

Daytona Beach Housing Authority

June 18, 2021 Board Meeting

- I. Call to Order** - Commissioner Ivey called the meeting to order at 10:06 a.m.
- II. Roll Call** - Commissioners Jass, Jamison, Ivey, Brown-Crawford were present for roll call. Chair Daniels arrived at 10:10 a.m.
- III. Invocation** - Mrs. Smith-Wells led the invocation.
- IV. Recognition of Visitors**
 - A. Scholarship presentation (Shaigianna Davis)** - Pierre Lewis presented an award to Shaigianna Davis. Mr. Lewis also presented an award to Ms. Brown.
 - B. FSS graduate check presentation** - Beatrice Gilbert was presented with the FSS graduate check. Ms. Gilbert is a resident of the Walnut Oak community. She is also the resident council president for Northwood Village, Northwood II, and the Walnut Oak communities.
 - C. Recognition of Dixie Morgates (PH)** - Ms. Bates recognized Ms. Dixie who volunteers and provides services to residents.
- V. Public Comments** -
- VI. Approval of Minutes**

A. Regular Board Meeting May 21, 2021 (Commissioners

Present: ALL) - Commissioner Brown-Crawford made a motion to approve the minutes from the May 21, 2021 meeting. Commissioner Ivey seconded the motion.

Unanimously approved.

VII. Approval of Agenda - Commissioner Brown-Crawford wants to add an item under old business the status on the sale of the property on Rose Street. Ms. Bates stated that the closing was on June 15th and a check in the amount of \$6,310 was received.

Commissioner Ivey wants to add an item under old business pertaining to the Housing Development Corporation, which was added as C under old business.

Commissioner Ivey made a motion to approve the agenda with the necessary changes. Commissioner Brown-Crawford seconded the motion. Unanimously approved.

VIII. BGC Advantage -

Holly Knight: Hello. Good morning. And congratulations to the Daytona Housing Authority for these amazing accomplishments with the residents. I mean, I know that-- that's why you guys are all here is to increase the quality of life for those that live in your community. So, today was a really exciting day and we're glad that we were able to witness some of this, so congratulations.

I have with me this morning Christianne Brunini. She is our vice president of business development and marketing. And one of the things that I want to go over this morning is just we're going to be entering into a marketing phase very soon. So, with the WM, we are looking to close in August. And so, that means that part of what we have to start doing is thinking about new applicants, thinking about the marketing of the property, you know, the rebranding. And then, soon, we'll be doing the same thing with the family. So, I'm going to turn it over--we'll give a few minutes to Christianne and let her go through just some of the marketing pieces and what to expect with new logos and branding. I think it's pretty exciting. Christianne?

Christianne Brunini: Hi. Good morning. Thanks so much for having me this morning. If you could allow me to share my screen. I think you have to stop sharing in order for me to share. All right. Can everybody see my screen now?

Holly Knight: Yes.

Christianne Brunini: Okay. Awesome.

So, anyway, thank you very much for having me. A lot of people ask the question--well, hello. My clicker's not working. Why do we rebrand? And so, you know, it--it's just like a product and Dunkin' Donuts is my favorite example. Dunkin' Donuts decided that they wanted us to think

differently about them. And just like this rehabilitation, it's much more than just a new coat of paint. It's an opportunity for that change--for that--see change and shift in higher quality of life, and we want to express that to the people who live here, for the people who might live here, and for the community around us.

And so, you know, Dunkin' Donuts just took away the donuts so that we would think bigger about Dunkin'. You know, they offer more than the donuts. And so, we're here to say that we're offering more than just shelter, that we're offering home and community. And one way we can do that is by changing the names.

So, we took a look at the WM at the River, and everybody was very excited about changing the WM and really putting a--just a high-quality stamp on it. Kind of like a hotel. And so, we were really inspired for the WM at the River and being able to emblaze that WM on the building itself and backlight the sign. And it's going to look very, very lux and high quality. So, we're really excited about the WM and how that turned out.

And then the family. We just really wanted something fresh and clean and modern. And so, Coral Breeze, formerly Caroline Village. Very family friendly and fun. And I just really speak to--.

Terril Bates: --Yeah, I see the local. Hold on one second. Can we minimize that bar or move it over so they can actually see? Okay. Thank you.

Christianne Brunini: Oh, is that on your end or on my end? Is there something I need to do?

Terril Bates: We're good.

Christianne Brunini: Okay. Okay. Thanks, Terril. Let me-- should I go back and just to make sure that you were able to see the WM on the first building?

Terril Bates: Thank you.

Christianne Brunini: Yes, ma'am. So, in this one, we actually did two iterations of this. One with the circle behind it and one with just the WM because we recognize that there will be different utilizations for that particular logo.

Holly Knight: Can I point out something with the WM that I thought was so great? It really does look like--the concept of the river flowing through the WM, which I thought was really ingenious--I thought that was kind of just a neat added feature that I had not visually seen before. Okay.

Christianne Brunini: Thank you. Thank you. Yeah.

So, yeah, and Coral Breeze. We love the seahorse and just kind of the real family feel to this one. And then, of course, all these colors are nice and bright and cheery.

The Meadows, formerly Palmetto Park. Sage Harbor. I want to live here myself. Just that feeling of just fresh and breezy and welcoming.

And then, I don't have renderings for these properties but The Monarch, the King Palm, and the Queen Palm. And I just secretly--when I think about The Monarch think about a butterfly garden and it just makes me smile. So, I'm hoping that that will be the feeling that's carried over to the residents as well.

And then, just altogether, you can just see again how all the colors are really vibrant and warm and friendly and welcoming. And so, what will happen next will be how these turn into signs, signage, welcome signs, banners. Really, just the finishing touches that welcome residents home, make them feel like a community.

These logos will appear on your flyers and any materials that you can use, your websites, et cetera. So, just a way to, you know, really put a stamp on it and make people feel like they belong.

Holly Knight: So, thank you, Christianne. I think that this is very exciting. And ladies and gentlemen, this is-- you know, we're getting down to where we have to have brand recognition. And we have to start thinking through what-- how we're going to be marketing and, you know, really, you

know, going through the construction process, people will start asking. People will say, oh, can--how can we get applications?

So, because we're getting so close to closing, you know, you can tell by all of the work that's gone into logos and name recognition and development that we're, you know-- we're close. We're really close. And so, that's super exciting.

