p>4 institution. We wanted to diversify a little bit.</p> <p>5 We wanted to make sure that we were having</p> <p>6 multiple relationships.</p> <p>7 And, when you have -- when one person has</p> <p>8 all your business, they don't always work for</p> <p>9 it, and so this was another way for us to</p> <p>10 introduce another entity.</p> <p>11 I believe Seacoast is also who we have a line</p> <p>12 of credit with; is that correct?</p> <p>13 MS. DUNN: That's correct.</p> <p>14 CHAIRWOMAN HOROVITZ: Yes. Okay. And so we</p> <p>15 do need to, once we have our CFO up to speed,</p> <p>16 make sure that we are taking full advantage of the</p> <p>17 opportunities that will come with the line of</p> <p>18 credit.</p> <p>19 Because we are paying fees, and, at the time,</p> <p>20 we were open to it. Because it was giving us</p> <p>21 some flexibility as we were exploring acquisition</p> <p>22 opportunities, but we do need to reevaluate and</p> <p>23 make sure that we are taking full advantage of</p> <p>24 that opportunity and the cost of it isn't greater</p> <p>25 than the benefit could be.</p>	Page 20	<p>1 have been very costly to just hold these lines,</p> <p>2 and so we decided to only go with the one.</p> <p>3 Ms. Dunn, did you confirm the amount?</p> <p>4 MS. FITZGERALD: 10-.</p> <p>5 MS. DUNN: Yes. Ms. Sims --</p> <p>6 MS. SIMS: It was 10-.</p> <p>7 MS. DUNN: -- said it was 10-.</p> <p>8 CHAIRWOMAN HOROVITZ: Because 15- I remember</p> <p>9 made me nervous.</p> <p>10 (People laughed.)</p> <p>11 COMMISSIONER ROGERS: That's what I thought</p> <p>12 in my conversation, but I wanted to make sure,</p> <p>13 for the record, that I was clear on the amount.</p> <p>14 Thank you so much, Madam Chair.</p> <p>15 CHAIRWOMAN HOROVITZ: Sure. Yes.</p> <p>16 But absolutely there is an opportunity cost for</p> <p>17 not taking advantage of it, and we need to make</p> <p>18 sure that, as we're looking to fund different</p> <p>19 projects, we'll roll into that when we get to our</p> <p>20 next finance meeting. I think that we need to</p> <p>21 talk a lot more about that.</p> <p>22 All right. Any other questions or comments</p> <p>23 about this resolution?</p> <p>24 This is pretty administrative, in my opinion.</p> <p>25 COMMISSIONER ROGERS: Correct.</p>

<6-24-24 JHA BOC Meeting>

Page 21	Page 23
<p>1 CHAIRWOMAN HOROVITZ: But we do need to have 2 someone that has the ability to do this. 3 All right. All in favor? 4 COMMISSIONER WEATHERBY: Aye. 5 COMMISSIONER BROCK: Aye. 6 COMMISSIONER ROGERS: Aye. 7 CHAIRWOMAN HOROVITZ: Aye. Excellent. 8 So we're moving on to the compensation and 9 culture study. 10 Is Mr. Weathers present? 11 MS. DUNN: Yes. 12 MR. WEATHERS: Good afternoon, everyone. 13 COMMISSIONER BROCK: Good afternoon. 14 MR. WEATHERS: So a brief update on both 15 RFP 2024-103 and 2024-104, which I'll talk about 16 in tandem. We have the compensation and culture 17 study. We have the executive search RFP. 18 So the solicitation period for RFP 103 19 ended this past Friday. The solicitation period 20 one RFP 104 ends today. So we are in the process 21 of tabulating and consolidating that information. 22 So the next step will be this week putting 23 together and consolidating all the RFPs and 24 identifying who is going to be on the Evaluation 25 Committee for said RFPs and then sending those bid</p>	<p>1 are going to be on the Evaluation Committee. 2 CHAIRWOMAN HOROVITZ: Thank you. 3 COMMISSIONER WEATHERBY: Thank you. 4 CHAIRWOMAN HOROVITZ: Commissioner Brock, 5 did you have a question? 6 COMMISSIONER BROCK: No. He answered it. 7 Thank you. 8 CHAIRWOMAN HOROVITZ: I have a question. 9 Can you tell us what kind of response we 10 got for both of the solicitations? 11 MR. WEATHERS: So, for RFP 103, which is the 12 compensation and culture study, we got back a 13 total of three. 14 For the vendors, we have not opened the bids 15 yet and looked at them. 16 For the one that is ending today, currently, 17 we have four submissions from vendors who are 18 in the running for being selected. 19 COMMISSIONER BROCK: I didn't hear. 20 Can you repeat that? 21 MR. WEATHERS: Three for the compensation and 22 and culture study, and four for the executive 23 search we received so far. 24 COMMISSIONER BROCK: Okay. Thank you. 25 COMMISSIONER WEATHERBY: I just want to say</p>
Page 22	Page 24
<p>1 proposals out for evaluation to said committee. 2 Being pretty straightforward, at this point, 3 we're just kind of in the administrative phase. 4 So, if there are questions, please feel free 5 to ask them. 6 CHAIRWOMAN HOROVITZ: Thank you. 7 Commissioner. 8 COMMISSIONER WEATHERBY: Through the Chair, 9 what do you anticipate the time frame to be on 10 each of those? 11 MR. WEATHERS: So it depends. Some of our 12 vendors still operate as if it's 1984, and they're 13 submitting their solicitations in hard copy and 14 paper copy and multiple copies. 15 So I anticipate that we will have the 16 committee members identified and have the packages 17 prepared to send them sometime around the latter 18 part of this week -- mid to last part of this 19 week. 20 COMMISSIONER WEATHERBY: On both of those? 21 MR. WEATHERS: Correct. 22 COMMISSIONER WEATHERBY: Okay. And, who will 23 make up the committee? 24 MR. WEATHERS: Right now the intention is 25 that the actual board committee members themselves</p>	<p>1 I think that's great news that we really are 2 making some serious progress here, and that feels 3 pretty, pretty good. 4 CHAIRWOMAN HOROVITZ: Yes. Thank you. 5 COMMISSIONER ROGERS: I guess my question 6 is to Commissioner Brock. 7 Do you recall, just for my historical 8 knowledge, how many bids we received as it relates 9 to the last search? 10 Or do anyone in the room have that 11 information? 12 I'm just curious. 13 COMMISSIONER BROCK: At the time, I think 14 we selected, and we didn't -- we had received two. 15 But we selected Gans & Gans to be our search 16 committee at that time. They were the best one 17 that we looked at. Yeah. It was two, 18 but Gans & Gans was the one that we decided to go 19 with. 20 COMMISSIONER ROGERS: Thank you. 21 CHAIRWOMAN HOROVITZ: I have a more practical 22 question. This might be actually for Commissioner 23 Weatherby or Commissioner Brock, since you've both 24 gone through this progress. 25 So, if the board makes up the Selection</p>

<6-24-24 JHA BOC Meeting>

Page 25	<p>1 Committee, does somebody chair that committee?</p> <p>2 COMMISSIONER BROCK: Yes, ma'am.</p> <p>3 CHAIRWOMAN HOROVITZ: And then, do we</p> <p>4 separately meet to -- does that live outside any</p> <p>5 of our other committee meetings?</p> <p>6 COMMISSIONER BROCK: Yes.</p> <p>7 CHAIRWOMAN HOROVITZ: Okay. So, where are we</p> <p>8 at with that?</p> <p>9 When will that start?</p> <p>10 COMMISSIONER BROCK: It's really up to you</p> <p>11 when you want to start the -- you know, who's</p> <p>12 going to be the Chair, who's going to be</p> <p>13 Vice-chair.</p> <p>14 CHAIRWOMAN HOROVITZ: Great. Okay.</p> <p>15 Then I will think about that. I know that we have</p> <p>16 a new board member starting. I'm very excited to</p> <p>17 have more support in this room.</p> <p>18 So let's wait until our next -- I think our</p> <p>19 next committee meeting will be Resident Relations.</p> <p>20 If we're not all present, then HR feels like a</p> <p>21 natural place to have that conversation,</p> <p>22 if that's all right.</p> <p>23 COMMISSIONER BROCK: Okay.</p> <p>24 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>25 MR. WEATHERS: Thank you.</p>	Page 27	<p>1 Is that right (addressed Ms. Dunn)?</p> <p>2 MS. DUNN: Yes.</p> <p>3 COMMISSIONER WEATHERBY: Yes, which I thought</p> <p>4 was, "Yay!"</p> <p>5 And really I think everybody here was at the</p> <p>6 meeting, but that was kind of the crux of it.</p> <p>7 CHAIRWOMAN HOROVITZ: Excellent.</p> <p>8 Have you had the opportunity to meet our new</p> <p>9 CFO?</p> <p>10 COMMISSIONER WEATHERBY: No.</p> <p>11 CHAIRWOMAN HOROVITZ: And I'm sorry.</p> <p>12 So remind me when that person starts.</p> <p>13 MS. DUNN: July 3rd.</p> <p>14 CHAIRWOMAN HOROVITZ: July 3rd. I think it</p> <p>15 would be great, since we won't be meeting, again,</p> <p>16 until later in the month, if you're able to</p> <p>17 introduce him to our Finance Chair.</p> <p>18 Can you arrange that?</p> <p>19 MS. DUNN: I'll see what his availability is.</p> <p>20 CHAIRWOMAN HOROVITZ: Not until he starts.</p> <p>21 MS. DUNN: Oh, yeah. For sure.</p> <p>22 CHAIRWOMAN HOROVITZ: Excellent. All right.</p> <p>23 Thank you.</p> <p>24 COMMISSIONER BROCK: Madam Chair, I had a</p> <p>25 question about that at our finance meeting.</p>
Page 26	<p>1 CHAIRWOMAN HOROVITZ: So we are just moving</p> <p>2 through the agenda. Let's move on to committee</p> <p>3 reports, and we'll start with finance.</p> <p>4 Commissioner Weatherby.</p> <p>5 COMMISSIONER WEATHERBY: The last meeting was</p> <p>6 April 12th. So, to tell you the truth, I had to</p> <p>7 go back and look at the minutes.</p> <p>8 And, as it turned out, we had a pretty robust</p> <p>9 meeting, and we talked about things like,</p> <p>10 you know, that the board should always be apprised</p> <p>11 of issues where liability could be an issue for</p> <p>12 us.</p> <p>13 UNIDENTIFIED SPEAKER: Thank you.</p> <p>14 COMMISSIONER WEATHERBY: Thank you. Yes.</p> <p>15 I agree.</p> <p>16 We talked about Centennial Towers property</p> <p>17 insurance. We took a pretty deep dive across the</p> <p>18 different business lines for the agency,</p> <p>19 which I thought was very helpful, and budgeting,</p> <p>20 of course, and acquisition deals.</p> <p>21 And I don't know if we really acknowledged</p> <p>22 this, but my understanding is it was in a</p> <p>23 report. But we've got our budget authority from</p> <p>24 HUD, and it was \$84,000,000 versus the</p> <p>25 \$67,000,000.</p>	Page 28	<p>1 Are we going to be meeting in July?</p> <p>2 I know HR is meeting in July, because she set</p> <p>3 it in the HR meeting.</p> <p>4 But, is the finance meeting, too, with HR?</p> <p>5 COMMISSIONER WEATHERBY: I don't think so.</p> <p>6 My understanding is we don't typically have</p> <p>7 meetings in July.</p> <p>8 COMMISSIONER BROCK: Right.</p> <p>9 COMMISSIONER WEATHERBY: But we have some</p> <p>10 things that are really pressing on the HR side.</p> <p>11 COMMISSIONER BROCK: I know. Okay.</p> <p>12 COMMISSIONER WEATHERBY: We kind of need to.</p> <p>13 COMMISSIONER BROCK: I just wanted to know,</p> <p>14 because I saw the thing for the finance.</p> <p>15 So I just wanted to know. Okay. All right.</p> <p>16 CHAIRWOMAN HOROVITZ: Do we not want to meet</p> <p>17 finance in July?</p> <p>18 I feel like we have a lot of pressing things</p> <p>19 in finance, as pressing as HR, but ...</p> <p>20 COMMISSIONER WEATHERBY: I'm game.</p> <p>21 I mean I just thought that that was kind of the</p> <p>22 rule, the understood rule.</p> <p>23 CHAIRWOMAN HOROVITZ: Is there a rule not to</p> <p>24 meet in July?</p> <p>25 COMMISSIONER BROCK: Yes. Uh-huh.</p>

