

DBHAFL

HACDB Special Board Meeting

July 1, 2021

Kelvin Daniels: Good afternoon, everybody. We're here for a short meeting so we'll just go ahead and get started. I call the meeting to order--

Kelvin Daniels: --Got one agenda item to get through. So with that we'll go ahead and have a roll call. Mrs. Wells.

Natalie Smith-Wells: Commissioner Jass.

Sally Jass: Here.

Natalie Smith-Wells: Commissioner Jamison.

Irma Browne Jamison: Here.

Natalie Smith-Wells: Commissioner Brown Crawford.

Kim Brown Crawford: Here.

Natalie Smith-Wells: Commissioner Ivey.

Hemis Ivey: Here.

Natalie Smith-Wells: Commissioner Daniels.

Kelvin Daniels: I'm here as well. Alright. We'll go ahead and have our invocation. Commissioner Ivey.

Hemis Ivey: Let us pray. Father in heaven, we thank you for this day. We thank you for allowing us to be here one more

time. Father, God, continue leading and guide us as we continue to move forward. With Christ, his son Jesus' name. Amen.

Kelvin Daniels: Alright. Thank you, Commissioner Ivey. Here we have recognition of visitors. Do we have any visitors present at this time?

Alright. Seeing and hearing none, we'll have public comments. Any public comments? Alright. So we have an agenda here we need to approve. This is a special board meeting so we're gonna approve an agenda.

Hemis Ivey: Mr. Chairman, I would like to ask if we could move CEO Employment Services up first and then followed by the remaining agenda.

Kelvin Daniels: CEO Employment Services first. What is CEO Employment Services? Talking about people that's gonna go in the--

Hemis Ivey: --Yes.

Kelvin Daniels: Okay.

Kelvin Daniels: I have no problem. So change the order of the agenda to--

Hemis Ivey: --Hey, Mr. Chair?

Kelvin Daniels: Yes, sir?

Hemis Ivey: It may be--and Terril, I'm not sure whether you might have sent me and the Chair a text--

Terril Bates: --I sent an email, asked if I could be excused. Can I?

Hemis Ivey: Well I was gonna say we can't ask anyone to leave a public meeting, but if you choose to leave as long as you're available for us to call you if we have a question--

Terril Bates: --That would be fine. Cause I have a lot of things I could just wrap up. I'd appreciate that.

Kelvin Daniels: Thank you. No ma'am, you cannot. Thank you, Terril.

Terril Bates: Okay.

Kelvin Daniels: So with the necessary change we'll go ahead and approve that agenda. We'll entertain a motion and then in a second with the changes.

Kim Brown-Crawford: Commissioner Brown-Crawford. Motion that we approve the agenda as is with the changes of moving the CEO Employment Services, there's no item number, but in front of the resolution for authorizing the interim authority.

Hemis Ivy: Second.

Kelvin Daniels: I have a motion on board. It's been properly seconded as well.

Natalie Smith-Wells: Commissioner Jass?

Sally Jass: Yes.

Natalie Smith-Wells: Commissioner Jamison?

Irma Browne Jamison: Yes.

Natalie Smith-Wells: Commissioner Brown-Crawford?

Kim Brown-Crawford: Yes.

Natalie Smith-Wells: Commissioner Ivey?

Hemis Ivey: Yes.

Natalie Smith-Wells: Commissioner Daniels?

Kelvin Daniels: Yeah. So, number one: CEO Employment Services. What do we have for that now is Mr. Gilmore and Ms. Wells.

Ricardo Gilmore: Well--

Natalie Smith-Wells: --So--

Ricardo Gilmore: --Go ahead, Ms. Wells.

Natalie Smith-Wells: No, I was just giving instruction (INAUDIBLE) because remember the scoring happened for the employment services, so you guys better actually do a vote on it to move forward with which one you were gonna use.

I brought the cards if you guys want those of how you scored all together as a group.

Ricardo Gilmore: And any updates on whether everybody had an opportunity to--

Natalie Smith-Wells: --To complete it--

Ricardo Gilmore: --Complete if they wanted to.

Natalie Smith-Wells: Yes. And they did.

Ricardo Gilmore: Okay.

Natalie Smith-Wells: And they're all--the three scores are all on here--

Ricardo Gilmore: --Okay--

Natalie Smith-Wells: --So--

Ricardo Gilmore: --Does anyone need that?

Kim Brown-Crawford: Yeah because we wanna know who won. Who scored the highest. I don't think we know that.

Natalie Smith-Wells: Yeah I think she just--

Kim Brown-Crawford: --Do one and then--

Natalie Smith-Wells: --Because procurement I believe emailed it out--

Kim Brown-Crawford: --Yeah but I don't think it had Ms. Jass--it--

Hemis Ivey: --Yeah, I didn't receive that--

Kim Brown-Crawford: --It didn't have Ms. Jass' scores.

Natalie Smith-Wells: She had that (INAUDIBLE).

Kim Brown-Crawford: Oh, okay. Okay. Okay.

Kelvin Daniels: Alright. So the email that went out that had a two-one vote to 20 commissions out here and Gans and Gans had one. So I didn't know we needed to vote cause y'all had already approved it by a majority of two to one. So we just needed to get that I guess our few cent--talk to them I guess, Mr. Gilmore?

Ricardo Gilmore: We wanna make sure we all kinda get on the same page. At this juncture it's really important. Okay? So we have a score sheet. And right now an opportunity to--

Natalie Smith-Wells: Talk into the mic so it can be recorded. We'll get you one that go around your mouth.

(LAUGHTER)

Ricardo Gilmore: You have a score sheet. If all the commissioners are satisfied that they had an opportunity to weigh in on this procurement, if not now's the time to ask any questions or express any concerns. Otherwise, I wasn't here. As I understand it there was a vote at the special board meeting.

Kim Brown-Crawford: There wasn't a vote. Commissioner Brown Crawford--we just filled out the scoring and we decided on those two. It was--we had two people and we would decide on them based on the scoring.

Ricardo Gilmore: At this point?

Kim Brown-Crawford: At this point. Yes, sir.

Ricardo Gilmore: So it would be appropriate now I guess for a motion to be made pursuant to the scoring?

Irma Jamison: What would this vote be for?

Ricardo Gilmore: It's voting for whoever you are gonna hire to look for and work with and look for a new Chief Executive Officer).

Irma Jamison: Oh, okay. Okay.