I do want to make mention of a couple of other things today. As you know, with the WM, I think we're on track. You know, we are waiting on approvals. AmeriNat (PH) is doing the underwriting for both you as the housing authority and Florida Housing Finance Agency. They are using AmeriNat. And that is why we picked them so that, you know, dual underwriting could occur.

And then, we've got RedStone who's going through their underwriting. Bank of America, who's working through their underwriting. And then, Lument, who will be issuing the mortgage-backed security and the--on the bonds as well as the permanent debt. So, they also are going through underwriting.

So, we've got a lot of different--let's see. That's three. AmeriNat's four with Housing Finance Agency, five. And then, of course, HUD, six. And then, we are also working

through our own underwriting. So, you've got about seven different groups that are in the final stages of their underwriting.

So, I think it's, you know, a lot of documents and paperwork and, you know, final closing documents are being developed. So, I think things are on target there. Yes.

Kim Brown-Crawford: I don't know if it was discussed yesterday, but is--what was the reason for changing the closing from July to August?

Holly Knight: Just timing and really approval process. And we're--we have a deadline to close in August for the bonds. So, when we were issued the allocation, we have to close by August 28th.

Kim Brown-Crawford: Okay. And I guess because--I mean, we--you know, I think we heard this in April and I think we heard it in July that, you know, there's just time and different things are happening. I mean, I just don't want something to happen in August and we miss the bond deadline.

I mean, every meeting or every other meeting, the closing date is changing. And I'm just trying to make sure that we're staying on target and we're not, you know, changing the closing date because of rebranding. Rebranding can happen any time.

Holly Knight: No. No, not at all. That's a great question. And I think that your point is--and I think you were, you know, leading to this, that we, the housing authority or BGC Advantage, isn't doing anything to delay the closing, and we're not.

But remember, we're working with HUD. HUD has still not come back to work. People are still working in their home offices. Production is not nearly as quick--even though HUD's slow, it's even slower now. So, you know, there have been a lot of slowdowns.

I mean, even from--I just want to give you a real example. Even from getting approval in pic to be able to upload our tool took a couple of weeks. You know, that's just ridiculous, but it is what it is. We don't have any control over that. You know, so, things are just a lot slower.

And I mean, I will let you know for sure if there's something that we are waiting on. I know you guys are in the process of working on your closing documents, which is fabulous. And, you know, everything's going to have to be teed up next month.

So, I can assure you, there's nothing on our side. And I think you guys are now moving forward as well. So, there's nothing that the housing authority is holding up. Really, we're just--and even the investors. Right now, we're really

just waiting on Florida Housing Finance and HUD. So, those are the last pieces for us to, you know, get to closing and be able to start our construction project.

So, thank you. Thank you for that.

I'd like to move to the family if there are no more questions for the towers.

Hemis Ivey: Holly, I have a couple of questions. How you doing today?

Holly Knight: Sure, go ahead.

Hemis Ivey: Yesterday, we found out that there's a possibility that we'll have to add an additional million dollars for the elevator--for the additional elevator. And I think the board was under the notion that everything that we wanted was already included in the original budget--construction budget to have these things done.

Now, we come down to the last minute, there's two things that I'm still not in agreement with. One was us injecting another \$900,000 from the replacement housing back funds. And then now, an additional million dollars. So, in essence, that's \$2 million that's coming from or is being asked for the housing authority to inject into a project in which we are selling to the WM partnership and/or using our equity.

So, I find that a little disturbing to come down to the last month or two and ask us to inject those type of funds into a project.

Holly Knight: Sure. Well, I think I can answer that. First of all, we were planning on using the replacement housing factor dollars all along. However, we were planning on using those in the category of 1503 versus 1504, which are the hard costs. 1503 is for making the RAD rents and 1504 is the category within the capital fund that is actually for hard costs.

So, what happened with your rents is in 2020, you had a boost of your capital fund rents and we were going to be using the replacement housing factor dollars to divide it up over the amount of the units per month over the 20-year contract to boost the rents.

And the reason that we wanted to boost the RAD rents, not coming from resident payments, but coming from subsidy from HUD, was to maximize, you know, the subsidy that would come from federal sources versus residents or any other, you know, sources just to buy down the cost of the rent.

And then, of course, you know, Mr. Ivey--Commissioner Ivey that the higher the rent, the more debt that we can take on. The more debt we can take on, the more scope of work that we can do.

And then, of course, I know you're aware of this as a developer yourself, that we're seeing a 15 percent increase in construction costs, which is nothing that any of us could've forecasted a few months ago. So, we're really having to hold cost, add in the additional items that you want. And as you know, you have a deadline to spend the replacement housing factor dollars.

HUD does encourage the housing authority to put the public housing money into the deals. You have an operating reserve that is part of Windsor/Maley already. And HUD wants to see those dollars come back in to help leverage private dollars.

Next meeting, Commissioner Ivey, I'll bring your leverage of how much dollars you're putting in versus what it's leveraging so that you can just kind of see is this, you know, a wise use of your money. And I think you'll see the leverage is, like, nine to one. So, we're getting nine of the private dollars to the one of your dollars that you're putting in.

And in public housing, you would've never been able to do that. You really do have to either do a HOPE VI, which is slim and far--you know, far between or the RAD program, which is stabilizing your units.

So, I think those are just a couple of the factors that happened. And again, there really is a need for an additional elevator. You can just see from the--if you visit the property, you can see really what's happening in terms of people moving in and out. You know, social services coming to visit their clients. And those two middle elevators are just overtaxed, and you really need that other elevator.

So, I think it'll be a great improvement for the property. Remember that Maley's going to have a lot of traffic because the office will be there. And that's where a lot of your social services will also happen for both of the properties.

Now, that's not to say that things won't happen at Windsor and folks from Maley can come over. But again, that's going to have the, you know, the day lobby, the day room, that kitchen. And I think it's going to get a lot of use.

So, you know, I do think you really do need that.

Kim Brown-Crawford: So, Holly--.

Holly Knight: --Certainly, if you feel different--if you--

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Kim Brown-Crawford: --I understand, you know, about the elevator and it probably--you--we do need that, but is that money that we need to pay for? We won't own the property.

Holly Knight: Well, I think that's a misconception. You do realize that you will be holding a ground lease and HUD requires that you maintain control over the property. And you are in the ownership structure. I'm sure that you'll recall during the board training, we talked about the ownership structure. And that you keep--

Kim Brown-Crawford: --Right. But we're way--

Holly Knight: --And that you keep ownership--

Kim Brown-Crawford: --Down on the line to receive funds. I mean, that's after, you know, about five other people get paid. So, I mean, I'm just looking at it--

Holly Knight: --Well, you are receiving funds. You're receiving--.