<6-24-24 JHA BOC Meeting>

Page 29	<p>1 CHAIRWOMAN HOROVITZ: Okay.</p> <p>2 COMMISSIONER BROCK: It is.</p> <p>3 MS. DUNN: I know it's listed in the bylaws,</p> <p>4 but I will say, on behalf of finance and</p> <p>5 accounting, we were looking forward to not meeting</p> <p>6 in July as an opportunity to really dig in,</p> <p>7 scrub the books and have something positive to</p> <p>8 report to this board in August.</p> <p>9 And that's usually when they are really</p> <p>10 preparing the budget to present, as well,</p> <p>11 in August for final approval in September.</p> <p>12 CHAIRWOMAN HOROVITZ: Thank you for that</p> <p>13 perspective, and I agree.</p> <p>14 And then, speaking of budgets, we should be</p> <p>15 expecting to see budgets August, September.</p> <p>16 MS. DUNN: Correct. For the agency, yes.</p> <p>17 CHAIRWOMAN HOROVITZ: Yes. Thank you.</p> <p>18 Thank you.</p> <p>19 We're very behind in how we've been doing</p> <p>20 that, and that needs to -- we talked about that.</p> <p>21 MS. DUNN: Yes.</p> <p>22 COMMISSIONER WEATHERBY: Just one, additional</p> <p>23 comment, through the Chair.</p> <p>24 I'm pretty excited about the presentations</p> <p>25 and the level of detail, the granular detail</p>	Page 31	<p>1 CHAIRWOMAN HOROVITZ: Okay. Thank you.</p> <p>2 And, did we decide that we were going to move</p> <p>3 the Resident Relations Committee Meeting to this</p> <p>4 room?</p> <p>5 COMMISSIONER BROCK: Yes.</p> <p>6 CHAIRWOMAN HOROVITZ: Excellent.</p> <p>7 COMMISSIONER BROCK: The committee meeting,</p> <p>8 yes.</p> <p>9 CHAIRWOMAN HOROVITZ: And that meeting is</p> <p>10 this Friday; is that right?</p> <p>11 COMMISSIONER BROCK: That's correct.</p> <p>12 CHAIRWOMAN HOROVITZ: Thank you. Thank you.</p> <p>13 Commissioner Rogers, do you have a question?</p> <p>14 COMMISSIONER ROGERS: No. I don't have a</p> <p>15 question as it relates to that, but I do want to</p> <p>16 go back to the RFP.</p> <p>17 I'm sorry. I'm looking at my questions,</p> <p>18 and I did have questions. That can go under old</p> <p>19 business, or you can take it after the reports.</p> <p>20 CHAIRWOMAN HOROVITZ: Okay. Well, I want to</p> <p>21 go to HR. I know Commissioner Reyes ...</p> <p>22 Is Commissioner Reyes on the line?</p> <p>23 MS. DUNN: No. She said she wouldn't be</p> <p>24 available.</p> <p>25 COMMISSIONER BROCK: Yeah.</p>
Page 30	<p>1 that Tony -- is it? --</p> <p>2 MS. DUNN: Yes.</p> <p>3 COMMISSIONER WEATHERBY: -- gave us at</p> <p>4 the last couple of meetings. I think that's</p> <p>5 incredibly helpful in getting us, you know,</p> <p>6 transparency and, you know, making further</p> <p>7 progress to righting the ship.</p> <p>8 CHAIRWOMAN HOROVITZ: Yes. Absolutely.</p> <p>9 I agree.</p> <p>10 Commissioner Brock, do you have a comment?</p> <p>11 COMMISSIONER BROCK: I do, but I think I need</p> <p>12 to wait until you come to old business --</p> <p>13 CHAIRWOMAN HOROVITZ: Okay --</p> <p>14 COMMISSIONER BROCK: -- before you do your</p> <p>15 comments, the Chair comments.</p> <p>16 CHAIRWOMAN HOROVITZ: -- okay. Any other</p> <p>17 comments on finance?</p> <p>18 All right. How about Resident Relations?</p> <p>19 COMMISSIONER BROCK: We reported June 3rd for</p> <p>20 Resident Relations, and we don't have no new</p> <p>21 updates for Resident Relations no more than that</p> <p>22 we're going to have our first committee meeting on</p> <p>23 June the 28th. And our next Resident Council</p> <p>24 Meeting will be on July 12th, and it will be at</p> <p>25 Victory Pointe.</p>	Page 32	<p>1 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>2 Let's discuss the RFP in this HR section now.</p> <p>3 COMMISSIONER ROGERS: Sorry. I should have</p> <p>4 did it when he was up. So, if we can have him</p> <p>5 come back, I just had a quick question,</p> <p>6 and I should have asked this question also in</p> <p>7 HR, as it relates to these RFPs.</p> <p>8 I was curious, and I'm looking, again,</p> <p>9 because we have one due today.</p> <p>10 MR. WEATHERS: Correct. Executive Search.</p> <p>11 COMMISSIONER ROGERS: Correct. So I guess,</p> <p>12 when I reviewed these, we had an earlier date.</p> <p>13 So, just for the public, why did we push</p> <p>14 these dates back?</p> <p>15 CHAIRWOMAN HOROVITZ: There were revisions.</p> <p>16 COMMISSIONER ROGERS: Revisions to it?</p> <p>17 CHAIRWOMAN HOROVITZ: Yes. We had</p> <p>18 discussion. Commissioner Reyes wanted to review</p> <p>19 them after they incorporated those changes,</p> <p>20 and then Mr. Wilson and I had to sign them.</p> <p>21 And then we had a requirement to have them</p> <p>22 available for 30 days?</p> <p>23 MR. WEATHERS: Correct.</p> <p>24 CHAIRWOMAN HOROVITZ: I'm not sure we needed</p> <p>25 to change the dates then, but that's why there is</p>

<6-24-24 JHA BOC Meeting>

Page 33	<p>1 a difference.</p> <p>2 COMMISSIONER ROGERS: Yeah. Okay.</p> <p>3 I just wanted to make sure that the public</p> <p>4 are informed and understood why that date says one</p> <p>5 date, but we're saying something totally</p> <p>6 differently.</p> <p>7 CHAIRWOMAN HOROVITZ: Sure. There was not an</p> <p>8 extension.</p> <p>9 COMMISSIONER ROGERS: Gotcha. Thank you so</p> <p>10 much.</p> <p>11 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>12 Commissioner.</p> <p>13 COMMISSIONER BROCK: I don't know if you want</p> <p>14 me to ask my question now. It has to do with HR.</p> <p>15 CHAIRWOMAN HOROVITZ: Sure.</p> <p>16 COMMISSIONER BROCK: So I don't know if you</p> <p>17 want me to ask it now.</p> <p>18 CHAIRWOMAN HOROVITZ: Yes.</p> <p>19 COMMISSIONER BROCK: Okay. So I was just</p> <p>20 curious.</p> <p>21 Is the board going to do an evaluation on</p> <p>22 Ms. Dunn in August so that we can have it for the</p> <p>23 September meeting?</p> <p>24 That's normally what we do. We supposed to</p> <p>25 do the evaluation on the CEO in August, and then</p>	Page 35	<p>1 that.</p> <p>2 CHAIRWOMAN HOROVITZ: No. That's helpful.</p> <p>3 COMMISSIONER BROCK: So I didn't know if you</p> <p>4 were. So that's why I was going to bring it,</p> <p>5 because I know we are a new board.</p> <p>6 And, like you keep saying and everybody is</p> <p>7 saying, "We want to do things right."</p> <p>8 So I didn't know if that's the proper</p> <p>9 procedure to do one on an acting or on an</p> <p>10 Interim CEO. So I was just bringing it to your</p> <p>11 attention, because the fiscal year ends in</p> <p>12 September.</p> <p>13 CHAIRWOMAN HOROVITZ: Commissioner Rogers.</p> <p>14 COMMISSIONER ROGERS: Thank you, Madam Chair,</p> <p>15 and I guess my question is to OGC on this one,</p> <p>16 because this is a new position to be in because</p> <p>17 it's an acting.</p> <p>18 And I'm not sure, because she is serving</p> <p>19 in an acting role, how all that plays legally with</p> <p>20 what we have -- I'm not sure if there is a</p> <p>21 contract --</p> <p>22 MS. DUNN: There is no contract.</p> <p>23 COMMISSIONER ROGERS: -- there is no</p> <p>24 contract.</p> <p>25 So, through the Chair to Mr. Wilson,</p>
Page 34	<p>1 we have the results in September.</p> <p>2 I don't know. That's why I was asking,</p> <p>3 because this is the first time that we've been to</p> <p>4 this place when we had an acting.</p> <p>5 CHAIRWOMAN HOROVITZ: Is that right?</p> <p>6 Didn't Mr. Alexander serve in an interim type</p> <p>7 capacity for more than a year?</p> <p>8 COMMISSIONER ROGERS: Yes.</p> <p>9 MS. DUNN: Yes, he did.</p> <p>10 COMMISSIONER BROCK: Uh-huh.</p> <p>11 CHAIRWOMAN HOROVITZ: Did the board evaluate</p> <p>12 him?</p> <p>13 Meaning, Ms. Kort, do you --</p> <p>14 COMMISSIONER BROCK: We did.</p> <p>15 MS. PARDE: To my knowledge, they did review</p> <p>16 him. I would have to go back and look to see</p> <p>17 exactly when it was, but I believe he was reviewed</p> <p>18 one time during his interim. I couldn't tell you</p> <p>19 exactly when it was during that time.</p> <p>20 I think it was actually at the request of</p> <p>21 Commissioner Brock, to be honest.</p> <p>22 CHAIRWOMAN HOROVITZ: What would be the</p> <p>23 purpose of doing the review?</p> <p>24 COMMISSIONER BROCK: That's the time when we</p> <p>25 do their raises and performance points and all of</p>	Page 36	<p>1 if he can help us navigate through that</p> <p>2 discussion.</p> <p>3 MR. WILSON: Sure. Through the Chair,</p> <p>4 from my perspective, this is really a policy</p> <p>5 call for you guys, because right now you're</p> <p>6 going through the search to find a permanent</p> <p>7 replacement.</p> <p>8 So, whether you want to evaluate Ms. Dunn</p> <p>9 in her capacity while you're still right in the</p> <p>10 middle of the search is kind of a call for you</p> <p>11 guys to discuss.</p> <p>12 I mean I think that's what Commissioner Brock</p> <p>13 is bringing to the board, but it's really a policy</p> <p>14 decision. I'm not aware of any really legal</p> <p>15 parameters to opine on.</p> <p>16 CHAIRWOMAN HOROVITZ: Commissioner Weatherby.</p> <p>17 COMMISSIONER WEATHERBY: I would also suggest</p> <p>18 that, since our situation is a little bit fluid,</p> <p>19 that we perhaps table the idea until we see how</p> <p>20 the RFP is going and the CEO search and that sort</p> <p>21 of thing.</p> <p>22 Because it might wind up being, you know,</p> <p>23 not a necessary thing to do at that time,</p> <p>24 but then, if it is, of course, we want to.</p> <p>25 CHAIRWOMAN HOROVITZ: No. Thank you for</p>