Kim Brown-Crawford: Commissioner Brown-Crawford would like to make a motion to send the necessary procurement information to hire Gans and Gans as the recruiter for our next Director.

Hemis Ivey: Second.

Kelvin Daniels: Alright. The motion has been properly seconded. Ms. Wells?

Natalie Smith-Wells: Commissioner Jass?

Sally Jass: Yes.

Natalie Smith-Wells: Commissioner Jamison?

Irma Browne Jamison: Abstain.

Natalie Smith-Wells: Commissioner--

Kelvin Daniels: --Nope, nope, nope. You can only abstain if you have a conflict.

Irma Browne Jamison: I have a conflict.

Kelvin Daniels: But you would have to declare the conflict and there's a form I have to have you fill out. I'm sorry.

Irma Brown Jamison: Well no.

Kelvin Daniels: Okay.

Natalie Smith-Wells: So was that a no--

Irma Brown Jamison: --No--

Natalie Smith-Wells: --Commissioner Jamison? Okay.
Commissioner Brown-Crawford--

Kelvin Daniels: --Sorry.

Kim Brown Crawford: Yes.

Natalie Smith-Wells: Commissioner Ivey:

Hemis Ivey: Yes.

Natalie Smith-Wells: Commissioner Daniels.

Kelvin Daniels: Yes. Alright. So Resolution 2022, Authorization of Interim Authority. Mr. Gilmore, present this out.

Ricardo Gilmore: Okay. Commissioners, as you know by this time, Terril decided that she was going to resign and and have that resignation be effective on Friday, tomorrow. That leaves us with, you know, how do we move forward and how do we make sure the agency continues to run and serve the people that we're here to serve?

There needs to be a document in this resolution that makes it clear who has the ability to sign documents, enter into contracts, all of the things that we need in the interim until you have a permanent, excuse me, that might be a bad word, until you have a new CEO. (LAUGHTER)

So this resolution is needed given where we are with the bond deal and the closings that are coming up. But it's more pervasive than that, and that's why I made the resolution more pervasive than that. We need to have a document that establishes who has authority to sign even if we don't have an active CEO. At most places that progression is the CEO or in this case there may be an interim CEO, and or his or her designee.

The designees normally are the COO, if that position exists, and the CFO. We don't have a CFO position right now. We have a Director of Finance. So having those people be authorized to do signatures as needed is what this resolution is for. Any questions?

Irma Jamison: Does the city manager have any input into this?

Ricardo Gilmore: No.

Irma Jamsison: No, the city manager, I meant the other guy.

Ricardo Gilmore: Mayor?

Irma Jamison: Yeah.

Ricardo Gilmore: No. The mayor's responsibility is to appoint you all as commissioners with the approval of city council. Thereafter, who you hire as the CEO, who has authority to sign, those are decisions that are up to you. And let me say, this. Certainly, your circumstances are unique but a CEO not being in place and who can sign when the CEO is not in the place either because of sickness or whatever, this type of resolution is usually what is in place, just to make that clear.

Normally it's gonna be a bank or in the closings we have someone's gonna ask for a document that evidences who can sign documents. That's why it's important in general. We may have to do at some point depending on what the investor and the lender

may require at some future board meeting a more specific resolution which uses names for their purposes. But because this is position driven and we don't know who's gonna sit in those chairs in the future, this year, next year, whatever, that's why you don't see any names listed in the overall resolution I'm asking you to pass today.

Kim Brown-Crawford: So I haven't seen your resolution. It was emailed to us?

Hemis Ivey: I haven't seen a resolution either.

Ricardo Gilmore: Oh, no, no. You know, the--you're right. The authorization of--I'm sorry. The authorization of interim authority I think is something that was mailed by other counsel.

Hemsi Ivey: I mean, I have not seen any document. And I haven't received anything.

Ricardo Gilmore: Okay.

Hemis Ivey: And I have questions.

Ricardo Gilmore: And I would never ask you to sign something you hadn't seen.

Hemis Ivey: Let me just see if it's in the email. I don't remember seeing it in email.

Kelvin Daniels: That email had the same email four times.

Ricardo Gilmore: Yeah, there it is.

Kim Brown-Carwford: So there was two--

Ricardo Gilmore: --These are the ones that I prepared.

Kim Brown-Crawford: Oh yeah, yeah, yeah, yeah. Okay.

Hemis Ivey: I didn't get it. Cause I checked my email today but I--

Hemis Ivey: --I mean as long as the board--

Ricardo Gilmore: --No, no. No, no. That's fine. Again, if you'll take a look at it for a moment--

Kim Brown-Crawford: So, Natalie, is this the one that you sent with the first agenda that you sent out?

Natalie Smith-Wells: No ma'am, I think I received this one from--I received this one from Attorney Gilmore yesterday--

Ricardo Gilmore: --That's true.

Natalie Smith-Wells: We just held it because we weren't--

Kim Brown-Crawford: --Okay, so that's not what I got. So we haven't seen it.

Natalie Smith-Wells: Right.

Kelvin Daniels: That was another chain--

Kim Brown-Crawford: --That was something--yeah. Okay--

Kelvin Daniels: --The other thing came from the bond deal--

Kim Brown-Crawford: --It was something about our position--yes. Okay. Okay. So we have not seen that. I don't know if you wanna--

Ricardo Gilmore: --Well I wanna have it printed because--

Kim Brown-Crawford: --Right, that's what I'm saying. If we print it for everybody now--

Ricardo Gilmore: --Yeah, if you wouldn't mind that, if Natalie can have it printed and we can come back to that. Because this is extremely important. After Friday it needs to be clear who can sign documents and who can act on behalf of the authority. And I think there's a larger discussion that we need to have over and above this while we're here about that.

Irma Jamison: None of this is included in the personnel policy?

Ricardo Gilmore: According to what Terril told me, I think I remember this, at one point it was brought to the board to designate--

Kim Brown-Crawford: --A Interim Director but we said--

Ricardo Gilmore: --As a session kind of thing--

Kim Brown-Crawford: --But we voted no--

Ricardo Gilmore: --And at that point the board did not approve it.

Kim Brown-Crawford: Right.

Kim Brown-Crawford: You weren't probably at the meeting.

Irma Jamison: No, I was just questioning that.