Kim Brown-Crawford: --Yeah. I'm just saying if I was buying something or taking over something and I saw the need as the owner--the primary owner to put a four-car garage, I wouldn't ask the seller to do that. I mean, I'm thinking this is, like, a normal real estate deal. I mean, I bought a house. I know it's a little different because HUD is involved.

But I mean, you know, I just don't think as the seller that's something that we should do. As the owner--the primary owner, that would be your--a decision that, you know, you guys should--would make. That's my take on it.

Holly Knight: Well, so--.

Hemis Ivey: --And then--

Holly Knight: --A couple of other considerations.

Certainly, we're doing this development for you. We don't-- we've tapped out on all the money that we can leverage.

Remember, I said we're leveraging private dollars in a nine to one ratio.

If you don't want to put money into the development, that is your call, but we don't have another source to put that in for the residents. And remember, again, HUD will take money that's left over. I mean, they want you to spend the public housing money on these RAD transactions. So, you can make that call but you also risk recapture of your funds from HUD.

So, you know, we want to try to avoid that at all cost.

That's just going back to D.C. and going back to treasury or even to another housing authority. So, you know, you've got the replacement housing factor dollars, which we told them we were going to put into the deal. And they are fine putting it in a different manner.

So, again, we were going to put those replacement housing factor in as 1503. And all we're really doing is changing the category. So, again, it's your call, but we don't have any additional funds. And remember that the improvements

that you make and the dollars that you put in really are going to help benefit when you take over in 15 years. So, maybe that's something else that you want to consider. But if you don't want to add betterments for the residents because you want to just hold on to the money, that is your call. But as your consulting developer, remember, you also will risk losing those dollars.

Kelvin Daniels: All right. So, Ms. Knight--.

Holly Knight: --One more point. You do have reserves for the property that have been--you know, you have to have six--at least six months of reserves. And so, if you don't spend capital fund or reserves in these transitions, again, you know, you--you're looking at, you know, possible recapture.

Kelvin Daniels: All right. Ms. Knight, just for your edification, we've already voted for one, that we would use the 900,000. We just have not did the resolution. That's just Commissioner Ivey's point. Last month, we already said that we would allow you all to use the 900,000. So, we voted that already. So, that's just his--he's our one name. Now, the \$1 million thing is a--I guess, we don't have anymore money. That was going to be my question because we get from anywhere--well, you just answered that. And if we cannot, then we are a voting board. So, what would end up

happening is that we have to vote whether or not we add an elevator or not.

So, I understand that--your explanation. And so, either we're going to vote it in or we're going to vote it out.

So, you know--so, then, we'll have a vote, and we'll probably vote it in a little bit and then we'll figure out are we going to add an elevator for our residents to use or--and use the money that's already allocated or not.

Okay?

So, Commissioner Ivey--.

Holly Knight: --Okay--.

Kelvin Daniels: --Has more.

Holly Knight: Thank you.

Kelvin Daniels: All right.

Holly Knight: I understand.

Hemis Ivey: Yeah. Holly, I just want to--I'm going back again. We're down to the ninth hour and for the whole time of planning, to me, the board thought or we assumed that all these amenities was already included in the budget.

That is what I'm saying. I will continue as a board member, and I don't think we got the right answer yet from the attorney because the documents are being explored from the HOPE VI on how our replacement--how the factor funds was supposed to be used.

So, I will continue as a board member to advocate for what I think is right, whether I'm outvoted for not, that we are a board, but I have asked the attorney to go in and research all of our documents. And I think Ms. Bernice is supposed to be looking at the titles from Vernon Street and Rose Street, I think, which was part of the HOPE VI, which in those documents stated that we were supposed to use those funds to add to our inventory and replace the housing that was not put back in. So, that's why I will continue to ask that question as long as I'm sitting here.

And then, there's no way as a person that I can sit here and considerably accept putting another million dollars in for an elevator that we thought was already put into--I'll speak for myself--that I thought that was already put into the budget. And now, we're at the last hour and now we don't have what we thought we was going to. That's the point that I'm trying to make.

Kelvin Daniels: Ms. Knight, I do have a question based on the takeover. So, you have Allied Orion coming in. Is that the right name?

Holly Knight: Yes, sir. Allied Orion.

Kelvin Daniels: Allied Orion. Okay.

Holly Knight: Yes, sir. For the management company.

Kelvin Daniels: All right. We voted on them. I move--I guess I need to reread what was voted on because my understanding is that they're taking over public housing and we haven't yet signed agreements with public housing. Or maybe I'm confused because I don't know how we're going to start replacing our employees when we haven't actually, to me, finalized the deal as to what we would be doing with our public housing. We're still confused as to what Caroline Village would look like and what we would be doing with the runoff.

So, I didn't know that we settled on letting go of our properties yet. And so, maybe if that's in that bill, then I need to be pointed to that section so I can reread it because I'm kind of confused. I understand the WM, but I didn't know you all were taking over everything and then displacing our workers that soon.

Holly Knight: Well, so, your housing authority doesn't have experience with managing tax credits. The Housing Finance Agency, the investors, and HUD require a qualified experienced management company. We did propose them, you know, all along, and they've got phenomenal qualifications. And remember that the RAD conversion is, you know, you're getting out of public housing, you're maximizing your subsidy, and you're moving to a project-based voucher. And

then, you're leveraging these dollars. And the dollars primarily are coming from dollars that you don't have to pay back from equity and then debt.

And it just--it requires a different management group that yes, you may be able to gain experience over time and with the investor's approval, the Housing Financing, and HUD's approval, you could take over. But right now, you don't have the HCCP qualifications, the IRM (PH) qualifications, nor do you have the experience.

Kelvin Daniels: Let me repeat my question because--.

Holly Knight: --So, we don't have a choice in--.

Kelvin Daniels: --I think you missed what I said--.

Holly Knight: --Getting another management company.

Kelvin Daniels: I didn't--I understand that. I said that's for WM.

Holly Knight: Okay.

Kelvin Daniels: My question was public housing. I didn't see that we had already agreed to a takeover of public housing. I understand the WM is--

Kim Brown-Crawford: --Family--

Kelvin Daniels: --Family. I'm sorry. The family sites. I didn't--that's what I'm talking about, the family sites. I'm thinking that this company is actually taking over our family sites as well, and I didn't know that we had already

agreed to allow them to take over the family sites without us having a finalized bill with you all. Maybe I missed that in writing somewhere.