<6-24-24 JHA BOC Meeting>

Page 37	<p>1 raising that. I hadn't actually thought about it.</p> <p>2 That also makes me think that, if our only</p> <p>3 employee as the board is the CEO, is Ms. Dunn</p> <p>4 missing an opportunity to have her evaluation as</p> <p>5 the COO?</p> <p>6 And, if we're doing her -- if that's creating</p> <p>7 a financial burden on that role and how we correct</p> <p>8 that if she stays in that role, but I haven't</p> <p>9 actually thought about it before. So I do think</p> <p>10 we can table it.</p> <p>11 Are there other thoughts on that?</p> <p>12 COMMISSIONER WEATHERBY: No. I mean I agree,</p> <p>13 obviously, and the issue really I think is that,</p> <p>14 if I recall, we made a commitment of like --</p> <p>15 was it 12 months as acting?</p> <p>16 MS. DUNN: Uh-huh.</p> <p>17 COMMISSIONER WEATHERBY: And, you know,</p> <p>18 she's pretty new into the game -- pretty new</p> <p>19 in relativity -- and so she doesn't have full</p> <p>20 authority as an interim would, which puts a little</p> <p>21 bit of a constraint on what she can and can't do.</p> <p>22 So I'm not sure that an evaluation at this</p> <p>23 point is really fair, but you did bring up the</p> <p>24 COO situation. And I haven't really given that</p> <p>25 any thought, to tell you the truth.</p>	Page 39	<p>1 COMMISSIONER ROGERS: I'll let you go.</p> <p>2 CHAIRWOMAN HOROVITZ: Ms. Dunn, if you would</p> <p>3 like an evaluation just for your own development,</p> <p>4 I think that the board would be -- because I</p> <p>5 welcome evaluations.</p> <p>6 MS. DUNN: I was going to say, I welcome</p> <p>7 any feedback that the board has regarding my</p> <p>8 performance during this time.</p> <p>9 CHAIRWOMAN HOROVITZ: Any thoughts?</p> <p>10 COMMISSIONER ROGERS: I support actually</p> <p>11 Commissioner Weatherby's -- it was an emotion</p> <p>12 -- statement in delaying, if you will, or putting</p> <p>13 off the evaluation.</p> <p>14 But, if we're hearing from Ms. Dunn that she</p> <p>15 welcomes that and that's something she wants</p> <p>16 for professional development to go through with,</p> <p>17 I would support that, as well.</p> <p>18 I just have to take a step back and make sure</p> <p>19 I fully understand, being that this board has not</p> <p>20 given her all authority in her acting role,</p> <p>21 to make sure that we evaluate -- the evaluation is</p> <p>22 done fairly in the duties in which we have given</p> <p>23 her to execute.</p> <p>24 So that would be my thoughts. I want to</p> <p>25 make sure that whatever evaluation we put out</p>
Page 38	<p>1 CHAIRWOMAN HOROVITZ: Yes. Same.</p> <p>2 COMMISSIONER BROCK: Madam Chair, I don't</p> <p>3 know either about her current position as --</p> <p>4 I don't know if she had her evaluation yet before</p> <p>5 Mr. Alexander left.</p> <p>6 And, if she -- you know what I mean?</p> <p>7 Is it time for you to be evaluated?</p> <p>8 MS. DUNN: No. As an agency, we evaluate</p> <p>9 all staff late August through September effective</p> <p>10 for 10-1 fiscal year for any raises and the COLA.</p> <p>11 So, if the board was going to follow that</p> <p>12 practice, that would be on track in terms of</p> <p>13 evaluations, because that's when we evaluate</p> <p>14 everyone.</p> <p>15 CHAIRWOMAN HOROVITZ: Commissioner Weatherby.</p> <p>16 COMMISSIONER WEATHERBY: I think also the</p> <p>17 fact that we unanimously voted to promote Ms. Dunn</p> <p>18 from COO to CEO and it was a unanimous vote for</p> <p>19 12 months, that's sort of an evaluation by the</p> <p>20 board, if you know what I'm saying; although,</p> <p>21 we still want to follow proper procedure,</p> <p>22 obviously.</p> <p>23 CHAIRWOMAN HOROVITZ: And then my only other</p> <p>24 question ...</p> <p>25 Commissioner Rogers.</p>	Page 40	<p>1 there is one that meets the criteria that this</p> <p>2 board has asked her to do and not beyond that or</p> <p>3 the duties that she doesn't have any authority</p> <p>4 over.</p> <p>5 CHAIRWOMAN HOROVITZ: Kort, would you mind</p> <p>6 connecting with Commissioner Reyes, as she's</p> <p>7 building her agenda for the next HR meeting?</p> <p>8 The idea of doing a review and, if she's</p> <p>9 open to it, then we can just have it on the agenda</p> <p>10 to discuss. I think that probably lives there.</p> <p>11 Commissioners?</p> <p>12 Commissioner Brock?</p> <p>13 COMMISSIONER BROCK: Madam Chair, I really --</p> <p>14 I agree with Commissioner Weatherby and</p> <p>15 Commissioner Rogers, that, if we did do it,</p> <p>16 that we would do it based on the authority that we</p> <p>17 have given her in the position and in the role</p> <p>18 that she's acting in right now.</p> <p>19 And so I just -- I just wanted to bring it to</p> <p>20 the attention of the board, because I didn't know</p> <p>21 how we wanted to play that out.</p> <p>22 But I do understand, like Commissioner</p> <p>23 Weatherby said, that we might want to wait a few</p> <p>24 minutes and see, you know. But I just wanted to</p> <p>25 bring that to our attention.</p>

<6-24-24 JHA BOC Meeting>

Page 41	<p>1 CHAIRWOMAN HOROVITZ: No. Thank you.</p> <p>2 Commissioner Weatherby.</p> <p>3 COMMISSIONER WEATHERBY: A final comment,</p> <p>4 again, we all agree we want this to be fair and</p> <p>5 proper procedure.</p> <p>6 But, is it fair to assess someone when</p> <p>7 you're doing two jobs?</p> <p>8 COMMISSIONER ROGERS: Correct.</p> <p>9 And, through the Chair and Commissioner</p> <p>10 Weatherby, that's where I was headed, and that's</p> <p>11 why I like, Madam Chair, your comments that</p> <p>12 I believe that this needs to be hashed out in HR.</p> <p>13 And let us kind of work through those scenarios,</p> <p>14 because I do think we're in a very unique</p> <p>15 situation.</p> <p>16 I hear from my fellow commissioners,</p> <p>17 as well. I don't want us to go down this road and</p> <p>18 not do it fairly being that she is taking on two</p> <p>19 positions at the same time. So I want to make</p> <p>20 sure all of that is taken into consideration.</p> <p>21 So, Madam Chair, I am in total support of</p> <p>22 moving this discussion, if you will, to HR and</p> <p>23 having us discuss it and hash it out in HR working</p> <p>24 through these challenges, especially having our</p> <p>25 general counsel there, Mr. Wilson, to walk us</p>	Page 43	<p>1 to use towards the purpose of constructing</p> <p>2 affordable housing in the Historic Eastside</p> <p>3 Neighborhood of Jacksonville.</p> <p>4 And, over the last -- it feels like a year --</p> <p>5 we'll say the last few months -- there has been</p> <p>6 back and forth of what that agreement should look</p> <p>7 like.</p> <p>8 In early discussions, there was the concept</p> <p>9 of returning cash flow -- a certain percent --</p> <p>10 to LIFT JAX, and the discussion at that time was</p> <p>11 that that wasn't really in the spirit of what</p> <p>12 these dollars were supposed to be used for.</p> <p>13 And it really wasn't in the spirit of what this</p> <p>14 relationship was supposed to be.</p> <p>15 It was both agencies or both organizations,</p> <p>16 you know, advancing affordable housing and</p> <p>17 improving the quality of the neighborhood.</p> <p>18 Right?</p> <p>19 And so I believe all of the discussion ended</p> <p>20 with, "We are not going to do that."</p> <p>21 But the discussions that we're having now are</p> <p>22 that we should revisit -- I'm asking the board to</p> <p>23 consider revisiting some kind of agreement with</p> <p>24 LIFT JAX.</p> <p>25 And we can debate if there is a financial</p>
Page 42	<p>1 through making sure that we're doing everything</p> <p>2 within the legal realm of all of it. So, yes.</p> <p>3 CHAIRWOMAN HOROVITZ: Excellent. Thank you.</p> <p>4 So no other questions for the HR Committee?</p> <p>5 (People laughed.)</p> <p>6 CHAIRWOMAN HOROVITZ: I'll move on to the</p> <p>7 acquisition committee update, and I will ask</p> <p>8 Mr. Peterson to come and give comments.</p> <p>9 I'm sorry. You were going to decide which of</p> <p>10 you -- he looks very surprised.</p> <p>11 (People laughed.)</p> <p>12 CHAIRWOMAN HOROVITZ: I'll just share</p> <p>13 comments. So, first, we have lots of things,</p> <p>14 and we continue to move forward. Everyone knows</p> <p>15 that we own the Downtown East also known as,</p> <p>16 "Franklin Arms Apartments."</p> <p>17 So exploring how we'll finance the</p> <p>18 renovation, including putting in a low-income</p> <p>19 housing tax credit obligation, and I'll let</p> <p>20 Mr. Peterson speak to that.</p> <p>21 I want to share with the board, though,</p> <p>22 just so we can start having discussion around our</p> <p>23 partnership with LIFT JAX nonprofit.</p> <p>24 So, as you recall, the LIFT JAX nonprofit</p> <p>25 gifted the agency 1.5 million in funds, right,</p>	Page 44	<p>1 return, but I do believe that it's important to</p> <p>2 have an agreement. And this kind of goes to,</p> <p>3 if you know the statement, "Policy over people."</p> <p>4 Right?</p> <p>5 So, if there is a commitment of the</p> <p>6 organizations when people leave, as people will</p> <p>7 leave, right -- we will leave -- that the</p> <p>8 organizations are still committed to the purpose.</p> <p>9 And so, even though everyone who's here now</p> <p>10 agrees, "Yes. We're going to advance affordable</p> <p>11 housing in Downtown East," 10 years from now,</p> <p>12 15 years from now, when we're not here anymore,</p> <p>13 does the agency still have the commitment to</p> <p>14 LIFT JAX and Eastside and vice versa?</p> <p>15 So the thing that we need to start talking</p> <p>16 about -- and we'll take to the acquisition meeting</p> <p>17 -- is what that agreement should look like.</p> <p>18 What are we willing to give up?</p> <p>19 If it's financial, how much are we willing to</p> <p>20 invite them to the table to have a say?</p> <p>21 There have been various versions of this</p> <p>22 agreement, and what we need to talk about is,</p> <p>23 what are the things that we're willing to do and</p> <p>24 what we have no interest in doing.</p> <p>25 So, opening that up for discussion,</p>

<6-24-24 JHA BOC Meeting>

Page 45	Page 47
<p>1 we don't have to make any decision today.</p> <p>2 We never have a chance to talk about these things.</p> <p>3 So any thoughts on anything I just shared?</p> <p>4 Commissioner.</p> <p>5 COMMISSIONER WEATHERBY: Well, I think it's a</p> <p>6 good idea. I think it makes a lot of sense,</p> <p>7 and, you know, we can't just look at the</p> <p>8 short-term. We really do need to look at the</p> <p>9 long-term, as well, and have a -- not just a</p> <p>10 tactical plan, but a strategic plan. And I think</p> <p>11 that fits in with that.</p> <p>12 CHAIRWOMAN HOROVITZ: Commissioner Brock.</p> <p>13 COMMISSIONER BROCK: Yes. I was thinking</p> <p>14 along those lines, as well, that the way you</p> <p>15 presented it, Madam Chair -- that we need to look</p> <p>16 at something long-term.</p> <p>17 But, just as you say, we need to see what</p> <p>18 they're willing to do and what we are willing to</p> <p>19 do so that we cover, you know, everybody.</p> <p>20 Yeah, yeah.</p> <p>21 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>22 Commissioner Rogers, any thoughts?</p> <p>23 COMMISSIONER ROGERS: I did read this in the</p> <p>24 CEO's Report, as well, and so I'm glad you brought</p> <p>25 this up, Madam Chair.</p>	<p>1 ...</p> <p>2 I'm very interested in that project,</p> <p>3 and we did make a commitment to that community.</p> <p>4 And so whatever we need to do to bring LIFT JAX</p> <p>5 and this agency together to hash out what needs to</p> <p>6 be hashed out over the long-term, even after we</p> <p>7 are all gone, we need to do that.</p> <p>8 And so I'm in support of that, Madam Chair,</p> <p>9 and I thought it was something that we voted on.</p> <p>10 But I have to go back to my notes to clarify what</p> <p>11 I voted on.</p> <p>12 (People laughed.)</p> <p>13 CHAIRWOMAN HOROVITZ: Reece, do I understand</p> <p>14 that we do not have a formal agreement with</p> <p>15 LIFT JAX?</p> <p>16 MR. WILSON: We do have the Donation</p> <p>17 Agreement, which formalized the gift of LIFT JAX</p> <p>18 and then provided LIFT JAX with an advisory role</p> <p>19 in connection with the management of Franklin</p> <p>20 Arms.</p> <p>21 But it was a relatively simple and</p> <p>22 straightforward agreement. The terms of the</p> <p>23 donation and then the resulting advisory role was</p> <p>24 what was really flushed out in it.</p> <p>25 COMMISSIONER ROGERS: But --</p>
Page 46	Page 48
<p>1 And I don't have it in front of me, and --</p> <p>2 when I first joined this board, I know we had a</p> <p>3 lot of discussions on this particular issue.</p> <p>4 I thought -- and correct me if I'm wrong --</p> <p>5 we did vote on a long-term agreement with</p> <p>6 LIFT JAX, and so I would have to refer to someone</p> <p>7 else --</p> <p>8 (People laughed.)</p> <p>9 COMMISSIONER ROGERS: -- on that, since I</p> <p>10 don't have it in front of me.</p> <p>11 But I did think it was a long-term,</p> <p>12 but I did have questions I remember as it relates</p> <p>13 as to what this partnership would look like</p> <p>14 and what they were willing to bring to the</p> <p>15 table, what we were willing to bring to the</p> <p>16 table and how we really advance this and move this</p> <p>17 forward.</p> <p>18 And so I know we came up with some sort of</p> <p>19 agreement that we kind of somewhat felt good</p> <p>20 about, but there was still some unanswered</p> <p>21 questions even when I recall.</p> <p>22 So let me back up. I support your idea</p> <p>23 of bringing this back to the board and really,</p> <p>24 again, making sure that we're doing this right,</p> <p>25 because, if there are some unanswered questions</p>	<p>1 CHAIRWOMAN HOROVITZ: A lot of it got</p> <p>2 stripped out, Commissioner.</p> <p>3 COMMISSIONER ROGERS: -- okay. So it was my</p> <p>4 understanding -- and, again, I don't have it in</p> <p>5 front of me, Mr. Wilson, but I thought there was a</p> <p>6 long-term agreement, not short-term.</p> <p>7 Is that not accurate?</p> <p>8 MR. WILSON: That is correct. I don't have</p> <p>9 it in front of me either, but it was for a term of</p> <p>10 several years -- a real advisory role.</p> <p>11 And I think, initially, there had been</p> <p>12 some discussion of giving LIFT JAX an equity</p> <p>13 interest or some kind of economic interest in</p> <p>14 the project, but that was removed.</p> <p>15 And it was strictly a donation to the</p> <p>16 purchase of Franklin Arms in exchange for a</p> <p>17 meaningful advisory role in how the project is,</p> <p>18 you know, maintained and the role of, you know,</p> <p>19 maintenance and upkeep and things like that.</p> <p>20 CHAIRWOMAN HOROVITZ: But, to provide a</p> <p>21 little more color -- and please correct me if I'm</p> <p>22 remembering this wrong -- what we didn't really</p> <p>23 outline were specific services that they would</p> <p>24 provide.</p> <p>25 COMMISSIONER ROGERS: Correct.</p>