Ricardo Gilmore: As to whether something was brought--

Sally Jass: --I remember (INAUDIBLE)--

Irma Jamison: --Why it was not approved at that time because in all organizations you have a hierarchy. That's why I always want to see the office chart--

Ricardo Gilmore: --The org chart--

Irma Jamison: --Because that would have been included in an organizational chart.

Ricardo Gilmore: You have somewhat of a hierarchy just by title. You have a COO and you have a Director of Finance. But what was brought to you was a succession plan by Terril, if I'm not here then who would be in charge. That wasn't approved.

This is slightly different. We need to designate and make it clear who would be in charge, but for the purposes of having a resolution that says who can sign documents, this is directly targeted at that.

And by the way, we don't have it today because we didn't notice the non-profit meeting, but there's a companion resolution that looks like this for the not for profit also.

Kim Brown-Crawford: I have just a question because I was just gonna say that it probably should be just what you actually have in here, the CEO, COO, and the Chief Financial Officer. So at that point it would be Michael and Natalie. That would be my recommendation.

And then I also--I jotted down some questions and as everybody's reading that I want to also make sure--there's two

things that I'm concerned about. I know Ms. Bates had forwarded one email to us today about a meeting that she was supposed to be a part of. And I just wanna make sure that is there a way in the system that all her emails can be forwarded to someone? I see you guys shaking your head. That's good. So we don't miss anything, and if they're--that's something that you all need to whether forwarded to the board or the board, the chair, and all of us to see if we say we wanna designate a person to go.

I know that Volusia thing that she sent out today, that's a community thing. So maybe one of us might want to attend that. Because that's a community thing. It's a whole bunch of organizations that's involved with that.

Sally Jass: When is that?

Kim Brown-Crawford: I think it was Wednesday. So you and I might be a little tired, you know. Yeah, but if she--look, it's in the email. It's a summit that the Volusia county is having. It's a summit.

And then my next concern was--I can't read my own writing. The forwarding of the emails. I also would at some point--I'm sure the residents made note about this. I'm not sure who would have told them if they have not been told that maybe the Chair and maybe some of the board members address the residents to, you know, because they could be concerned that if Ms. Bates not

around that that might have something to do--Jass saying no. No, I mean, I'm just looking at you. That's okay.

Sally Jass: Unfortunately, they don't even know who the CEO is, most of them. So.

Kim Brown-Crawford: Okay. But, you know, just, I mean they would need to know that the Housing Authority Director spot is vacant and, you know, if they had any questions, I know Ms. Bethune, you know, talks to a lot of them. And she'll be here to at least the end of the month. I see you. I like that hairdo. And she can field those and maybe find out from us if she thinks that we might need to address the--

Sally Jass: --(INAUDIBLE) passing them into (INAUDIBLE). All you have to do is start one rumor.

Kim Brown-Crawford: Okay. Very good. Yeah, you're right. Get it out.

Sally Jass: Seriously. I mean it travels fast.

Kim Brown-Crawford: Yeah. And then there's also, I know that I watch the city commissioner's meetings pretty much every Wednesday. And I know at least once a month if not every other month Terril may be addressing them. And so as those things come up maybe Kara or whoever that's involved with--or maybe one of the commissioners should maybe attend at that point.

And then my last point is that although we will--okay, Ms. Bethune. Go ahead, I'll stop.

Tyronnda Bethune: I just wanted to note that should we need counsel for the July meetings so far--

Kim Brown-Crawford: --What July meetings?

Tyronnda Bethune: The community meetings that you're referring to that Ms. Bates was talking to the residents--

Natalie Smith-Wells: --That's not what she's--

Tyronnda Bethune: --That's not what she's talking about?

Kim Brown-Crawford: Mm-mm. Mm-mm. No. That's okay.

Tyronnda Bethune: Oh, okay. The see--okay.

Kim Brown-Crawford: What was I saying? Dang it.

Ricardo Gilmore: You said something about the meetings and coverage and that kind of thing I think.

Kim Brown-Crawford: I know but when she cut me off it was something else I was getting ready to say.

Irma Jamsion: Wouldn't that be resolved when you designate the--

Ricardo Gilmore: --Well when she finishes.

Kim Brown-Crawford: Oh I know what it was I said. And then even though we're designating Michael and Natalie we could maybe think about hiring a Interim CEO that could maybe come two or three days a week or that they could contact by phone if they, you know, have questions whether it's having something to do with HUD, that somebody may be already in that position. But nobody that needs to sit here every day, Monday through Friday.

But someone that we would actually hire as Interim. Those were my thoughts.

Sally Jass: That's what we dealt with before she came--

Kim Brown-Crawford: --Before? Okay. Very good.

Ricardo Gilmore: I think that those are all good points. So what you might want to consider in this meeting, because I know we like to meet a lot, but in order to not have to meet so much going forward--this is a very specific thing in terms of authorizing who can sign documents and do certain things to move the authority along.

Whether or not you want to have an Interim come in like you did before, because that involves contacting folks and seeing if they would be willing to do it and working out an interlocal agreement and all that kinda stuff. All--if you decide to do that, that's gonna take a little time. That's probably gonna take the next few weeks to a month.

We still need someone--

Kim Brown-Crawford: --Right--

Ricardo Gilmore: --That's clearly in charge and clearly has the ability to make decisions. My thought is that if the board authorizes whomever that is to work with the chair and to a lesser degree with me as need be to make sure things get done, making sure as Terril alluded to that we make the necessary changes with HUD, make the necessary changes with the bank in

terms of signature cards and all that kind of stuff, that needs to be occurring as we move down the road.

So even though you might decide to hire an Interim to come in two or three days a week like you did before, we need someone who is clearly on the ground every day that's authorized to make decisions in conjunction potentially with input from the chair and me to a lesser degree when needed.

Normally that would be the COO.

Ricardo Gilmore: So, if you designate that today it doesn't forestall looking for an Interim if that's what you all decide to do today.

Sally Jass: I really--I'm sorry.

Hemis Ivey: You can go ahead, (INAUDIBLE).

Sally Jass: Well I really--the interim was good to a point but I really think we need someone that's here until we get it--decide that someone who already knows the workings of the housing authority. Cause there's a lot of things that we have no idea that Terril has done and that. So we, I really feel like we need to have somebody here that's here.

Kim Brown-Crawford: So, you think that we need to have somebody in addition to the Michael and the Natalie on a full-time basis?