Kim Brown-Crawford: So, chair, when you say a finalized deal, with who? With BGC?

Kelvin Daniels: With them, because Orion are here.

Kim Brown-Crawford: Yeah.

Kelvin Daniels: And they're taking over it, and I didn't know that we signed off on all of our properties for them to take over so early. So, I'm trying to figure out exactly the deal.

Kim Brown-Crawford: So, that was my understanding of it. When everything was going on--I don't know what year it was because we missed a whole year. So, in December of whenever this was supposed to happen originally when that management company came out, it was my understanding that once we started on the WM or whatever, that everybody would go to that management company.

I attended the--what was at that--?

Kelvin Daniels: --The retreat we had at the Peabody.

Kim Brown-Crawford: The Peabody. And that was explained to the employees the minute we got into this agreement with RAD that at that point--it was supposed to happen that

December, but obviously it got put back. Am I correct, Terril?

Kelvin Daniels: You didn't use that, though.

Kim Brown-Crawford: Huh?

Terril Bates: The WM part did.

Kim Brown-Crawford: Yeah. And so, that's--that was my understanding that once we started this that all of the employees would go to the management company.

Kelvin Daniels: So, that's my question. Then, my question is, are we giving Allied Orion our public inventory yet? That's my question.

Terril Bates: So, when we close the WM, then Allied Orion will be the property management company for the WM.

Kelvin Daniels: Only.

Terril Bates: When we close, the family site, if we get to that place, then at that point, they would be the property management company for the family site.

Kelvin Daniels: But they haven't taken over family yet.

Terril Bates: No.

Kelvin Daniels: Okay. All right.

Terril Bates: At closing, we will no longer be the property manager. And they were onsite and interviewed all of the staff about two weeks ago. The reason--the documents--all the documents are part of closing. So, it's

like we're trying to work around everything to get to closing. But if we waited until the last day, they wouldn't be able to serve as the employees.

Kelvin Daniels: You're talking about at WM.

Terril Bates: Yes.

Kelvin Daniels: I'm talking about family. We haven't given over family to Allied Orion is my question. We've not signed anything that--.

Terril Bates: --We haven't signed--.

Kelvin Daniels: --Allied will manage our family yet.

Terril Bates: We have not signed any documents for family yet. Our family is still in the--.

Kelvin Daniels: --Well, because they're showing the rebranding thing. So, I'm just making sure we haven't--I haven't seen anything I've signed yet.

Terril Bates: So, the family closing--.

Kelvin Daniels: --I want to make sure--.

Terril Bates: --Is, like, within a few months after.

Kelvin Daniels: All right.

Kim Brown-Crawford: Okay. So, it's just one property.

Okay. Let me just back up. It's one--I guess the meeting at the Peabody was to let everybody know what would happen.

But it's one property at a time, meaning that the WM is one

and then family would go--is one. And that's when they all would be reporting to Allied.

Terril Bates: Yes. The meeting was to be transparent--.

Kim Brown-Crawford: --Okay--.

Terril Bates: --And to, you know, help the employees understand what was going on and to, you know, not be living by rumors or whatever.

Kim Brown-Crawford: Because I know they would take it.

Kelvin Daniels: All right.

Holly Knight: Ms. Crawford, I think you said it correctly.

So, it's two transactions and, you know, it's the WM and then it's the Daytona Family. It's not the rest of your portfolio. It's just those two projects.

Kim Brown-Crawford: Okay.

Kelvin Daniels: All right. Thank you. Go ahead, Mr. Gilmore.

Holly Knight: Okay.

Rick Gilmore: Holly?

Holly Knight: Yeah. Yeah.

Rick Gilmore: I just want to say one thing for clarification since we've gotten into this and to try to simplify it a little bit for the board. If it's a LIHTC (PH) deal, you're going to have another management.

Kelvin Daniels: Correct. Right.

Rick Gilmore: So, that's what you want to remember. You don't have the expertise. You might be able to gain it over the timeframe, might be able to work out a deal depending on the management company to train your people or, you know, whatever. But LIHTC--remember, LIHTC, you're going to have a new management company at least for a while.

Kelvin Daniels: Right. Okay.

Holly Knight: That's correct.

Hemis Ivey: I just want to--.

Holly Knight: --You got it.

Hemis Ivey: I just have my concern, Holly, in reference to--because I'm like Commissioner Daniels. I just want to make sure and clear that when we close on the Windsor and Maley that those are the employees that are being switched over.

Kim Brown-Crawford: Right.

Hemis Ivey: And that--that's all I'm--because I was glad Commissioner Daniels brought that up because I'm, like, wait a minute, are we fixing to turn everything now?

Kelvin Daniels: No.

Hemis Ivey: Because we haven't approved--I want to make sure everything was separate because Windsor/Maley is-- we're about to close on the Windsor/Maley. So, that's why I

wanted to--I'm like Commissioner Daniels. I just want to make sure.

Holly Knight: Thank you.

Terril Bates: I guess I'm a little confused myself because the closing for the family is in--is scheduled to be about two months after with, you know, underwriting and other things soon--.

Kelvin Daniels: --But we're not ready for that.

Terril Bates: Well--so, I guess we need to understand--I think Holly needs to understand and I do, too, what is it that the board is expecting? I'm not--.

Hemis Ivey: --I think--like, what Rick said, like the meeting was yesterday. I think a lot was explained and came out that we at the last minute. But again, like the chairman just stated, we haven't approved that second part yet.

Terril Bates: Which second part?

Hemis Ivey: And we still--.

Irma Jamison: --The family.

Hemis Ivey: The family sites. We have not went through the process of totally approving the concept less long one of our biggest issues that has not explained to this board is how we're going to deal with retention. And we asked for a meeting. So, therefore, how can we go to a closing and we

don't have our answers? I mean, that's just--that's not easy.

Holly Knight: Okay. For the sense of time, just I think that we only allocated a portion of time for the agenda today. Could y'all ask Ms. Terril to get the comments in writing about the retention? Because I do know that we've tried to explain our portion of what we're going to be doing with the retention areas. We've showed pictures. I believe that the city has also discussed. We've also talked to the water--oh, what's the name of the water? The water commission that has to give approval and give suggestions.

So, I'm not sure what other--it's just--for the sense of time, if you could write down any further questions that you have related to Caroline Village.

And then, I do want to say that we have been moving forward. If you think that you're not ready, I mean, I just got notification from our investor. So, that makes me very nervous to bring them on board if you think you're not going to want to do the deal.