<6-24-24 JHA BOC Meeting>

Page 49	Page 51
<p>1 CHAIRWOMAN HOROVITZ: And I think that we 2 should look at -- and that was I think the JV 3 that we didn't get to that finish line. 4 And, in the final hour, we closed on the 5 apartments, because we had a commitment to do so. 6 I believe that both agencies bring value to 7 the relationship. We can accomplish more if we 8 work together, and we talk about that a lot at the 9 board. 10 These partnerships are going to allow us to 11 further our impact with a greater reach and at a 12 greater rate, and so they bring great value, 13 as well. I think we can accomplish a lot with the 14 partnership. 15 How we value that financially -- we can 16 discuss that later, but I'd like to get everyone's 17 approval to have a conversation now with OGC and 18 engage with LIFT JAX to start drafting some kind 19 of agreement. 20 And perhaps we invite their leadership to 21 come to our next acquisition meeting so we can 22 honestly talk about what do they need to walk away 23 with, and what are they willing to give up? 24 Is everyone open to this? 25 COMMISSIONER WEATHERBY: (nodded head</p>	<p>1 order to get that deal done, but I'm more than 2 happy to support bringing them, having them 3 present and give you the authority if that's the 4 request of working with OGC, working with their 5 leadership and bringing something before this 6 board. 7 CHAIRWOMAN HOROVITZ: And I don't know the 8 right answer, and I think maybe it's even 9 workshopping. Because this really is a 10 negotiation, and, for everyone's awareness, 11 I don't make decisions for this board on my own. 12 We do have conversations, and we all have 13 conversations because we have to separately with 14 each other, right, to move things forward. 15 But everything comes back here, and so I 16 really do want this board's feedback in this 17 negotiation. 18 So it has to be a noticed meeting so we can 19 have some open discussion around, "Okay. I'm not 20 budging on this," you know, so we can really have 21 this robust conversation. 22 So I think that we need to set the time 23 aside for that. Because I know there are things 24 that I don't want to give up, but, if I'm 25 out numbered, then maybe I have to.</p>
Page 50	Page 52
<p>1 affirmatively) 2 CHAIRWOMAN HOROVITZ: We can give them 3 15 minutes. 4 COMMISSIONER BROCK: Yeah. 5 COMMISSIONER ROGERS: Yeah. I'm in support 6 of that. 7 COMMISSIONER BROCK: Yeah. Me, too. 8 COMMISSIONER ROGERS: I think there are some 9 -- I guess, for me, just so I can wrap my head 10 around it, it appears, Madam Chair -- and I don't 11 want to misspeak on this -- but it seems like 12 there is some conversations that's happening, 13 not at this meeting, but behind the scenes, 14 if you will, that need to come forward. 15 And I'm in support of that if that's what's 16 happening so that all parties are clear on where 17 we stand. 18 Again, I recall the conversation with 19 Mr. Garfunkel -- I think that's who it was -- 20 when he came along when Former Chair Walker -- 21 he sat in that seat -- that we were going to come 22 up with what those services looked like for 23 Franklin Arms and how that would look. 24 And I know we went back and forth on that 25 during that meeting and took some things out in</p>	<p>1 So I think let's move forward with having 2 that scheduled, if that's all right, but not in 3 July. 4 (People laughed.) 5 CHAIRWOMAN HOROVITZ: All right. 6 Mr. Peterson. 7 MR. PETERSON: All right. I guess I'll talk 8 about Franklin. 9 CHAIRWOMAN HOROVITZ: Anything, Vanessa, 10 you would like to highlight for acquisition? 11 I know a lot of work has been happening 12 around our development. So whatever you would 13 like to share. 14 MR. PETERSON: All right. So we'll start 15 with Franklin. Franklin is currently tied to the 16 RFQs that are coming in for architect and 17 engineer. Those are all in. We had five 18 architects respond. We had five engineers 19 respond. 20 Those are currently being evaluated, 21 and I think the deadline is June 27th, 22 which is Thursday. 23 MS. DUNN: Correct. 24 MR. PETERSON: So, as of Thursday, 25 we'll rack and stack them. They will get scored</p>

<6-24-24 JHA BOC Meeting>

Page 53	Page 55
<p>1 1 through 5 on each side.</p> <p>2 Then, once we select one or multiple,</p> <p>3 we'll look at the packages on the architect side</p> <p>4 and try to focus on it. There is one or two</p> <p>5 architectural firms -- again, if they are the ones</p> <p>6 selected -- that has this LIHTC housing authority</p> <p>7 type experience.</p> <p>8 And then we'll onboard them and then start</p> <p>9 our initial program meetings, meaning, what do we</p> <p>10 want to see at this site from the standpoint of a</p> <p>11 gut rehab?</p> <p>12 Once we get the programming done, they will</p> <p>13 hand us their -- their cut sheet that says they</p> <p>14 want, you know, their design fee. We'll go into</p> <p>15 contract, and then they'll go to work.</p> <p>16 CHAIRWOMAN HOROVITZ: Just because I'm</p> <p>17 learning about our procurement policy as I go,</p> <p>18 when we put the RFQ, RFP --</p> <p>19 MR. PETERSON: -Q.</p> <p>20 CHAIRWOMAN HOROVITZ: -- RFQ out,</p> <p>21 did we specify that the firm had to have LIHTC</p> <p>22 experience?</p> <p>23 MR. PETERSON: We did not.</p> <p>24 CHAIRWOMAN HOROVITZ: Okay. I believe that</p> <p>25 we decided that that would be helpful.</p>	<p>1 CHAIRWOMAN HOROVITZ: Got it. Thank you.</p> <p>2 So what I'm really getting to is,</p> <p>3 if we did include the LIHTC experience being a</p> <p>4 bonus in the RFQ -- if that was really necessary</p> <p>5 if we're actually going to evaluate, because we</p> <p>6 think that that's valuable. So that that's going</p> <p>7 to be incorporated into the final score to make</p> <p>8 the selection, which sounds like you are.</p> <p>9 MR. PETERSON: Yes. So one of the things we</p> <p>10 didn't want to do -- because, again, this is an</p> <p>11 annual contract -- a one-year option to extend for</p> <p>12 five.</p> <p>13 We didn't want to have, you know,</p> <p>14 five architects that only had LIHTC experience.</p> <p>15 So it's nice to have that good smorgasbord</p> <p>16 of different types of companies.</p> <p>17 CHAIRWOMAN HOROVITZ: Are we looking at</p> <p>18 architect and developer or design-build?</p> <p>19 MR. PETERSON: This is architect.</p> <p>20 Then we've got engineer, and then, for the</p> <p>21 construction, we'll do a CM, construction</p> <p>22 management firm for the construction management.</p> <p>23 CHAIRWOMAN HOROVITZ: Okay. Thank you.</p> <p>24 And all of those are out?</p> <p>25 MR. PETERSON: No developers.</p>
<p>Page 54</p> <p>1 MR. PETERSON: Well, you know, typically,</p> <p>2 when you get five architects, one is probably</p> <p>3 going to have that experience.</p> <p>4 Again, it's really about the commercial</p> <p>5 building, and we still have CSG on board to help</p> <p>6 guide any truly design considerations when it</p> <p>7 comes to LIHTC. But it's really the design of</p> <p>8 that multistory building is what we really want</p> <p>9 to focus on -- the capability to do that.</p> <p>10 CHAIRWOMAN HOROVITZ: Sure. Thank you.</p> <p>11 When we talk about evaluating the RFQs,</p> <p>12 though, don't we have the requirement to accept</p> <p>13 the lowest bidder?</p> <p>14 MR. PETERSON: No, ma'am.</p> <p>15 CHAIRWOMAN HOROVITZ: Is that RFP?</p> <p>16 MR. PETERSON: Right. So the wordy</p> <p>17 part of RFQs is you use the words,</p> <p>18 "highest ranked," in lieu of, "the best</p> <p>19 corporation."</p> <p>20 CHAIRWOMAN HOROVITZ: Okay.</p> <p>21 MR. PETERSON: Because they're all good</p> <p>22 corporations.</p> <p>23 CHAIRWOMAN HOROVITZ: Sure.</p> <p>24 MR. PETERSON: It's just how they scored</p> <p>25 according to the RFQ package.</p>	<p>Page 56</p> <p>1 CHAIRWOMAN HOROVITZ: Are all of those RFQs</p> <p>2 out, or we're still --</p> <p>3 MR. PETERSON: The construction management is</p> <p>4 not, because the construction management will be</p> <p>5 specifically for Franklin Arms.</p> <p>6 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>7 Commissioner Brock, did you have a question?</p> <p>8 COMMISSIONER BROCK: No.</p> <p>9 CHAIRWOMAN HOROVITZ: Thank you. Continue.</p> <p>10 MR. PETERSON: All right. So any questions</p> <p>11 on Franklin?</p> <p>12 (no response)</p> <p>13 MR. PETERSON: All right. So --</p> <p>14 CHAIRWOMAN HOROVITZ: Commissioner Rogers.</p> <p>15 COMMISSIONER ROGERS: Sorry. Through the</p> <p>16 Chair to Mr. Peterson. Real quick.</p> <p>17 So, have we, as it relates to Franklin --</p> <p>18 has the agency now moved -- because I remember,</p> <p>19 in a previous discussion, moving residents from</p> <p>20 one side of the building to the other side of the</p> <p>21 building to make sure that it's -- I think that's</p> <p>22 -- was that not a part of it?</p> <p>23 MR. PETERSON: How many left in that one</p> <p>24 side?</p> <p>25 MR. MITCHELL: One.</p>