Sally Jass: No--

Hemis Ivey: --No, she (INAUDIBLE) feels that they should do it--

Kim Brown-Crawford: --Oh, you feel like it should just be them?

Sally Jass: Yes.

Kim Brown-Crawford: Okay. I'm--that was a suggestion. They know--

Hemis Ivey: --Not over yet.

Kim Brown-Crawford: --I was--just made the suggestion, Ms. Jass. You--yeah. That's good.

Hemis Ivey: I wanna hear everybody's thoughts. I'm not trying to cut nobody off, I just wanna hear--

Kelvin Daniels: --No, you were next. You were about to speak so, go ahead. Go ahead.

Hemis Ivey: Here's my thoughts on the way we should move. The last time, well, when I first got here we went through this transition. And I think it was pretty smooth. So my recommendation would be that we allow either the COO that's currently in now run it while we make these decisions and go through this transition on a short term basis along with the Chairman.

And the Chairman will and the Attorney and all us will know what's going on. In the meantime, I would recommend that we bring someone in as an interim on the three day basis, and

because we're going through a transition now we need somebody with experience.

Irma Jamison: What's different about this one?

Hemis Ivey: Because there's a transitional period. You're gonna need somebody with experience to keep the ship aboard, I mean afloat. I would recommend three people that I would ask that the board approve that the Attorney contact and work through this situation along with the Chairman and the board so we can get it done.

There are people we had in this organization. We had Gloria Bowens, which is an attorney, which knows this agency. They can come in on an interim basis. We have Mr. Heard that knows this agency inside and out that can come in and keep us afloat. And we have Mr. Pete Gamble. And I think if we and the board decide along with the Chairman reach out with the Attorney and work out some terms or agreement if they so choose, we can keep this agency afloat.

The one thing that I liked in our last meeting is that the Chairman made a statement that was key: we need to know where we're at. And we need experience to make sure we know where we're at. And rather than go through an interlocal agreement it'll be a lot better if we had someone that knows this agency that can come in and keep us going along with the Chairman and Rick--I mean, Attorney Gilmore, we have the experience to keep

it going. But there are some things that's going on in housing authority that we need to make sure what's going on.

And I think we can do it that way. Find out what's going on in our house and the Chairman needs to know, the Attorney needs to know, and the board. I'm using the Chairman because we need-- you gotta have a head. And he's the head right now. And I'm for him working along with the attorney and contacting these people along with--let Natalie--want to give her the authority to do what needs to be done while they are going through this process to bring the interim, because we also trying to bring in a permanent CEO.

And in order to do that we need to know what's going on in our house. And I'd rather know what's going on in our house interimly(PH) before we bring somebody in on a permanent basis. That's--

Kim Brown-Crawford: --I'm not understanding what you--when you're saying we need to know what's going on in our house. Are you saying that Michael and Natalie aren't aware? I'm confused about that.

Ricardo Gilmore: Yeah I was gonna comment on that because I understand what you're saying and I don't wanna be your interpreter, but I wanna be clear. Even before now, you all as board members are responsible ultimately for what happens. And even though the Chair, in conjunction with me or whomever,

Natalie, whatever, may be helping to make some decisions as needed between meetings, communication with all of you given the strictures that we have to abide by concerning government in the sunshine, having enough information flow so none of you as commissioners have to say I don't know what's happening--

Kim Brown-Crawford: --Uh-huh--

Ricardo Gilmore: --Because I think what you're trying to get at especially now. Because until we get to a point--I'm scared to use that permanent word. Til we get to a point where we have another CEO--

Kim Brown-Crawford: --Interim--

Ricardo Gilmore: --Information flow to you is even more critical than I think--then it normally would be.

Sally Jass: My only thing is that I don't know if you realize this is the way it sounds to me is there is innuendos of wrongdoing--

Sally Jass: --And that's what I just--I hate to think that because as I've seen her, I've worked with, you know, worked with her and things and the things she's told us and what--the way she's brought up back. I think--I don't like innuendos. If you're gonna say it, say it.

Ricardo Gilmore: Not--wait. No, no, no, excuse me.

Hemis Ivey: Let's just please--

Ricardo Gilmore: --Excuse me.

Hemis Ivey: No, I'm gonna say it the right way.

Ricardo Gilmore: No. No. Cause I wanna say this first. This meeting is not to discuss something that's already happened, in my opinion. All you're gonna do is create new issues when we need to focus on how do we move forward.

Hemis Ivey: Right.

Hemis Ivey: Right. And what I'm trying is give us a path to move forward. And while we're moving forward you will find out a lot of things why we need to move in the direction we need to move. Because at the end of the day you need to know what's going on in your house.

That's the reason why I think the Chairman asked for some certain reports. There's a reason why things happen. And in order for us to know and be able to make a sound decision on a new CA--CEO we need to have somebody here that can finish this closing that has knowledge on attorneys, how to deal with attorneys, how to deal with RAD, how to analyze the information along with the Chairman as it flows down to the rest of the board.

If we can get to that point at some point we will have another retreat and talk about how we need to move forward with a permanent CEO. We are moving with more than just one thing right now. We're moving dual. We need an interim, we need to close a deal, and we're also searching for a permanent CEO. So

we have a board, we have a Chairman, we have a (INAUDIBLE) Chairman, but we have a board.

And like any other organization that I've seen across America, that's what we rely on our Chairman to do. When we got through this situation before we allowed our Chairman to negotiate along with a attorney in order to get us to a point, and everything was brought back to the board and we were all satisfied.

And if we're gonna move forward I would like to put my trust in the Chairman and the attorney so we can continue to move forward. Whatever you want to ask let's ask it. And that these things are sent to us and we gonna get through them. That's all I'm saying. Alright?

Dr. Jamison?

Irma Browne Jamison: Okay. I have a life so I wanna move on. One thing, those three people that you mentioned particularly Pete, they don't know--he don't know a thing about RAD. Okay?

Ricardo Gilmore: Who doesn't?

Irma Browne Jamison: Pete Gamble. They haven't gone through a RAD. So bringing those three people in would not add to it. But besides all that what we're here to decide today is who is going to be interim. Can we just do that right now and then all this other stuff come later on? Can we decide that now?

Kim Brown-Crawford: I think that's what Rick said.

Ricardo Gilmore: Good. Okay. I've been trained to tell you to turn the mic on.

In conjunction with that, and I understand your point, that's why I had this second resolution involved. The second resolution is the same as the first. The only difference is you'll notice the word interim is put in front of President CEO. That was in anticipation of if y'all decided to go with an interim. So that's the only difference between the two.