So, I mean, that's what I was going to announce next. I was very pleased. This is a tough market right now. There's been a flood on the market of 4 percent since they fixed

the 4 percent. And the fact that you have low interest rates right now. So, it is a prime time to do your deal. But, you know, we just received notification that we have the equity investor for family. We've got a lender for family.

And so, you know, you should tell me now because I don't want to ruin credibility with them if we're not going to do the project.

And I guess my confusion is that we have an MDA that says we're going to do these projects. You have specifically given by site what is to be redeveloped. You've told HUD in your PHA plan and through the CHAP process and the RAD process that you're going to do this. You've given approvals for that.

So, I mean, we've been moving forward. I come to these monthly meetings. I've been discussing, you know, the projects as a whole and, you know, it's a little alarming, frankly, that you're concerned that you haven't--you're not sure if you're going to move forward or not. I mean, that's the message I'm hearing. Please clear it up if I've got the wrong message.

Rick Gilmore: If I may.

Kelvin Daniels: Go ahead.

Rick Gilmore: So, Holly, I'm going to suggest something as a result of yesterday's workshop. Far be it from me to want to have another workshop, but I think the board would benefit from another workshop. And one of the reasons why is since this is the board's first development foray, it's clear at this point that there's still questions that they have that need to be cleared up. And some of that was done yesterday, but it's clear now that more has to be done because the proximity of the closings and what's happening at the closings may not have been clear.

So, my thought is we need to continue on the track that we're on, but most likely need to have another workshop with access to the professionals. And again, I'm not the development counsel. I'm just suggesting how do we move this along with less misunderstanding because this is the critical point.

So, I don't know if everybody has time or whether we can put together for another workshop next week or the first week in July. But certainly, before your July meeting, there needs to be a workshop because you're signing documents in July. As a result of yesterday's meeting, you're signing documents in July for closing.

Hemis Ivey: But how can we close--how can you close--?

Irma Jamison: --Can I say something?

Kim Brown-Crawford: Ms. Jamison.

Kelvin Daniels: I agree with you.

Irma Jamison: Somehow you all are making this more complicated than I think it is. I'm going to put it this simple. If I hire somebody to build one house, before I sign the documents for the second house I want, I want to make sure the first house is done right.

Hemis Ivey: That's what we're saying. Mm-hmm.

Irma Jamison: Okay? It's not about the closing and all this. I'm not going to hire you before you even finish the first task to do a second, third, and fourth one. I think--

Kim Brown-Crawford: --We already have--.

Irma Jamison: --It's just as simple as that.

Kelvin Daniels: Well, that's what we're saying, though.

Kim Brown-Crawford: We have. We've already hired them.

Kelvin Daniels: Because we don't know we gave it all away.

Kim Brown-Crawford: Signed an MDA.

Irma Jamison: Yeah.

Hemis Ivey: Yeah. But it's a timeframe on that. That don't mean we have to do it just like this is what she's saying.

Irma Jamison: Okay. So, before you even ride on one, we already committing to you doing second, third, and fourth, and we don't know what you're going to do on the first. I think--.

Kim Brown-Crawford: --We already signed an MDA on that.

Irma Jamison: Yeah. But we don't have to do it--.

Kelvin Daniels: --Right away--.

Irma Jamison: --Right away.

Kim Brown-Crawford: Okay.

Irma Jamison: That's what I'm saying. That's what we're saying.

Kelvin Daniels: And that's why you're asking for the retreat just to make sure--.

Irma Jamison: --Yeah--.

Kelvin Daniels: --We get a better understanding of how--.

Kim Brown-Crawford: --So, let me just--.

Kelvin Daniels: --These things work.

Kim Brown-Crawford: Just one comment. So, Holly, my concern is not about, you know, the--you know, you guys or what we agreed in the MDA. My biggest concern about that retention area is Daytona, with the city, has had a history and has had a reputation of any time there has been development in the low-income housing area, it is a flood. And so, the developers--you all are gone, we live here. And if we don't at least feel that that's going to be good and five years from now, if there's a flood, they are going to come to us. That's exactly what happened when we asked the city or the state to work on Orange Avenue, when we asked

them to do something else, all that stuff gets pumped in the minority area.

And when I was kid, those--that area never flooded. Never. And all of a sudden now, there is already a flooding issue, and we want to make sure that, you know, five years down the road, nobody's looking for Holly. They're going to say, the housing authority made that decision. And now, all the water going through my house. Those people don't have renter's insurance. It's just a bit more for us.

So, I think that's why I'm--I'm not concerned about you all handling the project. But we need to make sure that retention piece is tight, it's good, however you want to say it because we live in this community and that's where we will hear it.

And again, it's a history. We think they're doing something good. And then, we live in hurricane--you know, we're in hurricane season now. And then, those folks look back at us and say that's what they did. They gave it to this one company.

So, that's my concern there. Not with you all having the family and the senior sites. It's we got to come to some type of consensus or agreement about that retention area.

Holly Knight: Okay. I can appreciate that.

Terril Bates: Wait. So, Holly--

Holly Knight: So, I appreciate--

Terril Bates: --Holly--

Holly Knight: --I do appreciate that.

Terril Bates: Holly.

Holly Knight: Yes.

Terril Bates: I think that there is a significant amount already of predevelopment costs and partners and people involved in the family. I know we've done a lot already, but it sounds like there needs to be a plan to stop until the board gets to a more comfortable place. There's no way we're going to get to the steps that we need to get to and the timelines that we need to get to. And we need to just approach it realistically.

Holly Knight: Well, then, if that's the case, I want you guys to know that I'm not going to be able to close this year. So, if you want to slow down--I mean, now, I'm just saying, if you want to continue and we work through the retention issue, I'm find with that.

But if you say, well, we don't want to continue until, you know, the next meeting or the this or the that, we're on a tight timeline. I mean, Mr. Ivey lit a fire under us and said why--you know, why aren't we closing? Why aren't we closing? Are you going to be able to close? What's the fastest path to close?

So, understand, you can't hold us to closing this year if we're going to, you know, wait and discuss something else. I mean, we can continue to move forward and as Ms. Crawford said, come to a consensus about the flooding at Caroline Village. I mean, I am concerned.

We are actually having elevation certificates shot of the units because we, too, want to know where they sit within the flood plain. And we're also going to have a conversation with FEMA.

So, it's not that we're not doing due diligence, but maybe we need to tell you and present to you a little bit more about our findings as we continue to move forward. I would hate for the housing authority to have to pay to redo--you know, to redo reports because we're not going to close this year or we're going to cancel the project or any of those kinds of things.