<6-24-24 JHA BOC Meeting>

Page 57	Page 59
<p>1 MR. PETERSON: So we've got one resident left 2 on the one side of the building that we're going 3 to empty. 4 COMMISSIONER ROGERS: And, when do we expect 5 that that resident will be moved over so we can 6 provide the work? 7 MR. MITCHELL: Probably two weeks. 8 MR. PETERSON: So, in about two weeks, 9 that one side of the building will be empty just 10 for the record. 11 CHAIRWOMAN HOROVITZ: Thank you. 12 Commissioner. 13 COMMISSIONER BROCK: Now I got a question. 14 So, when that two-week period come up, 15 that's when you going to be done chose the 16 contractor or the architect -- 17 MR. PETERSON: The architect. 18 COMMISSIONER BROCK: -- to come in to do ... 19 MR. PETERSON: So we would have selected the 20 one or multiple architects that we're going to be 21 working with from one to five years. 22 COMMISSIONER BROCK: Okay. 23 MR. PETERSON: And these are multiyear 24 contracts, if we choose to do so, which is why, 25 you know, we're considering choosing multiple</p>	<p>1 Arms (inaudible) -- 2 COURT REPORTER: I'm sorry. 3 "What's the occupancy right now ..." 4 COMMISSIONER ROGERS: Yes. What is the 5 current occupancy for Franklin Arms, and how many 6 residents do we currently have in there? 7 MR. MITCHELL: 48. 8 MR. PETERSON: We currently have 48 residents 9 -- occupied units -- in that building. 10 CHAIRWOMAN HOROVITZ: Thank you. 11 MR. PETERSON: All right. So we're going to 12 pass by that one. 13 We're going to go to Westwood. Right now, 14 again, Westwood is tied to the procurement. 15 We were given right at about \$4,000,000 in CapEx 16 as part of that deal. 17 So, as soon as we get the architect and 18 engineer on board, we're going to start scoping in 19 those projects to start to draw down that 20 \$4,000,000. 21 Some of the main things we look at are the 22 roofs. Again, you know, the roofs were not in 23 great shape. The gutter systems are pretty, 24 pretty trashed. 25 So, once we get the roofs and the gutters,</p>
Page 58	Page 60
<p>1 firms, not just one. 2 So, once we select, then we'll determine 3 which firm that we think is going to be the best 4 fit for this project. 5 CHAIRWOMAN HOROVITZ: Okay. Which one of our 6 excellent legal counsel are reviewing the 7 contracts? 8 Is that an OGC request, or do we have other 9 counsel looking at it? 10 MS. DUNN: There is no contract yet. 11 CHAIRWOMAN HOROVITZ: But, when we go to do 12 these architect contracts, I know that those are 13 a specialty. 14 Will Reece be engaged? 15 MR. PETERSON: Yes. Because, essentially, 16 once you set up a multiyear contract, 17 they're issued pretty much task work orders 18 under that main contract. 19 So, once we determine the base task work for 20 the contract, then I assume that will pass through 21 and get eyes on from OGC. 22 CHAIRWOMAN HOROVITZ: Okay. Thank you. 23 Did you have something else? 24 COMMISSIONER ROGERS: Sorry. 25 What's the occupancy right now for Franklin</p>	<p>1 then we'll start going to some of the woodwork 2 around the site that's has been around for a 3 while. That needs a little love -- a little love 4 on them. So, again, that's Westwood. 5 Last but not least, Normandy. We're in the 6 process of getting ... 7 I'm sorry. 8 COMMISSIONER BROCK: I'm sorry. Excuse me. 9 CHAIRWOMAN HOROVITZ: No. Go ahead. 10 COMMISSIONER BROCK: How many residents we 11 have at Westwood? 12 MR. PETERSON: 256 units at Westwood. 13 COMMISSIONER BROCK: 256? 14 MR. PETERSON: Yes, ma'am. 15 COMMISSIONER BROCK: Okay. Thank you. 16 MR. PETERSON: All right. And, back to 17 Normandy, we're currently going to finish up all 18 entitlements to that site, working with the 19 engineer to get the DOT permits in place, 20 get the City of Jax permits in place, 21 St. Johns River and also get all of those 22 permits transferred in the housing authority's 23 name. And the site will be fully entitled. 24 COMMISSIONER BROCK: Madam Chair, 25 the Normandy property -- is that the property that</p>

<6-24-24 JHA BOC Meeting>

Page 61	<p>1 we bought from Chase?</p> <p>2 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>3 MR. PETERSON: Yes, ma'am.</p> <p>4 COMMISSIONER BROCK: So we are still planning</p> <p>5 on building on that particular land?</p> <p>6 CHAIRWOMAN HOROVITZ: We needed to get the</p> <p>7 entitlements settled even if we decide to sell.</p> <p>8 So that work had to continue.</p> <p>9 COMMISSIONER BROCK: Oh, okay.</p> <p>10 CHAIRWOMAN HOROVITZ: We do need to discuss,</p> <p>11 but we decided that it's really -- we need to have</p> <p>12 our finance leadership come in and look at what</p> <p>13 our short-term commitments are, even though say,</p> <p>14 for example, Franklin Arms is a longer-term</p> <p>15 commitment, we do have short-term things that we</p> <p>16 need to be dedicating financial resources to.</p> <p>17 So we will allow that team to assess the</p> <p>18 financial health of the agency before we're</p> <p>19 building a huge development in Normandy,</p> <p>20 but this work did need to continue.</p> <p>21 COMMISSIONER BROCK: Okay. Thank you.</p> <p>22 CHAIRWOMAN HOROVITZ: And, while we're</p> <p>23 talking about Normandy, I think it's probably</p> <p>24 the right time to then bring this issue to the</p> <p>25 board.</p>	Page 63	<p>1 CHAIRWOMAN HOROVITZ: Yes. So I think that</p> <p>2 this will come down to, does this board want to</p> <p>3 flex our legal rights and refuse to pay this</p> <p>4 developer fee and burn this relationship, or,</p> <p>5 in the spirit of understanding that promises were</p> <p>6 made by people who are no longer here,</p> <p>7 honor those promises and fulfill this obligation</p> <p>8 that we can admit that we made.</p> <p>9 And the other side absolutely feels that we</p> <p>10 did. So this really comes down to relationship.</p> <p>11 I understand it's hard to pay things that you</p> <p>12 don't feel legally responsible for, but I do also</p> <p>13 value relationships.</p> <p>14 I know, Commissioner Brock, you were here.</p> <p>15 I see question marks over Commissioner Rogers'</p> <p>16 head.</p> <p>17 COMMISSIONER ROGERS: Absolutely.</p> <p>18 CHAIRWOMAN HOROVITZ: Yeah. Okay.</p> <p>19 Do you want to go first, Commissioner Brock?</p> <p>20 And we're talking about, Ms. Dunn, how much?</p> <p>21 Is it 135,085?</p> <p>22 MS. DUNN: \$135,000.</p> <p>23 CHAIRWOMAN HOROVITZ: I shall also make the</p> <p>24 comment, moving forward, these aren't the kind of</p> <p>25 agreements that we should make, that we're paying</p>
Page 62	<p>1 So I don't know if Commissioners Weatherby</p> <p>2 and Rogers were here when we were discussing the</p> <p>3 developer fee to the Chase Development Team.</p> <p>4 And so -- and, Mr. Wilson, join in if</p> <p>5 I misremember -- I believe that our side did make</p> <p>6 a commitment, and I do believe it probably was a</p> <p>7 handshake agreement. Because, in certain versions</p> <p>8 of the MOU, it was left out.</p> <p>9 And so we do need to decide, as a board,</p> <p>10 our commitment. "It's gray legally."</p> <p>11 Is that a good way to put it, Reece?</p> <p>12 Mr. Wilson?</p> <p>13 Reece?</p> <p>14 MR. WILSON: It's, "Reece."</p> <p>15 The documents that I've seen I don't think</p> <p>16 was ever reduced to any writings that both</p> <p>17 parties have signed, but, from what I understand,</p> <p>18 there may have been some discussion around it that</p> <p>19 was ongoing.</p> <p>20 With that said, I think, yes. "Gray,"</p> <p>21 may be the right word.</p> <p>22 CHAIRWOMAN HOROVITZ: I said, "Legally</p> <p>23 gray."</p> <p>24 Is that better?</p> <p>25 MR. WILSON: Yes.</p>	Page 64	<p>1 developer fees.</p> <p>2 So kind of like bird's eye -- that's not --</p> <p>3 we should be more thoughtful around that,</p> <p>4 but there are things that have been committed in</p> <p>5 the past that, you know, we'll move forward and do</p> <p>6 better in the future.</p> <p>7 But now we have this obligation, possibly,</p> <p>8 depending on how you-all feel about it.</p> <p>9 Commissioner Weatherby.</p> <p>10 COMMISSIONER WEATHERBY: Through the Chair,</p> <p>11 it's a little concerning to me that we don't have</p> <p>12 anything nailed down about this.</p> <p>13 I know that's not our standard operating</p> <p>14 procedure, and it happened, you know, as you said,</p> <p>15 from people who are now gone.</p> <p>16 But that is of concern, and also</p> <p>17 relationships are. I mean, from what I've gleaned</p> <p>18 over the last six months, we have a good</p> <p>19 relationship with them.</p> <p>20 So it's kind of a quandary, and I don't know</p> <p>21 the answer. But I just wanted to bring that up,</p> <p>22 because it's odd to me that nobody -- they didn't</p> <p>23 memorialize it either.</p> <p>24 You know?</p> <p>25 CHAIRWOMAN HOROVITZ: Reece, do you recall?</p>

<6-24-24 JHA BOC Meeting>

Page 65	<p>1 MR. FACKLER: I just wanted to chime in. 2 We have not done a deep dive into the legal 3 analysis, at least. 4 Reece and I talked about this briefly before 5 coming over to the meeting, and we're happy to 6 kind of dig into the documents to see what our 7 legal liability may be. 8 There are a couple different theories that 9 could potentially be brought to bear on this and 10 would have an impact potentially on where we come, 11 and we're happy to do that and work with you so 12 that you feel comfortable. 13 It sounds like we're not in a pre-litigation 14 state. I don't think threats have been made 15 for litigation or demands, but, if we are, 16 we can have a shade meeting and discuss it in 17 greater detail. 18 And, if not, then we can have a more open 19 discussion about where we are, but I want to make 20 sure that we give you the proper advice. 21 And I don't believe, apart from our initial blush, 22 that we're kind of in a gray area. 23 I don't think that's -- that's as helpful of 24 advice that I normally like to give a board. 25 CHAIRWOMAN HOROVITZ: No. That's helpful.</p>	Page 67	<p>1 I just don't feel comfortable. So I'll yield 2 to more information. 3 CHAIRWOMAN HOROVITZ: Sure. This falls into 4 the category of the things that are being 5 discussed that need to be brought to the board so 6 you-all are aware. 7 And, really, there are lots of conversations 8 I wasn't a part of, because I was sitting in that 9 seat (indicated). 10 So I think a deep dive is an excellent idea. 11 Thank you for offering, because there is some 12 that's unknown. 13 Commissioner Brock. 14 COMMISSIONER BROCK: Yes, Madam Chair. 15 Just for the benefit of our new board 16 members, Chase came to us in a board meeting and 17 presented the Normandy property. They did a nice 18 presentation, laid it out, that they were going to 19 give us 102 units on that property for families. 20 And, once we closed on it and the resolution 21 came before the board, it was not 102 units. 22 It was just land, but they led us to believe that 23 it was 102 units that they were selling to us. 24 And so -- and so, when that happened, 25 I made, you know, a big fuss about it.</p>
Page 66	<p>1 Thank you. 2 Commissioner. 3 COMMISSIONER ROGERS: And I'm glad the 4 general counsel went first, because I was about to 5 turn to them for that. 6 I guess my question is to you, Madam Chair, 7 and the question that I have is, is this something 8 that we have to hash out today -- 9 CHAIRWOMAN HOROVITZ: No. 10 COMMISSIONER ROGERS: -- or is this something 11 ... 12 Because I think you-all know me by now, 13 and you know that I like to have documentation in 14 front of me so I know what I'm talking about and 15 what I'm voting on. 16 CHAIRWOMAN HOROVITZ: Yes. 17 COMMISSIONER ROGERS: So, if it's not 18 something that we have to address today and 19 general counsel is going to do a deep dive into 20 this and bring us something so that we know the 21 right course to go down, I'm happy and 22 comfortable with that. 23 Right now I was not here. So I'm not really 24 sure on really what we're -- what the agreement 25 was or what was said.</p>	Page 68	<p>1 Because I was like. "No. That's not what you 2 said." 3 And our Chair, Commissioner Heather -- 4 she was in agreement with me. 5 She was like, "No. That's not what you 6 said." 7 And I pay attention to them kind of things, 8 and so I was really upset when Mr. Alexander told 9 me that, "Oh, we got to go back in and give Chase 10 the land back. And then they going to build the 11 units. Then, once they build the units, 12 then we'll buy the units back and get that 13 rightful owner of the land." 14 I was like, "What?" 15 So -- 16 CHAIRWOMAN HOROVITZ: There is a lot of 17 history here -- not to interrupt, Commissioner 18 Brock. 19 There is a lot of fact conversation on this 20 deal in particular, and, to Commissioner Brock's 21 point, we got many different versions of this deal 22 in this room. 23 COMMISSIONER BROCK: Right. 24 CHAIRWOMAN HOROVITZ: And every meeting it 25 felt like there was a different version of it.</p>