I would just suggest to leave the door open even if you don't decide anything today. We approved the one with interim because the rest of em(PH) all say the same without dealing with anything beyond that right now. So there--if you're satisfied with having seen this and understand what it does, then yes we can vote on this and decide to move on and talk about whatever else needs to be talked about then.

Natalie, do we have any idea what resolution number this would be?

Natalie Smith-Wells: Yes, this is the first one of the year 2022 01.

Ricardo Gilmore: That's so good. It's the first one. Okay.

Kelvin Daniels: Which one? The interim 2022--

Natalie Smith-Wells: --22 01.

Ricardo Gilmore: The one that says interim.

Kelvin Daniels: Alright. So hearing--everybody's made their points and I wrote them down. So I agree with Commissioner Ivey in part, I disagree in part. So in part, Commissioner Ivey is right. We went through this before. We are building. Mr. Hernandez was a RAD guy that we had here. He was an interim. He came three times from Cocoa.

I don't know if he's willing to do it again, but he was very, very smart. And he set some good things in place for us when he was here. The people that Commissioner Ivey named, I guess Dr. Jamison kind of hit at that. I don't know if they're RAD people. But we really need to get somebody here who knows how to do RAD, you know? That's just our future is in that contract. I mean, we're doing it right now--

Kelvin Daniels: --So we--and I understand as well as with here I was hoping Ms. Bethune was going to be our Director--

Kim Brown-Crawford: --She's here--

Kelvin Daniels: --She is not going to be here. She's leaving us.

Kim Brown-Crawford: Oh, we know. Oh I thought you said was she in a meeting.

Kelvin Daniels: No. She's not going to be here interimly(PH)--

Kim Brown-Crawford: --Oh, we know that.

Kelvin Daniels: She has a new job so congratulations, by the way.

So I was hoping that the other thing with the COO and CFO is that Michael is new to this side of it. He does development. Chandra has been here 20 plus years I guess as Mr. Heard's assistant. So if we're looking for stability and for somebody who knows the agency we also have--I can't think of Shonda's last name. But we do have her presently here, you know, as--she was here with Mr. Heard. And then Ms. Bates brought in Michael who would do development. I guess numbers and when Mr. Heard left he was pushed over to the public housing and different things like that, which wasn't his background. And thank God he's been going to get trained at Jacksonville and things.

So we do have somebody here as well who's been here 20 plus years who does have signing power as well. Cause I do the pull down and it's Chandra and Michael and I need to take Ms. Bates off. So I understand the interim thing. But we really as a board need to if we're gonna use Ms. Wells, it's fine, and maybe Chandra, but then we really, really need to send the attorney out to go ask Mr. Hernandez, Ms. Vinyard(PH), we were using people that are close to us from Orlando, Cocoa, or whatever. Jacksonville got a new person now so we wouldn't have that problem like they did.

So we'd use somebody if they came three days. We'd pay them probably what we'd be paying our CEO now to stabilize us until-- while Gans and Gans does their thing. So I understand. So we can vote on 2020 whatever, 01. But we really need to also set an amount to try to see who would want to come in and help us. Especially when we have people who are RAD qualified. So that's where I'm at.

Hemis Ivey: Go ahead. You first.

Kim Brown-Crawford: No, I was gonna make the motion. But if you got a comment go ahead.

Hemis Ivey: Oh no, I'm for it. I'm listening to what the Chairman's saying. Let's go ahead and approve the resolution cause that has to happen. And then we can come back, Mr. Chairman, if it's okay with you and the board that we discuss going out to the--

Kelvin Daniels: --Dr. Jamison has the light.

Irma Browne Jamison: So--

Hemis Ivey: --Cause we need to put a name on it, Mr. Gilmore? Are we just--

Irma Browne Jamison: --No.

Ricardo Gilmore: On this?

Hemis Ivey: Yeah for the first resolution.

Ricardo Gilmore: No. It just needs to be passed just like it is.

Hemis Ivey: Okay.

Ricardo Gilmore: It's the one that says interim.

Kim Brown-Crawford: Commissioner Brown-Crawford would like to make a motion to approve resolution 2022-01, a resolution authorizing the interim President slash CEO his or her designee to execute any and all documents on behalf of the housing authority of the city of Daytona Beach.

Hemis Ivey: I second.

Ricardo Gilmore: Okay, wait a minute. Alright. If you'll approve this with one change, I talked to Ms. Bates. I thought she was gonna change this but she didn't. You don't have a CFO, you have a Director of Finance. If you would approve this simply with us making the change to Director of Finance.

Kelvin Daniels: Oh I don't know if that should be him. I'm looking at maybe the other young lady since, you know, somebody in finance maybe.

Kim Brown-Crawford: Why can't they just do it together?

Ricardo Gilmore: This is just to say--

Kim Brown-Crawford: --Yeah. And they can make a decision together.

Ricardo Gilmore: Let me be clear--

Kim Brown-Crawford: --Chandra might not be coming--

Ricardo Gilmore: --No offense, Michael, but you're--

Michael Edgar: --None taken. Is this just for signing?

Ricardo Gilmore: This is for signing purposes. You're second. You know if the COO is available it's clear. If you have a interim that you put in, the interim would be first only if they can't do it. Then you slide down this progression.

Kim Brown-Crawford: Okay. So I guess the question should be do they want to do it?

Irma Brown Jamison: In terms of words, though, before you do that should that be or not and?

Ricardo Gilmore: No--

Irma Brown Jamison: --Because if they (INAUDIBLE) that both of em(PH) signed one document--

Ricardo Gilmore: --No--

Kim Brown-Crawford: --It should say and or I think. (LAUGHTER)

Ricardo Gilmore: We can put in and or if you like. It just needs to be clear that each one of them have the authority under certain circumstances. So if we change that to and or would that be better? Okay.

With those changes whoever made the motion if you would accept that.

Kim Brown-Crawford: I made it. I'll just start over a motion. Okay. Commissioner Brown-Crawford would like to make a motion to approve resolution 2022-01, approving a resolution authorizing the interim President slash CEO and his or her

designee to execute any and all documents on behalf of the housing authority of the city of Daytona Beach.

Also, making the changes that it should say--

Ricardo Gilmore: --Director of Finance--

Kim Brown-Crawford: --Director of Financing and we're gonna make that say and or--

Ricardo Gilmore: --And or in the appropriate spaces.