So, just consider that. You know, I was really under the impression from Ivey that we needed to move forward, that it was a dire situation and we needed to get these developments underway.

So, I suggest, and I'm committed to this, that we continue to move forward, take the investor before we lose them. And then, also, really come back and have some more conversation about the retention area and the overall

flooding after we have some additional facts with our elevation surveys and the FEMA discussion and the engineer. Is that--does that sound like something you could agree to?

Hemis Ivey: Mr. Chairman.

Kelvin Daniels: Go ahead, Commissioner Ivey.

Hemis Ivey: Holly, I want to set the record straight on this, too. I'm for what the board is doing. I am for let's get the Windsor/Maley right because it's been a lot of hiccups and that. I personally don't see how we can move forward two months later and close on the family sites when we still got a lot of unanswered questions still dealing with the Windsor/Maley.

However, that date keeps getting moved back. And like Commissioner Crawford stated, we went--we're going from May to July. Now, we're in August. So, I want to concentrate--let's concentrate on meeting this August deadline.

And then, we also have a new city manager that we feel with the new city manager--I feel with the new city manager--let me speak for me because I met with him personally. And I think if we all have a workshop like our attorney just suggested, I think we can hammer and hash some of these things out at that point in time versus trying to hammer it out in the meeting right now.

Holly Knight: Well, so, Rick, I should have the LPA in about a week and that's as good as a, you know--that's the most firm that, you know, you can get. That's more than the LOI. So--for the family.

So, when you do your workshop, you know, that's the bible for the project. Will that be helpful for you?

Rick Gilmore: Holly, not only do I think that'll be helpful--I think I need to clarify what I mean by a workshop. And again--and I suggest we consult development counsel and all the counsels who are involved especially since we all were kind of together yesterday.

We don't need to have different pieces to evaluate. We need all pieces at this juncture. So, yes, I think that would be a good tool. I think your being available, if possible, when we set this up. Because what happens is there are questions and if there's a timeframe between getting answers to those questions, it just drags things out.

I think where the board is right now is--and I don't want to misstate--none of this impacts the Windsor/Maley closing. But you've outlined why it would be advantageous, potentially, to move forward with the closing on the family sites. But the only way to get to a yes, no, thumbs up, thumbs down on that is to address all of these questions. And because you're a developer and because you develop in a

lot of places, I understand, you know, you're on this--
you're on the track that you would normally be on.

But because this is a first go-around, if you haven't kind
of gotten that feel yet, we got to put in more effort to
try to make sure that everybody gets on the same page.

So, I don't know if you're going to be available, but in my
mind--and believe me, I'm the last person who wants to do
another workshop. But at this juncture, I think it's
critical because you don't want to waste your time, we
don't want to alienate any investors. You know, we--some of
this is rudimentary, but obviously it's still out there for
clarification.

Holly Knight: Okay. Well, let me know exactly what more
things, you know, need to be discussed. I will--.

Rick Gilmore: --What you said--.

Holly Knight: --Plan for--.

Rick Gilmore: --The first thing you said--.

Holly Knight: --As Ms. Crawford said--.

Rick Gilmore: --Is clear--.

Holly Knight: --I will plan to prepare something more
about the retention area. But outside of that, you know, I
don't know, maybe you can handle the LPA. I guess maybe my
training's not effective. You know, I don't know. Maybe I'm
not communicating well. But you know--.

Rick Gilmore: --It could be--it--.

Holly Knight: --I'm happy to do whatever you need. If I need to discuss it to you and you, do it or if people want to hear from me, I'm happy to do that. If we want to hear from somebody else, you know, let me know. I mean, I can even bring the investor if you want to hear from them. So, just let me know.

Rick Gilmore: No, don't bring the investor yet. LPA, yes.

Holly Knight: But if I bring the investor, you can't ask them crazy questions--.

Rick Gilmore: --No. No--.

Holly Knight: --Because they'll get nervous.

Rick Gilmore: Don't bring the investor.

Holly Knight: Okay.

Rick Gilmore: Don't bring the investor. LPA, you. And Holly, you have a slight accent. It could be your accent that's throwing everybody off.

Holly Knight: Could be.

Rick Gilmore: It could be. But--.

Holly Knight: --Slight? Are you kidding?

Rick Gilmore: Yes, I am kidding. But send the LPA.

Holly Knight: Okay.

Rick Gilmore: And my suggestion is--and I don't want to spend money unnecessarily, but I'm going to have another conversation with Marty, Jean.

Terril Bates: Jean is not going to be part of this because they're not going to do the bonds this time.

Rick Gilmore: Okay. Take Jean out. I'll have a conversation with Marty.

Holly Knight: You can talk with Mahash (PH) at Citibank or--I mean, I'll put you in contact with, you know, whoever you want. But this one's different. This one's not--this one's going to be a private placement.

Rick Gilmore: Got it. I don't know if we want to bring Mahash yet. I think--let me talk to Marty.

Holly Knight: Yeah.

Rick Gilmore: And since he was involved yesterday--.

Holly Knight: --Okay--.

Rick Gilmore: --I think he has a flavor for where we are.

Holly Knight: I don't want to make the investors nervous.

Rick Gilmore: No. Don't bring the investors.

Holly Knight: Okay. Okay. All right. Well, I think we've got some marching orders. I appreciate it. And again, I'm glad you--.

Terril Bates: --So, Holly, one thing that we--everybody needs to be aware of and that we do need to do is get in

touch with our transaction manager because we don't want our CHAP to expire. We had a timeline by which we had to get the financing plan. I mean, there's so many steps involved here.

But Holly, I think that we need to have a call with William and see where the flexibility on the HUD side comes. And then, the board should know, we discussed this before, that if we don't get to closing by, I think it's November 11th, it'll be next year. And I think that was the point that Holly was making.

I just want to be sure that--.

Holly Knight: --Yeah, but I don't want to make them nervous either.

Terril Bates: You know, we get to places--yeah--then you feel like you didn't know.

Holly Knight: They'll push our stuff aside.

Terril Bates: yeah. I just want you to know all of the-- like you say, it's hard. There's so much. And I know there's so much. But we do need to really understand that every decision touches 10 other things. And then, I don't want us to get where, you know, at the end of September, you say, okay, we're good now, but then on the HUD side, we've lost our CHAP. We've expired the time for our financing plan. And we can't get to closing until next

year. And if that's what you want to do, it's fine. I just want you to have enough information to know about how decisions impact other things.