<6-24-24 JHA BOC Meeting>

Page 69	Page 71
<p>1 COMMISSIONER BROCK: Right.</p> <p>2 CHAIRWOMAN HOROVITZ: And so it does not</p> <p>3 surprise me that, in those conversations that were</p> <p>4 happening in here, that promises were made.</p> <p>5 I think that it's best that we just close the</p> <p>6 conversation for now, let OGC explore, unless</p> <p>7 there is something ...</p> <p>8 I feel like it's not productive to talk about</p> <p>9 the history, because, to their side, I don't</p> <p>10 really feel like it was all their fault.</p> <p>11 Because a lot of it didn't come to us until</p> <p>12 it was at a certain state, and all that</p> <p>13 conversation -- they think that they're having</p> <p>14 this healthy conversation and the board is engaged</p> <p>15 and they know what's going on. And I see that</p> <p>16 there are examples of how that happened under our</p> <p>17 former leadership.</p> <p>18 Commissioner Brock, did you have anything?</p> <p>19 COMMISSIONER BROCK: Well, the reason</p> <p>20 I wanted to say -- because I thought it was very</p> <p>21 important that our new commissioners know what was</p> <p>22 told to us before they come back with diving</p> <p>23 into the facts.</p> <p>24 And there was a lot of discussion about the</p> <p>25 Chase property on Normandy, and so that's why</p>	<p>1 Commissioner Rogers.</p> <p>2 COMMISSIONER ROGERS: I would hope,</p> <p>3 as we move through this -- and I will, of course,</p> <p>4 yield to OGC to do their deep dive -- but, prior</p> <p>5 to bringing them before this board while I'm</p> <p>6 sitting here, I would like the minutes of those</p> <p>7 meetings so I can review those prior to so I'm</p> <p>8 well-informed.</p> <p>9 I don't want to speak for Commissioner</p> <p>10 Weatherby or Commissioner Reyes, who probably join</p> <p>11 me in this, and they were not here, as well.</p> <p>12 But the minutes of those meetings would be very</p> <p>13 helpful to kind of read and understand the</p> <p>14 history, as well, of what was said. So we know</p> <p>15 how to navigate this and take an educated vote</p> <p>16 should we have to vote on this amount of money.</p> <p>17 And so I look forward to all of those</p> <p>18 documentations being provided to -- at least to</p> <p>19 me.</p> <p>20 CHAIRWOMAN HOROVITZ: Yes. Thank you.</p> <p>21 COMMISSIONER WEATHERBY: I agree.</p> <p>22 CHAIRWOMAN HOROVITZ: So, for the board,</p> <p>23 we're sitting tight, and are we waiting on an</p> <p>24 opinion?</p> <p>25 MR. FACKLER: I think it should be kind of a</p>
Page 70	Page 72
<p>1 I wanted to say something. Because I think it's</p> <p>2 so important that the new commissioners know</p> <p>3 different facts.</p> <p>4 Thank you.</p> <p>5 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>6 Commissioner Weatherby, you were first.</p> <p>7 Did you still have a comment?</p> <p>8 COMMISSIONER WEATHERBY: I do.</p> <p>9 I assume we budgeted the 135,000, or no?</p> <p>10 CHAIRWOMAN HOROVITZ: I don't believe we did.</p> <p>11 But Mr. Peterson?</p> <p>12 MR. PETERSON: That answer is that would have</p> <p>13 been a part of the deal had the deal gone through,</p> <p>14 and I'll just caution how much we dive into this</p> <p>15 in this room, that that was not a one-way swinging</p> <p>16 door, as we talked about the ebb and flow of that</p> <p>17 deal.</p> <p>18 So I think OGC diving into it is probably the</p> <p>19 best way to look at that. I think you'll find</p> <p>20 some dust on both sides of the aisle once you look</p> <p>21 at all of the details of those documents,</p> <p>22 if that helps.</p> <p>23 CHAIRWOMAN HOROVITZ: No. Thank you.</p> <p>24 Because I know we weren't all as engaged.</p> <p>25 So thank you.</p>	<p>1 conversation. If we give a document, it would be</p> <p>2 a public record and be available to all.</p> <p>3 So I think it's a conversation either with</p> <p>4 the Chair or the CEO about what we --</p> <p>5 our analysis and where we go from there,</p> <p>6 and then you guys can take it from there going</p> <p>7 forward.</p> <p>8 CHAIRWOMAN HOROVITZ: Great. Thank you.</p> <p>9 All right. Thank you. Great discussion.</p> <p>10 I think the only other thing I would ask is,</p> <p>11 is there any update on the vacant lots?</p> <p>12 MR. PETERSON: The ones for the city?</p> <p>13 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>14 MR. PETERSON: Not at this time. We have</p> <p>15 been asked to meet with Mr. Hicks and Mr. Travis</p> <p>16 before we move any further on those lots over in</p> <p>17 the Durkeeville area.</p> <p>18 CHAIRWOMAN HOROVITZ: Okay. Is there an</p> <p>19 expiration date on those dollars?</p> <p>20 MR. PETERSON: There is. It is September of</p> <p>21 2025.</p> <p>22 CHAIRWOMAN HOROVITZ: Okay. Are we on track?</p> <p>23 (People laughed.)</p> <p>24 MR. PETERSON: Yeah. As long as the stoppage</p> <p>25 doesn't delay too long, we will be fine.</p>

<6-24-24 JHA BOC Meeting>

Page 73	<p>1 It's not going to take essentially, you know, 2 a year-and-a-half to build these small, infill 3 lots. 4 CHAIRWOMAN HOROVITZ: Okay. Great. 5 Thank you. All right. 6 Yes, Commissioner., 7 COMMISSIONER ROGERS: Real quick. Again, 8 I did read the CEO's Report, and it does outline 9 some of the challenges in this. 10 So I'm concerned. I'm not sure if this 11 dialogue that was included in the president's 12 report was supposed to be here, but, moreover, 13 I would like to sit down with Jacksonville 14 Housing Authority in the next week or two to 15 discuss the design we received. 16 So, is there an issue with the designing? 17 What is the big problem moving this project 18 forward? 19 Because, as I'm reading -- thank you for this 20 report, again -- I'm not sure if these notes were 21 supposed to be here or not, but it is -- 22 MS. DUNN: Yes, sir. They were supposed to 23 be in the report. 24 COMMISSIONER ROGERS: -- concerning. 25 Oh, they were?</p>	Page 75	<p>1 COMMISSIONER ROGERS: -- just be honest. 2 MR. PETERSON: -- I will give you the 3 PR version of this. 4 One of the things that we did as an agency 5 -- we went out to Durkeeville, and we drove it. 6 We rode it, and we selected a house plan that's 7 consistent with the houses that are currently 8 being built and that are already out there. 9 I don't understand the email saying, 10 "We don't think this is what the residents want to 11 see," because that is what's going on out there 12 now. 13 Now there is a study being done by a firm in 14 the -- and I call it, "The Greater Durkeeville 15 Area," and I think it's primarily related to the 16 funding of the Emerald Trail. 17 And Durkeeville is going to be a pretty 18 important part of what goes on around that 19 Emerald Trail. 20 So I'm thinking there are some conversations 21 outside of these walls about what should be in 22 those areas. 23 Now, granted, for us, you know, the lots 24 belong to the housing authority. Those are great 25 houses. They're small. They're efficient.</p>
Page 74	<p>1 Okay. So I'm reading the notes. 2 MS. DUNN: We promote transparency here. 3 COMMISSIONER ROGERS: I appreciate it to the 4 tee. 5 (People laughed.) 6 CHAIRWOMAN HOROVITZ: It's all public record, 7 right? 8 (People laughed.) 9 COMMISSIONER ROGERS: And so let's really 10 understand what's happening, because I don't like 11 to read something and leave thinking one thing 12 but there is something happening behind the 13 scenes. 14 So, what is really happening with this 15 project? 16 And let's be transparent and honest on 17 where we go from here, because I'm reading a lot 18 of this, but I just want to not -- 19 MS. DUNN: You got it. 20 COMMISSIONER ROGERS: -- you got it? 21 Okay. Somebody got it. 22 See? 23 Thank you for putting that in there, too -- 24 (People laughed.) 25 MR. PETERSON: Yes. So --</p>	Page 76	<p>1 They fit on the lots. 2 So we did a lot of legwork to kind of get it 3 close to what's there. So we don't know the root 4 of why they want to talk about those particular 5 designs. 6 CHAIRWOMAN HOROVITZ: Yeah. It feels like 7 unfair criticism and overstepping, if I'm just 8 sharing for the record. 9 You know, there is just so much -- 10 and I'm not saying that this is what is happening 11 here -- there is so much nimbyism around 12 affordable low-income housing. 13 Right? 14 And I truly believe the JHA is in the 15 business of providing, not just safe and sanitary, 16 which is what we say all the time, but also 17 quality housing for our residents. 18 And, underneath the statements, it sounds 19 like we're just building ugly houses. 20 Right? 21 But we do -- and, you know, all of our 22 developer partners that we've been engaged with 23 recently have been paying attention to that, 24 and, under Mr. Peterson's leadership, 25 really thoughtful about the type of housing</p>

<6-24-24 JHA BOC Meeting>

Page 77	Page 79
<p>1 we're building.</p> <p>2 And so I hope that wasn't offensive to you</p> <p>3 -- the email -- because we are doing a fantastic</p> <p>4 job. You're doing a fantastic job.</p> <p>5 And I also do feel strongly that we want to</p> <p>6 be able to, when the opportunity presents,</p> <p>7 build houses on the Emerald Trail, right,</p> <p>8 in communities that are on the rise and even be a</p> <p>9 part of revitalizing communities, which we're</p> <p>10 trying to accomplish with Franklin Arms.</p> <p>11 And so conversation that, you know,</p> <p>12 looking forward to -- because, being a good</p> <p>13 community partner, is important, and engaging with</p> <p>14 the local stakeholders is also important.</p> <p>15 So I believe that what we're saying is that</p> <p>16 we're pausing on construction until we've engaged</p> <p>17 with the ...</p> <p>18 Right?</p> <p>19 MR. PETERSON: I think even through the</p> <p>20 design process.</p> <p>21 We finally said, "Let's try to figure out</p> <p>22 what the root of this is."</p> <p>23 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>24 MR. PETERSON: Again, we bought the plans.</p> <p>25 We have an architect. The architect came back</p>	<p>1 Thank you, Madam Chair.</p> <p>2 So I guess my question is, who makes the</p> <p>3 final decision on this?</p> <p>4 And I hear you, Madam Chair, but what I don't</p> <p>5 think is fair is if we have to go back to the</p> <p>6 drawing board and spend additional dollars.</p> <p>7 Right?</p> <p>8 If that's the case, would we have to go back</p> <p>9 to the drawing board to spend additional dollars</p> <p>10 to redesign something that ...</p> <p>11 I'm not sure who this came from. I'm not</p> <p>12 sure if it's the city. I'm not sure who drafted</p> <p>13 this.</p> <p>14 But, are we spending additional dollars on --</p> <p>15 to me, I'm going to say it how I feel it --</p> <p>16 a demand to make it look a certain way for the</p> <p>17 community?</p> <p>18 MS. DUNN: I would say, if we engage by</p> <p>19 accepting the dollars associated with this</p> <p>20 project, then I do believe they do have some say.</p> <p>21 Correct?</p> <p>22 However, in terms of other lots that we</p> <p>23 develop, then, no. We use our plan, and we don't</p> <p>24 have to seek any outside approval.</p> <p>25 But, because they are providing the funding</p>
Page 78	Page 80
<p>1 and put her nice, little, you know, columns on the</p> <p>2 front.</p> <p>3 So, again, it's a nice plan for that</p> <p>4 neighborhood. They all got front porches.</p> <p>5 We made sure we put front porches on this thing,</p> <p>6 and then we also put a nice covered back porch on</p> <p>7 it.</p> <p>8 So, from the standpoint of them being an</p> <p>9 eyesore for that neighborhood, we absolutely feel</p> <p>10 like it fits right into what's there.</p> <p>11 CHAIRWOMAN HOROVITZ: Uh-huh.</p> <p>12 And other agencies and nonprofit developers</p> <p>13 have experienced that kind of ... "Oh, that looks</p> <p>14 like a so-and-so house."</p> <p>15 You know?</p> <p>16 But I know that you're being very mindful</p> <p>17 that they're not standing out, because we want our</p> <p>18 residents to feel like they fit in.</p> <p>19 Right?</p> <p>20 And that's how we'll have these positive</p> <p>21 social outcomes by not, you know, making our</p> <p>22 families stand out.</p> <p>23 So thank you for moving all that forward.</p> <p>24 Any other questions on it?</p> <p>25 COMMISSIONER ROGERS: Absolutely.</p>	<p>1 to build these particular homes, then they do have</p> <p>2 some input.</p> <p>3 MR. PETERSON: So the professional courtesy</p> <p>4 here is they give us a grant. That calls for</p> <p>5 professional courtesy.</p> <p>6 "If you're going to give us this million</p> <p>7 dollars, we're going to build."</p> <p>8 But, again, if this board decides,</p> <p>9 "Hey, listen, here's your million bucks.</p> <p>10 We're going to start them next week," again,</p> <p>11 so that's just what it is.</p> <p>12 Right now the professional courtesy is,</p> <p>13 "After you granting us this money, we're going</p> <p>14 to kind of let you guys really play a part in how</p> <p>15 we --"</p> <p>16 CHAIRWOMAN HOROVITZ: I think this is an</p> <p>17 example of us learning how to work together.</p> <p>18 (People laughed.)</p> <p>19 CHAIRWOMAN HOROVITZ: It's relationship</p> <p>20 building, right?</p> <p>21 It's something that the agency hasn't done</p> <p>22 really well in the past, and so, with that,</p> <p>23 everyone is going to see what they can get away</p> <p>24 with.</p> <p>25 Right?</p>