Kim Brown-Crawford: And or in the appropriate places on the document.

Hemis Ivey: I second.

Kelvin Daniels: Alright. So we have a motion that's been second with the necessary changes. Ms. Wells.

Natalie Smith-Wells: Commissioner Jass.

Sally Jass: Yes.

Natalie Smith-Wells: Commissioner Jamison.

Irma Browne Jamison: Yes.

Natalie Smith-Wells: Commissioner Brown-Crawford.

Kim Brown-Crawford: Yes.

Natalie Smith-Wells: Commissioner Ivey.

Hemis Ivey: Yes.

Natalie Smith-Wells: Commissioner Daniels.

Kelvin Daniels: Yes. Alright. So next is Dr., and if you want to go, we're gonna try to figure out who is gonna help right this but we made the (INAUDIBLE)--

Irma Browne Jamison: Say that again.

Kelvin Daniels: If you need to leave it's okay. We're just gonna figure out who we gonna bring in to be the interim--

Ricardo Gilmore: --But you don't have to leave if you don't need to.

Hemis Ivey: No, she thought she had to go. I remember her mentioning she needed to go--

Irma Browne Jamison: --I said I had a life.

Ricardo Gilmore: She didn't say she had to go.

Hemis Ivey: Oh, okay. Alright. Okay. (LAUGHTER) Cause we got a quorum still.

Kelvin Daniels: Alright. So next up we--Commissioner Ivey's earlier comment about bringing in somebody that--

Hemis Ivey: I think both of those choices are good, Mr. Chairman. I would look at Ms. Bowens. I don't have a problem with Mr. Hernandez, however I think Ms. Bowens does have some RAD experience. But I would like for the attorney to check if it's okay.

And then I'm looking at the cost if we went into an interlocal agreement it's gonna cost us a little more versus just bringing someone in with experience that already knows the agency as well to run it on an interim basis.

Ricardo Gilmore: This is just for clarity because this is your decision. I want to make sure everyone knew the different

between when I said interlocal agreement and whether you hired an individual. If like Mr. Hernandez, if they're already employed by another housing authority we have to have an interlocal agreement between the two agencies for their use.

If it's just a consultant we would not need an interlocal agreement. It would just be a short term agreement with that individual. Cause I just wanna make sure people understood what the difference was about what we're talking about.

In full disclosure, all of the housing authority executive directors that the Chair mentioned, we also are their general counsel. Just in full disclosure. Which was the same case with Mr. Hernandez before. So, you know, I can certainly contact them to find out if they're interested as well as the other people. And let me say for the other people I think you all raised some good questions that need to be asked. But I think all of them are competent individuals that could be involved with the running of the agency.

The last thing I wanted to say is that we need the expertise, but in terms of the finalization of the bond deal and the WM, I've talked to Mr. Wilson, I've talked to Mr. Walsh this week. That is to a point where if there's no significant changes it's pretty much all ready to go.

Kim Brown-Crawford: That's what I was thinking.

Ricardo Gilmore: So in terms of who can sign the documents I think the WM transaction is pretty ready. You still have to make decisions about the family sites, you still have other RAD considerations. So I agree with Commissioner Ivey, having someone who knows something about that would be good. But I wanna put your mind at east to some degree that WM in terms of the moving forward to get to a closing and a bond closing--

Kim Brown-Crawford: --August 28th--

Ricardo Gilmore: --Is pretty much all in line unless some serious change occurs.

Kim Brown-Crawford: No, I'll make a motion to--

Ricardo Gilmore: --Oh, I'm--

Kim Brown-Crawford: --Is that what you need next?

Kelvin Daniels: No, I was--no, because I, you know, Ms. Bowens was here and we know that she was removed and for other reasons. So the people that I named are also employed with housing and they all have done RAD bills. Those people who we know are employed in the agency. And further they all know how to run the agency. We need somebody to make sure we're shored up for a little bit.

Cause I don't know how long this is going to take to get somebody in here to, you know, I mean we're at the very beginning of getting a new CEO. So just want to make sure and how we--

Ricardo Gilmore: --You can count on four to six months, guaranteed.

Kelvin Daniels: Yeah. So we need to--we're gonna send you out to look tomorrow. We need to make sure we get somebody who helps, you know, just to keep this place going and know what it is to be in that seat. The people Commissioner Ivey had named, none of them other than brother Gamble were a CEO, you know. They were--Mr. Heard is great for finances--

Irma Jamison: --(INAUDIBLE)--

Kelvin Daniels: --Yeah, he ran this before but I'm sure he was probably--he was on the--you know, other than him the other people we named were not CEOs so I would really hope that I hear from--who comes into somebody who runs an agency right now. Not somebody who's hoping to run an agency. So kinda want to make sure--that's kinda how I feel about that.

Kim Brown-Crawford: And just one other comment. I totally agree is that if we could find someone on the interim basis that knows a lot about RAD, cause that's so important. Not somebody who's still trying to learn it like we all are. Somebody who can maybe tell us, you know, we did that so that we probably would not want to do that. And just without calling any names I would just think that one of the persons I would wanna make sure that, you know, that person, there's no conflict with other employees

with that person. And I'm not 100% sure that there may or may not be if that person were to come back.

But we need some stabilization. And so if we're gonna do it we definitely need somebody who's maybe been a CEO or a Director or had RAD. Those are my comments there. And I don't know if we need a motion.

Kelvin Daniels: No. That's--we need a motion for you to (INAUDIBLE)--

Hemis Ivey: --Mr. Chairman, one other thing. And I do understand what the consensus of the board is. And I would just ask if we could just reach out to the two and let's just compare a couple things. Even if we have to bring them in in July or whatever, cause I know we got to stabilize. So I do understand what everybody concerns are.

So but if you can just--will you just look at the cause back--but I think both of em(PH) do have the experience of RAD. And I do agree and understand what you are saying also. So either way, I'm in agreement with us to do it. But I would just like to consider looking at the different costs if we can compare the two if you don't mind.

Kelvin Daniels: Well, I'll say this, Commissioner Ivey. And I'm not gonna try to say this on the record. But it was brought out that that name of people that you say that called me to say that that person would probably be running (INAUDIBLE).

So I don't know why somebody would think that they--that that would be mentioned. But it was mentioned already to me about, you know, and I wasn't even, you know, it was a couple days ago.