Holly Knight: You know, Terril, to your point--.

Rick Gilmore: --So, may I--let me make a suggestion, Holly.

Holly Knight: I mean, I don't want to tell them that because I think we can work through the retention issues. I think we can work through the education. You've got, you know, a good group of board members that's committed to helping the residents. And so, I don't want to go to HUD because what they'll do is they'll push us on the back burner and say, oh, they're not real. They'll push us, you know, back.

And like you said, we could have to start all over. Our CHAP could expire. So, it's both. It's the reality of getting pushed back to the back of the line or it's the reality of losing our approvals. So, that, you know--

Rick Gilmore: --So, Holly, I agree with that. I didn't mean to cut you off. But this is exactly what we need, in my opinion, going into the workshop, and that is so we're not looking at one situation over here and we're ignoring 12 other situations over here. How they interrelate, in my opinion, in terms of the document to be what we look at

during the workshop--and I don't know if Terril needs to provide that or you need to provide that about the CHAP and how everything interrelates in terms of time. But I think that gives the board a better blueprint as to how a change in decision may affect this and what their options could be. And I think that's why it's important--I was going to suggest but just by everybody needs to be in the workshop is here--I didn't know whether having a Zoom call would be better for everybody or whether we need to have a physical workshop?

Holly Knight: Yeah. I'm--I am actually booked through August.

Rick Gilmore: Not you, Holly. Not you.

Holly Knight: That's not going to work timewise.

Rick Gilmore: Not you.

Holly Knight: But I can figure out something to come in--.

Rick Gilmore: --No, no. No, not you--.

Holly Knight: --For a couple of hours by Zoom.

Rick Gilmore: Not you. Not you. I meant other people in the room. I know you're busy and everything. But whatever is the board's pleasure.

The reason why I'm saying that is you've had a lot of workshops. You've done a lot the past two months and everybody has other possibly lines they have to deal with.

So, I think it's important if you have this workshop, that everybody has to be involved in the workshop. And I'm going to change it. It needs to be a special board meeting like we had yesterday. So, if there's any voting that needs to be done, it can be done at that time.

But you know, again, that's my suggestion as to how we kind of work through. In my guesstimation, we're talking about at least three hours.

Hemis Ivey: Mr. Gilmore, I think yesterday also what came out of the board meeting is what a couple of commissioners suggested is that they take the time to go visit some of these housing authorities that have went through RAD, particularly the Tampa Housing Authority and some others because they, like I say, 94 percent of their--

Rick Gilmore: --Ninety-seven percent--

Hemis Ivey: --Inventory--97 percent has gone through the RAD conversion. And I think that would help a lot also.

Holly Knight: Can you--?

Rick Gilmore: --And I actually--wait a minute, Holly. Wait a minute, Holly. I actually have an update on that. I was going to save it, but why save anything now?

I've already talked to the Tampa Housing Authority. I was going to announce at the meeting that if you all were interested in coming, all you have to do is provide three

potential dates when you want to come. They'll work out how it works and show you whatever you want to see. So, that's now someone else.

Holly Knight: I'd be also happy to host you at any--and the other housing authorities would be happy to host you at any of the projects that we've done. We have an entire portfolio that has completed. Now, Alexandria, Louisiana on July 7th, we have a big groundbreaking, a big ribbon cutting. You know, so, you have other officials to talk to, other board members to talk to. If you wanted to come in for that, you're more than welcome.

Rick Gilmore: And Holly, I think that's a good suggestion. Only reason why I suggested Tampa was time and proximity. That's all.

Holly Knight: Yes. Okay. No problem. And they're good--they're a good agency. They are cutting edge, have led the way with a lot of different programs. They're great. I'm familiar with them.

Well, listen, I know we've got some homework to do. And we'll pull together some additional data points and some additional things related to the retention. I'll get the LPA from--to you. And then, you know, we'll continue on our path and then you tell us, you know--but in a very short period of time what you want to happen, you know?

And then, you know, we'll have to communicate it to HUD. We're going to have to go back to the residents. You know, so, we've got a lot of people that we'll need to--even the city council and the new, you know, city manager will need to know what the plan is. So, all right.

Well, listen, thank you. And listen, congratulations again. So exciting about your FSS participants and the award for the Neighborhood Network. Thank you.

Kelvin Daniels: All right. Thank you, Holly.

Holly Knight: All right. Bye-bye.

At 11:34, Commissioner Brown-Crawford made a motion that if the meeting needs to be extended to 12:15, the board goes ahead and approves it to 12:15 if need be. Commissioner Ivey seconded the motion. Commissioners Jass and Jamison voted no. Commissioners Ivey, Brown-Crawford, and Daniels voted yes.

IX. Consent Agenda

Matters included under the consent agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion. If discussion is desired by any member of the Board, that item will be removed from the consent agenda and considered separately. Chair Daniels stated that the board had agreed to not do a personnel policy with Ms. Bates. Ms. Bates

stated the item is on the agenda because she had the conversation with Chair Daniels and Commissioner Brown-Crawford. She suggested tabling it, but she didn't want to leave the other commissioners out. Commissioner Daniels tabled the item until next meeting.

A. Resolution 2021-27 Personnel Policy Updates and Revisions. Recommendation: The Chief Executive Officer recommends approval.

X. Old Business

A. Status of SAC Application (Development Tracking) - Ms. Bates stated there's a report in the packet separating out the activity instead of putting it on the weekly report.

B. Riviera Beach Response - Atty Gilmore - Mr. Gilmore stated he spoke to the board chair of Riviera Beach after the last meeting. The board chair stated he wasn't offering to address the Housing Authority because there was a misconception that there was a way to expedite development. Mr. Gilmore stated his responsibility was to find out whether or not the Riviera Beach Housing Authority wanted to come and present. Commissioner Ivey stated the board can table the agenda item.

C. Housing Development Corporation - Commissioner Ivey wanted to know whether the board is planning on building housing on Vernon Street. Commissioner Ivey stated that when the application was put in for the permit for Windsor/Maley, it was submitted through the development corporation. He stated that the development corporation is important. Commissioner Brown-Crawford stated that she's not aware of any discussion that the development corporation was not needed.

Commissioner Ivey asked if funds were moved. Ms. Bates stated that a bank account was opened and the money that's available to move forward is the loan that the housing authority agreed to give the development corporation. The city money doesn't come until there's a project. Ms. Bates stated that a task order was issued to DKE to begin to do the environmental work for the lots.