<6-24-24 JHA BOC Meeting>

Page 81	Page 83
<p>1 You know, so we're learning how to be better 2 partners -- both sides. We've had so many great 3 examples of that. So we're all trying to do that 4 better. 5 So thank you. 6 All right. I think we've taken everything 7 from your CEO Report. 8 MS. DUNN: Yes. 9 COMMISSIONER ROGERS: You provided it ahead 10 of time. So -- 11 MS. DUNN: I mean you really stole my 12 thunder there. 13 So, what's left that I would like to 14 highlight since we are in the business of adding 15 affordable housing units to the market? 16 One project that has really flown under the 17 radar has been a project that we've been working 18 on in the HCV Department, which is the 19 Riverside Presbyterian Project. 20 We're going to be adding 112 units of 21 affordable housing to that development where it's 22 going to be a project-based community. 23 So we had a meeting with HUD, because this 24 predates us being here. This project actually 25 began pre-COVID, and so the brakes was put on it</p>	<p>1 agencies that didn't take forever to get it 2 accomplished. So HUD and JHA did that. 3 Okay. So that's my highlight. 4 Are there any other questions of anything 5 else I included in the report? 6 CHAIRWOMAN HOROVITZ: Commissioner Weatherby. 7 COMMISSIONER WEATHERBY: And I don't know if 8 this is the exact time to bring this up, 9 but I think everybody probably knows that there 10 has been some bad press with JWB. And they're 11 a partner. 12 And, can we get an update on that, 13 or is there something we should know? 14 MS. DUNN: Well, the only thing that I can 15 speak to is I believe they do have a court date 16 March of 2025, is that correct, with the fair 17 housing claims surrounding the unfair eviction 18 practices that disproportionately impact one 19 racial group. 20 That's all the insight I have. I haven't 21 seen the actual Complaint, but it is definitely 22 something we're keeping on our radar. 23 I have brought the matter to the attention 24 of the field office director, as well, 25 to determine if HUD will take any action pending</p>
Page 82	Page 84
<p>1 because of funding, thus and so. 2 But long story short the previous owner of 3 the property decided he no longer wanted to do 4 HUD multifamily, and, in an effort to save 5 the property and these senior individuals being 6 potentially being evicted, HUD offered an 7 alternative, which was that JHA do a project-based 8 community that has a separate funding stream. 9 It did not impact our baseline at all, 10 and so it was definitely a situation of we had 11 nothing to lose and everything to gain. 12 And so we're very excited. Ms. Darby has 13 been bringing this project to a close. Her and 14 her team have been out there doing annual 15 recertifications, doing the inspection process. 16 We're in the final portions of submitting the 17 paperwork to finalize all of this I believe 18 July 1? 19 MS. DARBY: July 1. 20 MS. DUNN: July 1. So we will be adding, 21 at no cost to the agency, 112 units of affordable 22 housing. 23 So I'm so glad that we could bring that to a 24 close. So that's one of those community 25 collaborations that happened with two government</p>	<p>1 the outcome of the case. 2 COMMISSIONER WEATHERBY: Just a comment, 3 I think we're all just working so hard to rebuild 4 the reputation, and I think we're having a lot of 5 success with that. 6 And, you know, in every sense of the word, 7 it's a new day at Jacksonville Housing Authority, 8 and, you know, if we have partners who have 9 these issues, I think we have to be extremely 10 careful in terms of how we continue the 11 relationship. 12 Obviously, you know, innocent until proven 13 guilty, but I'm glad we're being very mindful 14 of it. 15 CHAIRWOMAN HOROVITZ: Yes, yes. I think that 16 we -- just to make a comment, Ms. Dunn has done 17 what she needs to do, as far as just checking with 18 the field office, but I do very much believe in 19 innocent until proven guilty. And I'll leave it 20 there, actually. 21 Is there anything to add? 22 MR. WILSON: No. 23 CHAIRWOMAN HOROVITZ: I know we can't ... 24 Commissioner Brock. 25 COMMISSIONER BROCK: Madam Chair to Ms. Dunn,</p>

<6-24-24 JHA BOC Meeting>

Page 85	Page 87
<p>1 the 112 HCV units -- they have our residents in 2 it, or it was residents that was current in there 3 that we had to approve them? 4 MS. DUNN: They were residents that were 5 already residing in the units, but, from what 6 I understand, everybody qualified, correct? 7 MS. DARBY: Yes. 8 MS. DUNN: So these are elderly individuals, 9 low-income elderly individuals whose housing 10 has been preserved. 11 COMMISSIONER BROCK: Okay. Do we have any 12 vacancies? 13 MS. DUNN: I don't think so. I think 14 they're 100-percent occupied. 15 COMMISSIONER BROCK: Oh, okay. 16 MS. DUNN: Yes. 17 CHAIRWOMAN HOROVITZ: Really, housing 18 preservation is really the same as having new 19 units, because the alternative is that they go 20 to market rate. 21 COMMISSIONER BROCK: Correct. 22 CHAIRWOMAN HOROVITZ: And so it's very 23 important, and there are so many units that are 24 coming offline and moving to market. 25 So congratulations on being able to</p>	<p>1 need so they're not just sitting unused. 2 Other options have been, you know, 3 pre-inspections of units, which we have done, 4 to ensure that we fast-track veterans so that 5 they're not waiting for inspections and things of 6 that nature for a long period of time, 7 just really trying to eliminate any red tape at 8 all in our processes. So that's where we are 9 right now. 10 CHAIRWOMAN HOROVITZ: And, to add to that, 11 there are a lot of great community partners 12 that are working with JHA to help us increase 13 utilization. 14 So think about anyone in Jacksonville who 15 would be interested in veteran affairs and housing 16 recognizing that we have had low utilization for 17 various reasons. So partners coming together to 18 try to help. 19 So I think all the right things, all the 20 right conversations are happening. We just 21 haven't moved the needle yet. 22 Ms. Dunn, were you able to attend that 23 meeting? 24 Was it last week? 25 I was not able to attend.</p>
Page 86	Page 88
<p>1 preserve that affordable housing. 2 Were there any other questions? 3 COMMISSIONER ROGERS: I do have one question 4 going to the report, and I did read this. 5 Can you give us an update on the utilization 6 of the VASH program with the military -- 7 with our veterans -- sorry -- our veterans 8 program? 9 I recall in previous meetings it was the 10 lowest utilized program. You know, I did note 11 that you put it in your report this time. 12 So, if you can, provide us an update if we have 13 moved the needle on that. 14 MS. DUNN: No, sir, we have not. 15 That continues to be the case. So what has 16 happened that has been a little bit different in 17 the past is Ms. Rodriguez, who is our field 18 officer for HUD, has now implemented a monthly 19 meeting at this point -- 20 MS. DARBY: (nodded head affirmatively) 21 MS. DUNN: -- with all the partners on the 22 line to really strategize on what's the best 23 course of action at this point, and that could be 24 the best course of action is reallocating 25 those vouchers to other areas that have a higher</p>	<p>1 MS. DUNN: I did, and no one else did. 2 CHAIRWOMAN HOROVITZ: Yes. I saw a lot of 3 emails about that. 4 MS. DUNN: It was us and maybe two other -- 5 me and two other individuals, but I think it's 6 because, as I told them, HUD has initiated a 7 meeting that's very similar to what they were 8 trying to do. 9 And I think there may have been some 10 confusion, because that meeting just occurred 11 maybe the week prior. 12 CHAIRWOMAN HOROVITZ: Got it. Okay. 13 There were a lot of emails. 14 "Are we having this meeting?" 15 COMMISSIONER WEATHERBY: What meeting was 16 this? 17 CHAIRWOMAN HOROVITZ: So it's a meeting with 18 JHA and HUD, and Ability Housing I believe was 19 engaged. Maybe Sulzbacher -- I'm not sure -- 20 just community partners who are invested in 21 homelessness and housing trying to brainstorm 22 how we can increase utilization. 23 COMMISSIONER WEATHERBY: Thank you. 24 MS. DUNN: And I would like to share some of 25 the feedback that the VA has offered is that,</p>

<6-24-24 JHA BOC Meeting>

Page 89	Page 91
<p>1 when the VASH program was initially rolled out in 2 2008, it was truly the only model for veterans. 3 Now there are so many more resources for 4 veterans, which is a great thing, that the 5 VASH program is no longer seeing the demand that 6 it once had, because the VASH program has criteria 7 that requires supportive services to be a 8 participant. 9 And, if the vet does not need the level of 10 supportive services, isn't necessarily homeless, 11 then there's other avenues for that veteran to 12 take to get housing. 13 And so that's been their -- one of their 14 biggest hurdles is finding the veterans that check 15 all the boxes that actually qualify for the 16 program. 17 COMMISSIONER BROCK: That's right. 18 CHAIRWOMAN HOROVITZ: Any other questions on 19 that? 20 All right. I'll just go into final comments. 21 It kind of follows your questions, Commissioner 22 Weatherby. 23 As we're growing as a board and everyone is 24 just working so hard, I just really appreciate 25 you-all so much.</p>	<p>1 lot of ancillary conversations that we don't all 2 always know about. And I don't know who knows 3 about them. 4 So anything that we can put under the venue 5 of the Finance Committee I think would also help 6 facilitate that. 7 CHAIRWOMAN HOROVITZ: I think that's great, 8 and I'll start making a list with Ms. Dunn of 9 conversations I'm in, and, frankly, I have a 10 full schedule, also -- and just to share that time 11 burden and all the various levels of expertise. 12 I think that would be a great thing to start 13 kind of repositioning. 14 So, if everyone is open to it ... 15 COMMISSIONER BROCK: (nodded head 16 affirmatively) 17 COMMISSIONER WEATHERBY: (nods head 18 affirmatively) 19 CHAIRWOMAN HOROVITZ: Commissioner Rogers? 20 COMMISSIONER ROGERS: I am. 21 CHAIRWOMAN HOROVITZ: Everyone over here is 22 nodding, and you were just ... 23 COMMISSIONER ROGERS: Sorry. I was reading a 24 statement in this report. 25 (People laughed.)</p>
Page 90	Page 92
<p>1 If we recognize that there are conversations 2 perhaps around finance that we're having with 3 partners, I don't need, nor really want, 4 to be involved in everything. 5 I mean I want to, but, to protect like, 6 you know, being complaint with sunshine, 7 if, for example -- I know Commissioner Reyes is 8 very passionate about youth homelessness. 9 And so, if we say, "Okay. Commissioner 10 Weatherby, do you want to be involved in all of 11 our conversations with Seacoast Bank," 12 for example, we'll just coordinate that so there's 13 no sunshine issue. 14 And so we can all be able to contribute to 15 these conversations that we're having in this 16 room. So I really do want to let you-all know 17 that I think that's where we should end up. 18 And have that on your mind. 19 "Hey, Heather, I'd like to be in those 20 calls," we can arrange that. 21 Does that sound right, Commissioner 22 Weatherby? 23 COMMISSIONER WEATHERBY: Yes. I think that's 24 a great idea, and, because we are still in 25 somewhat of a fluid situation, there seem to be a</p>	<p>1 CHAIRWOMAN HOROVITZ: We moved on. 2 COMMISSIONER ROGERS: I missed that. 3 Sorry. But, no. I am in support. Sorry. 4 Because that statement could have had 5 another question, and I was like, "I don't recall 6 seeing that," but ... 7 CHAIRWOMAN HOROVITZ: Commissioner Rogers 8 would like to join any of the email chains. 9 He wants to be in those meetings. 10 (People laughed.) 11 COMMISSIONER ROGERS: Yes. 12 CHAIRWOMAN HOROVITZ: Commissioner Brock. 13 COMMISSIONER BROCK: Yes, Madam Chair. 14 Are you getting ready to go to your close? 15 CHAIRWOMAN HOROVITZ: Oh, yes. I'm sorry. 16 COMMISSIONER BROCK: The reason I ask is 17 I wanted to say something under your -- before you 18 gave your comments. 19 CHAIRWOMAN HOROVITZ: Yes. 20 COMMISSIONER BROCK: I wanted to bring back 21 to the board the incident that happened in our 22 HR meeting, because I would like to get a copy of 23 the electronic email that Ms. Kort said that she 24 received on our bylaws. 25 Because, as I said in our HR meeting,</p>