So I would hope that we could move on away from them cause it sounds like, you know--

Kelvin Daniels: --They're coming to the ladies saying-- they're saying that that name will be brought up. And it was brought up. So I would ask that we just go ahead and try to let--
-

Irma Browne Jamison: --You know, you all got--I don't have--

Kelvin Daniels: --I would say it on the record, Ms. Jamison, but he understands and so does Commissioner Brown-Crawford. Well--but--it's a sunshine thing. So I'm just saying let's move past them--

Irma Browne Jamison: --There's so much other conversation in your face--

Kelvin Daniels: --Alright, then I'll say it plainly. Ms.-- it was stated that Ms.--the name Ms. Bowens would come up in this meeting that's trying to run this agency and that somebody would--

Kelvin Daniels: --Was trying to recommend that person to us. And now it's come up--

Irma Browne Jamison: --I don't (INAUDIBLE)--

Kelvin Daniels: --You know what I'm saying? (INAUDIBLE)--

Irma Jamsion: --I don't either--

Irma Browne Jamison: --I don't know--

Kelvin Daniels: --Okay. Well you wanted to know. So that's what it was. So I'm just saying that we move past that, because it sounds like it's improper in itself. So I was saying even if we talk to Mr. Heard, and I heard his name, but the Gloria thing was already brought to me a couple days ago and now it comes up. So it just doesn't seem good for the agency. And so I will hope that we would just use some of these other CEOs who knows how to do RAD. That's what I'm trying to say, Ms. Jamison.

Irma Jamison: There's too much--too much.

Ricardo Gilmore: Alright. Commissioners, Commissioners, Commissioners. I think all we need, cause we have a lot of conversation, is if you give me clear direction as to who you want me to contact, allow me to do that so I can bring back a report to you. I don't think there needs to be a vote necessarily right now, cause there needs to be a vote when you have enough information.

If you want me to contact agencies I will do that. If you want me to contact individuals I will do that. If you want me to contact both I will do that. I just need clear direction as to what you want me to do so we don't waste time and energy, that's all.

Kelvin Daniels: Alright. So--

Kelvin Daniels: --Go ahead.

Irma Jamsion: I don't think he should be limited to two names, that he knows enough people all over this agency that the word can get out and other people may consider. We're looking for somebody to help us with for the RAD thing and stuff. So various other agencies in the state might, there might be somebody there. But limiting it to two names, you know, I think his networking can produce us some more.

Kelvin Daniels: It wasn't two names I don't think. So what we did last time was that it was--they came three days a week. So we used the areas, you know, not areas for them to come. And Ms. Hernandez was in Cocoa, got somebody in Orlando. So it was just that we were looking at in proximity, so it wasn't the whole state, it was moved to a proximity--

Irma Jamsion: --Well what he wants to know is can't he go further.

Ricardo Gilmore: Who am I supposed to talk to is really what I want to know from you all.

Kim Brown-Crawford: I will say that you talk to agencies--

Ricardo Gilmore: --And just for the record, before you all tell me what to do, yes I will--I think it makes sense if it's agencies or people that they be in as close a proximity as

possible, especially if we expect em(PH) to be here two or three days which is what we had before.

I just need clear direction as to who you want me to talk to.

Kelvin Daniels: Alright. So what do you need from us then? A motion? (INAUDIBLE) talk to--

Kim Brown-Crawford: --The motion--just the motion?

Ricardo Gilmore: A motion would be great.

Kim Brown-Crawford: So Commissioner Brown-Crawford would like to make a motion for our attorney, Mr. Rick Gilmore, to contact agencies that are close proximity, preferably maybe someone at a agency who has done RAD, but--and so we can keep the ship going.

Ricardo Gilmore: And just for clarity, unless you have another special board meeting you would expect my report at your next meeting?

Kim Brown-Crawford: Yes.

Kelvin Daniels: When is our next meeting?

Kim Brown-Crawford: July 18th.

Kelvin Daniels: Okay.

Kim Brown-Crawford: Yeah.

Sally Jass: Commissioner Jass, I second.

Kelvin Daniels: Alright. (INAUDIBLE) So we have a motion that's been properly seconded. Ms. Wells.

Natalie Smith-Wells: Commissioner Jass.

Sally Jass: Yes.

Natalie Smith-Wells: Commissioner Jamison.

Irma Browne Jamison: Yes.

Natalie Smith-Wells: Commissioner Brown-Crawford.

Kim Brown-Crawford: Yes.

Natalie Smith-Wells: Commissioner Ivey.

Hermis Ivey: Yes.

Natalie Smith-Wells: Commissioner Daniels.

Kelvin Daniels: Yes.

Alright. So now last thing on here is commissioner comments. Now--

Ricardo Gilmore: --Nope, nope, nope. If I may.

Kelvin Daniels: No?

Ricardo Gilmore: If I may, Mr. Chair.

Kelvin Daniels: Go ahead.

Irma Browne Jamison: You holding it up on me.

Ricardo Gilmore: I know, I'm holding it up. I'm holding it up. You're right. (LAUGHTER)

So a couple of things. Since we're here and I was in touch with your development council and Mr. Wilson, this timeline chart that has to do with the WM, I think it's a valuable tool for everybody. So I wanted to make sure that you all got that

today. And that way we have some idea of what needs to happen and when.

Kelvin Daniels: So we at a 30 adjusted--

Ricardo Gilmore: --Thank you, Dr. Jamison, for being my assistant.

Irma Browne Jamison: I have skills.

Kim Brown-Crawford: She wants a pay (INAUDIBLE)--

Ricardo Gilmore: --I was afraid of that. That's why I said it. I was afraid of that. So I thank you.

There's another resolution that I thought came to all of you in an email from--I thought it was from Mr. Walsh but it could have been from one of the other people involved in the deal that needed to be passed. I was trying to see on this resolution whether it could wait until your July meeting. Are you familiar with what I'm talking about?

Natalie Smith-Wells: Are you talking about the documents (INAUDIBLE) for that? What did you--which one?

Ricardo Gilmore: One of them, there's an authorization--

Ricardo Gilmore: --That--you saw it, right? An authorization to sign all the documents and--

Natalie Smith-Wells: --And I think they have it scheduled to be at the 16th boardmeeting--

Ricardo Gilmore: --Perfect--

Natalie Smith-Wells: --It's on the ninth. It might be listed on there. The ninth they were gonna get everything to the housing authorities so they can go in the board packet.