Ms. Bates stated that the \$10,000 offer for Rose Street resulted in a net benefit of \$6,310.

Commissioner Brown-Crawford asked Ms. Bates for more information when there is a closing. Ms. Bates stated that the closing was on June 15th. She stated that her intention was to have all of the closing documents

along with a report in the next board packet. Ms. Bates stated she will go ahead and email it to the commissioners.

XI. New Business

A. Resolution 2021-26 WM Section 18 RAD Blend - Mayor's

Letter of Approval - Ms. Bates stated that there is a requirement that the city official give a letter of support. The mayor did provide the letter of support. The next step would be board approval, which authorizes the RAD blend that was discussed the day before.

Commissioner Brown-Crawford made a motion to approve Resolution 2021-26 WM Section 18 RAD Blend - Mayor's Letter of Approval. Commissioner Jass seconded the motion. Unanimously approved.

B. Resolution 2021-28 Purchase of Real Property - Ms.

Bates asked the board to table the resolution. She believes the resolution is a big undertaking. She would like to go back to square one. Commissioner Brown-Crawford and Chair Daniels stated they would not table the resolution.

Chair Daniels stated that there is commercial property around the road, but they don't want the center property, which is what the board is after.

Commissioner Brown-Crawford stated that the property meets the Faircloth rules. She would like to move forward with the property.

Commissioner Ivey asked if the property has been purchased yet. Ms. Bates stated that there is a contract and they expect to close within 60 days.

Commissioner Ivey stated he's okay with entering into a contract. Ms. Bates stated that Attorney Saxon reviewed documents and prepared a letter of intent. The owner of the property sent back comments about some of the restrictions that are in the letter of intent.

Ms. Bates stated that the Booz Development Group currently has the entire parcel under contract.

Commissioner Brown-Crawford made a motion to approve Resolution 2021-28 purchase of real property being Mason Avenue. Commissioner Ivey seconded the motion. Unanimously approved.

C. Process for CEO Discipline - Chair Daniels moved the item to special meeting. He stated that the item is not about CEO discipline but about how the housing authority communicates issues with the next CEO.

D. Order of Reports in Board Packet - Commissioner Brown-Crawford requested to table the agenda item because

she didn't remember talking about it. Ms. Bates stated that Commissioner Brown-Crawford requested the reports first on the agenda and Chair Daniels didn't agree. Commissioner Brown-Crawford asked for the department reports be up first on the agenda at least every other meeting. Commissioner Brown-Crawford requested the meeting minutes at least two weeks after the meeting instead of when the board packet is received a month later.

Chair Daniels stated he does read the departmental reports. He doesn't believe the reports need to be presented, other than financial and CEO report, but the commissioners can ask questions if needed.

Commissioner Jamison agreed with Chair Daniels because time needs to be dedicated to items being voted on. She stated that the commissioners should read the reports and ask questions if needed.

Chair Daniels agreed with Commissioner Brown-Crawford that he would like to receive the meeting minutes sooner.

E. CEO - Parameters for activity prior to transition -

Ms. Bates stated she put about 100 hours into the personnel policy. She stated that she would like an idea of what the commissioners want Ms. Bates to be

doing for the next couple of months. The commissioners stated that no policy changes are needed. Chair Daniels told Ms. Bates that she's done a good job. He told Ms. Bates that the next CEO can handle changes to the personnel policy.

Attorney Gilmore suggested that Ms. Bates do what she needs to do to run the agency. If there is a question, consult Chair Daniels first and then bring it to the board.

Ms. Bates stated that Ms. Walker is making a career change in that she's going to Section 8. Ms. Bates suggested leaving the position vacant and let the new CEO hire the new admin person.

Attorney Gilmore suggested adding an item to the special board meeting to discuss the two candidates. Commissioner Ivey suggested having Attorney Gilmore reach out to the search firm that the Waynesville Housing Authority is using. Attorney Gilmore asked Commissioner Ivey to send him the information for Waynesville Housing Authority and he'll reach out to them. He stated he'll provide the information at the special meeting.

The next meeting is July 16th.

The board agreed on meeting for a special board meeting on Friday, June 25th at 9:00 a.m. In an effort to have Attorney Walsh join the meeting, a second date was proposed. The second date was Monday, June 28th. At 12:15 p.m., Commissioner Brown-Crawford suggested adjourning the meeting, unless Ms. Bates thinks there's something that needs to be discussed for an additional 10 minutes.

Ms. Bates stated she sent emails that there was \$244,000 for the emergency housing vouchers. There will be a resolution at next month's meeting that has a list of waivers that HUD has attached to the vouchers.

Commissioner Brown-Crawford asked about the backpacks for hurricanes. Ms. Bates stated that they're being distributed. She asked Ms. Bethune to speak about the distribution timeline.

Commissioner Brown-Crawford made a motion to extend the meeting 10 more minutes. Chair Daniels seconded the motion. Unanimously approved.

Ms. Bethune stated that the backpacks have been distributed at Windsor/Maley. The backpacks are to be distributed at Palmetto Park at a community event. Residents have volunteered to pass out the backpacks.

Caroline Village will receive the backpacks next week. Northwoods has the backpacks and will be distributed. Ms. Bates asked Ms. Bethune to distribute backpacks to commissioners.

XII. Information Items

- A. HUD Guidance - 1530-01 Revision chapter 5**
- B. Emergency Housing Vouchers Award**
- C. Affirmatory Furthering Fair Housing**
- D. Public Comments Response Letter**

XIII. Monthly Departmental Reports -

- A. Director of Finance Report -** Michael Edgar passed out a report that will help commissioners to see finances graphically. Michael told the commissioners that if they had questions specific to line items or graphics, they could be taken offline as needed.

Michael stated that the books are caught up and posted through the end of April. By the end of the following week, the books will be caught up through the end of May.

Commissioner Brown-Crawford told Michael that she liked the graphics. She asked for quarterly graphics to show year-to-date.

- B. Housing Choice Voucher Report**
- C. Affordable Housing Reports**

D. Chief Operating Officer (COO) Report

E. Development and Business Management Report

F. Community Engagement and Partnerships Report

G. Chief Executive Officer (CEO) Report

XIV. Commissioners Comments - At the beginning of the meeting, Commissioner Ivey acknowledged Juneteenth and explained what it means. There was discussion about it becoming a national holiday.

At the end of the meeting, there were no commissioner comments.

XV. Adjournment - Chair Daniels made a motion to adjourn the meeting. Commissioner Ivey seconded the motion. Meeting adjourned at 12:29 p.m.

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