<6-24-24 JHA BOC Meeting>

Page 93	Page 95
<p>1 our bylaws were dated June the 21st, 2021, 2 and we have 15 articles in that, under our bylaws, 3 and not 10 articles under our bylaws. 4 And so I would like to see the email that she 5 received, because, like I said on Friday, 6 those are a legal document. General counsel had 7 looked at our bylaws. They approved our bylaws. 8 And what was given to us -- if I had not been 9 here still on the board, all of you as 10 commissioners would have accepted the bylaws that 11 was given in that book, and those are not our 12 current bylaws that was in that book. 13 CHAIRWOMAN HOROVITZ: Thank you. And I was 14 listening in on that meeting, and I had to step 15 away at some points. 16 So, what was the takeaway? 17 Did Commissioner Reyes have an action, 18 or how was that left? 19 Was everyone here? 20 COMMISSIONER ROGERS: Yes. 21 COMMISSIONER BROCK: She asked Ms. Linda Sims 22 to give her a copy of the board's minutes from 23 when we voted on the bylaws, and she wanted, 24 you know, of course, the copy of the current 25 bylaws that we have -- that this board have.</p>	<p>1 COMMISSIONER BROCK: Madam Chair, I don't 2 think that's the answer. 3 I want to see the email that Ms. Kort got 4 that she say that was sent to her of the copy of 5 the bylaws that she gave to the board. 6 Because that is very important, because 7 somebody changed our bylaws. Because what was 8 in that book is not our bylaws, by no means. 9 CHAIRWOMAN HOROVITZ: Does anyone have any -- 10 I don't know if we're going to resolve this now. 11 COMMISSIONER WEATHERBY: I think it's worthy 12 of follow-up. 13 CHAIRWOMAN HOROVITZ: Yes. 14 COMMISSIONER WEATHERBY: If not now, then -- 15 CHAIRWOMAN HOROVITZ: Yes. 16 So I think that the ask of Commissioner Brock 17 is to see the email that was referenced in the 18 HR Committee Meeting. 19 Am I understanding that right? 20 MS. DUNN: Correct. 21 CHAIRWOMAN HOROVITZ: And to make sure -- 22 because I recall Commissioner Rogers saying that 23 he saw a version that said, "Draft." 24 Is that right? 25 And, again, I was not here.</p>
Page 94	Page 96
<p>1 And so -- because that's something serious 2 that we need to look at, because it makes you 3 wonder how many other documents that has been 4 presented to us that has been tampered with. 5 CHAIRWOMAN HOROVITZ: Sure. 6 COMMISSIONER BROCK: And so that really makes 7 you wonder. 8 CHAIRWOMAN HOROVITZ: I don't have the 9 answer, and I need to close us. Because I have to 10 get to another meeting. 11 Is somebody looking into this? 12 MS. DUNN: Yes, ma'am. And we also have the 13 bylaws here for board distribution today. 14 CHAIRWOMAN HOROVITZ: Okay. Great. 15 Does everyone have them right now, 16 or are you -- 17 MS. DUNN: No. I have them. 18 CHAIRWOMAN HOROVITZ: -- okay. So we have 19 the answer that will -- 20 MS. DUNN: (nodded head affirmatively) 21 CHAIRWOMAN HOROVITZ: -- okay. Great. 22 Excellent. 23 COMMISSIONER BROCK: I don't think -- 24 I'm sorry. 25 CHAIRWOMAN HOROVITZ: No, no.</p>	<p>1 MS. DUNN: He was referring to the personnel 2 policy. 3 COMMISSIONER BROCK: Right. 4 CHAIRWOMAN HOROVITZ: Okay. Yes. 5 Thank you. 6 COMMISSIONER BROCK: No. It was clearly 7 said, in the Friday meeting, that that book was 8 not a draft. 9 CHAIRWOMAN HOROVITZ: Okay. 10 COMMISSIONER BROCK: Because I asked that 11 question first before I made the announcement that 12 that wasn't our bylaws. 13 CHAIRWOMAN HOROVITZ: Okay. So we're 14 questioning different versions of the bylaws 15 -- that we're looking at one that possibly isn't 16 the same as the one that was emailed. 17 Is that the question? 18 COMMISSIONER ROGERS: No. Just for 19 clarification, the way I understand it, 20 we received a document, and I believe general 21 counsel has it. 22 Is that the document? 23 MR. WILSON: Yes. 24 COMMISSIONER ROGERS: Yes. So I don't have 25 -- we did receive that document at the Finance</p>

<6-24-24 JHA BOC Meeting>

Page 97	<p>1 Committee.</p> <p>2 COMMISSIONER BROCK: Yes, at our Finance</p> <p>3 Committee on June 14th.</p> <p>4 COMMISSIONER ROGERS: And so that was</p> <p>5 presented in finance, and then, in our HR,</p> <p>6 we were notified that that was not the bylaws.</p> <p>7 And the bylaws are what we have now before us.</p> <p>8 And so there is some discrepancy, if you</p> <p>9 will, on --</p> <p>10 CHAIRWOMAN HOROVITZ: Yes.</p> <p>11 COMMISSIONER ROGERS: -- on this --</p> <p>12 the bylaws.</p> <p>13 Does that have a date on it?</p> <p>14 COMMISSIONER WEATHERBY: Yes.</p> <p>15 COMMISSIONER BROCK: No.</p> <p>16 COMMISSIONER ROGERS: No. The one that we --</p> <p>17 COMMISSIONER BROCK: No, no. It do not have</p> <p>18 a date.</p> <p>19 COMMISSIONER ROGERS: Can I see it first?</p> <p>20 COMMISSIONER BROCK: Yes, sir.</p> <p>21 COMMISSIONER ROGERS: And, Madam Chair,</p> <p>22 I know you have to get to a meeting.</p> <p>23 CHAIRWOMAN HOROVITZ: I know. Thank you.</p> <p>24 MR. FACKLER: For the record, we're happy to</p> <p>25 make sure we have the correct bylaws.</p>	Page 99	<p>1 I just need to make arrangements.</p> <p>2 And, not to pull my Mom card, but I do need</p> <p>3 to get my daughter somewhere.</p> <p>4 So, do we need to resolve this today?</p> <p>5 Can it be resolved today, or will we talk</p> <p>6 about it for a half an hour and not have a</p> <p>7 resolution?</p> <p>8 MS. DUNN: Well, no. Because Commissioner</p> <p>9 Brock has specifically asked for some information</p> <p>10 that would have to be researched and provided.</p> <p>11 CHAIRWOMAN HOROVITZ: Right. That's what</p> <p>12 I want to know.</p> <p>13 And I don't want you to think I don't think</p> <p>14 it's important, but sometimes we talk about things</p> <p>15 for an hour. And we don't really resolve them.</p> <p>16 You know how that happens.</p> <p>17 So, if we can resolve it today -- happy to</p> <p>18 stay and do that, because it is important.</p> <p>19 But, if we can't, then we should just ...</p> <p>20 Commissioner Weatherby.</p> <p>21 COMMISSIONER WEATHERBY: I think OIG (sic)</p> <p>22 has generously said that they will check into it</p> <p>23 to be sure that --</p> <p>24 CHAIRWOMAN HOROVITZ: OGC?</p> <p>25 COMMISSIONER WEATHERBY: -- OGC, not --</p>
Page 98	<p>1 Preliminarily, it looks like just a page was</p> <p>2 missing from that when they were circulated,</p> <p>3 but we need to make sure.</p> <p>4 Regardless of what was missing, we'll need to</p> <p>5 make sure that we have a correct copy of the</p> <p>6 bylaws. We certainly don't approve the bylaws,</p> <p>7 but we certainly need to keep track of the correct</p> <p>8 bylaws so everyone has and is operating and</p> <p>9 singing from the same songbook.</p> <p>10 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>11 COMMISSIONER BROCK: Okay. Madam Chair to</p> <p>12 general counsel, it's not just a page missing,</p> <p>13 but there has been things added in our bylaws that</p> <p>14 was not ...</p> <p>15 And the reason I said that, "General</p> <p>16 counsel approved it," at that time, Ms. Hodges was</p> <p>17 the person with the board.</p> <p>18 She -- and, as a matter of fact, Ms. Linda</p> <p>19 Sims -- if she doesn't mind, if she can come to</p> <p>20 the mike, she can maybe do a better explanation</p> <p>21 for all of this. Because she was a part of that</p> <p>22 meeting. She was a part of the board, as well.</p> <p>23 CHAIRWOMAN HOROVITZ: I'm so sorry,</p> <p>24 and I will prioritize having this answered,</p> <p>25 if we need to.</p>	Page 100	<p>1 CHAIRWOMAN HOROVITZ: It's not OIG.</p> <p>2 MR. FACKLER: I don't know if I should be</p> <p>3 insulted or ...</p> <p>4 (People laughed.)</p> <p>5 COMMISSIONER WEATHERBY: -- OIG. OMG.</p> <p>6 (People laughed.)</p> <p>7 COMMISSIONER WEATHERBY: And I personally</p> <p>8 think that we should hear back from them.</p> <p>9 CHAIRWOMAN HOROVITZ: Absolutely.</p> <p>10 MR. FACKLER: The bylaws are absolutely</p> <p>11 crucial that we're all singing from the songbook</p> <p>12 that guide how we do it.</p> <p>13 There certainly should be updates, and there</p> <p>14 should be a confirmation. And everyone should</p> <p>15 have a copy of the most current bylaws moving</p> <p>16 forward.</p> <p>17 And, if there is a discrepancy, we need to</p> <p>18 research how we got to this discrepancy and</p> <p>19 confirm that the only thing in the bylaws is what</p> <p>20 has been approved by this board.</p> <p>21 We're certainly not going to add anything,</p> <p>22 and, if something was added as a draft,</p> <p>23 we need to have only things that have been</p> <p>24 approved by this board.</p> <p>25 CHAIRWOMAN HOROVITZ: Excellent. Thank you.</p>

<6-24-24 JHA BOC Meeting>

Page 101	Page 103
<p>1 So we'll look for that email from you. Thank you. 2 Commissioner Brock. 3 COMMISSIONER BROCK: Madam Chair, 4 the only reason I said something -- because 5 general counsel said that it was only one page 6 missing. 7 And, as I said, that's not correct about 8 one page missing. We have 15 articles in our 9 bylaws. Everyone who has a copy of the book -- 10 you will see the difference in the book that was 11 given to us that has been changed. 12 And those are not what we have in our 13 bylaws, and so that's why I said what I did. 14 And I do understand and I respect the fact that 15 you have a meeting to go to, but I wanted it to be 16 put on record so that we would know that documents 17 have been altered. And that really is an offense 18 for real. 19 CHAIRWOMAN HOROVITZ: And thank you for 20 raising it. 21 For the record, I feel like what we're 22 talking about here is looking into differences 23 between different records, not making any 24 accusations or any kind of fraud or -- 25 MS. DUNN: Correct.</p>	<p>1 because something else may come back up on that. 2 So okay. I've looked at them. So okay. 3 I'll wait. 4 CHAIRWOMAN HOROVITZ: Okay. Thank you, 5 everyone. I'm afraid to ask if there are any 6 other comments, and so I'll close us. 7 (People laughed.) 8 CHAIRWOMAN HOROVITZ: Have a wonderful day. 9 COMMISSIONER BROCK: You, too. 10 (Whereupon, the proceedings in the 11 above-titled cause concluded at 3:44 p.m.) 12 --- 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
Page 102	Page 104
<p>1 CHAIRWOMAN HOROVITZ: -- foul play, 2 if that's right. 3 MS. DUNN: Yes. 4 CHAIRWOMAN HOROVITZ: Okay. Thank you. 5 MR. FACKLER: (nodded head affirmatively) 6 CHAIRWOMAN HOROVITZ: Mr. Fackler nodded at 7 me. 8 (People laughed.) 9 CHAIRWOMAN HOROVITZ: And so we're going to 10 look into it, and we will have an answer as soon 11 as possible. 12 And I don't want you to feel, Commissioner 13 Brock, that your concerns are not valid, 14 but I also don't want to share accusations 15 if this is just a misunderstanding. 16 So let's figure it out, and share what we've 17 learned as soon as we can. 18 Is that right? 19 COMMISSIONER WEATHERBY: Yes. Innocent until 20 proven guilty. 21 COMMISSIONER BROCK: I think you need to be 22 careful with that -- what you just said -- 23 because something else may come back up around on 24 that. 25 When you say, be careful in what we say,</p>	<p>1 CERTIFICATE 2 STATE OF FLORIDA) 3 COUNTY OF DUVAL) 4 I, Carol DeBee Martin, Certified Court 5 Reporter and Notary Public, certify that I was 6 authorized to and did stenographically report 7 to the best of my ability the foregoing proceedings 8 and that the transcript is a true and complete record 9 of my stenographic notes. 10 Dated this 7th day of July, 2024. 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p> <p style="text-align: center;"><i>Carol DeBee Martin</i></p> <p style="text-align: center;">_____ Carol DeBee Martin Notary Public State of Florida My Commission: HH 038064 Expires: 12-29-2024</p>