Ricardo Gilmore: --Fantastic. Okay. I just wanna make sure while we're here we take care of anything we need to do to make sure the deal holds firm. So with that, Mr. Chair, I think that's--

Kim Brown-Crawford: --I have one more thing. I mean, I'm not--

Kelvin Daniels: --We've got commissioner comments, so go ahead with your comment.

Kim Brown-Crawford: No, so this--it wouldn't be a comment, it would be some things that I wanna make sure that we--we know where we are before--

Kelvin Daniels: --Okay--

Kim Brown-Crawford: --You know, we do this. So one was Ms. Bates sent an email regarding to a question that the owner of the Rose Street property had. And I wanna make sure--I don't know if there was a timeline. I think she wanted to fence in some additional whatever. We need to--

Sally Jass: --Behind--

Kim Brown-Crawford: --Yeah, behind. We need to let her know if that's what we're gonna do and I don't think that that's

anything that we have to make a decision on before our July 18th meeting.

But the one I wanna be--what I--more so important than that to me is the Mason Avenue property. Ms. Bates sent us an email this week asking us to it says attached is their response from a pricing point of view. I feel this is a great price. And I won't read the other part. Hopefully you agree so we can secure. I don't know if there was a timeline on this. So I would say the CE--COO or the finance area, if they wanna reach back out to that person and make sure that we don't need to make that decision before our July 18th meeting.

Cause I know I think everybody on this board wanted to jump on that.

Kelvin Daniels: Is that--that's the Rose property?

Kim Brown-Crawford: That's the--no, Mason--that email was sent--Mason--

Kelvin Daniels: --Oh you're talking about Lopez--

Kim Brown-Crawford: --Lopez--

Kelvin Daniels: --You said Rose Street. Mason over--

Kim Brown-Crawford: --No, I--I'm talking about two--

Kelvin Daniels: --Oh, okay--

Kim Brown-Crawford: --There's two different things. One was the Rose Street, and that was about fencing. And then the Mason Nova(PH) is the--there was a--

Irma Jamsion: --Counter--

Kim Brown-Crawford: --There was a counter. That's what I'm trying--there was a counter--

Kelvin Daniels: --Yeah--

Kim Brown-Crawford: --So when do we need to counter back--

Kelvin Daniels: --Back to that counter--

Kim Brown-Crawford: --Right. So, like ASAP. Those are things that I had that I thought we needed to do--

Kelvin Daniels: --Wasn't (INAUDIBLE)?

Kim Brown-Crawford: Yeah. But we don't wanna talk about that.

Ricardo Gilmore: Yeah, no, no, no. We don't wanna talk about it.

Hemis Ivey: It's public private.

Ricardo Gilmore: Were you finished miss?

Kim Brown-Crawford: I am.

Ricardo Gilmore: Alright. Just a couple of things in conjunction with that. First of all, I think someone--it might have been you, Commissioner Brown-Crawford. It would be appropriate now that we've passed the resolution to make sure that Natalie and Michael are comfortable with the roles we are putting you in at this point.

Natalie Smith-Wells: So, Commissioners, and then I'll of course let Michael go, I--one of the things that I wanted to

bring up since you opened it up is where are we gonna go with the staff in regards to getting information out? So if we're not waiting--if we're waiting until the next board meeting, something needs to be said now. And I realize that the resolution is only for signatures, so I'm fine with that. With the support of Michael I'm totally fine with that.

But as far as moving the agency over the next three weeks or however long, I think it's important to have something out there for residents and for staff. Because there's not--it's already causing some chaos.

Ricardo Gilmore: So I would suggest in line with something else that has been suggested that you, the Chair, and myself maybe work on a--

Natalie Smith-Wells: --Memo--

Ricardo Gilmore: --A release or something to go out, number one. Number two, I think it would be great if the board members, not just the Chair, had an opportunity to address staff--I'm not sure how we would do it with residents--to make sure they know that we are trying to move forward as best we can and who is in a leadership role at this point and what the plan is to move forward.

I don't know how soon that could be done but it would need to be done fairly quickly.

Natalie Smith-Wells: We had on tap to have our all staff meeting on the 15th. But we were holding--its--but, you know, to see what was next. So we already are all gonna be coming together face to face on the 15th. I know something else will have to go out but in two weeks--

Kim Brown-Crawford: --Can we do it before that--

Natalie Smith-Wells: --We will be face to face. Yeah.

Kim Brown-Crawford: Can we do it before that? And preferably after me and Ms. Jass get back so we could be there? Can we change the all staff meeting?

Natalie Smith-Wells: The only thing--we're having it off-site and we've already got a deposit in on our location cause there are so many people.

Kim Brown-Crawford: I mean, can we have something else like just very brief maybe a 45 minute, just bring all staff here maybe before work?

Natalie Smith-Wells: Or kind of break it up into groups. Cause there's about--

Kim Brown-Crawford: --That's fine--

Natalie Smith-Wells: --45 of us so--

Sally Jass: --Managers too, from the sites.

Natalie Smith-Wells: So we could--I mean, we could try to do that and break it up into almost, like, departments--

Ricardo Gilmore: --Next week--

Natalie Smith-Wells: --You know, and kind of go from there.

Kim Brown-Crawford: Well it would have to be Thursday.

Kim Brown-Crawford: Would that be good?

Ricardo Gilmore : Next week, could that work? Cause you don't want too much time to--

Kim Brown-Crawford: --Yeah. Cause I mean we got the holiday officially everybody's off on Monday. And Ms. Jass and I return late Tuesday. So Thursday would be good for me but hopefully we--if we don't have to do it on Wednesday. But.

Kelvin Daniels: Ms. Jass?

Sally Jass: That's fine.

Sally Jass: My senior moment. Is that the staff needs to be reassured by so do our tenants--

Kim Brown-Crawford: --That's what I said

Sally Jass: --Because telling them that she's leaving and also Ms. Bethune. Is--the Ms. Bethune leaving is gonna affect the tenants more than Terril. Because the tenants, they trust her. She's visible to and helps them. So they're gonna be afraid of what the changes are.

Ricardo Gilmore: Nobody told Ms. Bethune she could leave yet.

Sally Jass: I know. (LAUGHTER)

Irma Browne Jamison: My concern is two things. If--you keep referring to residents but you sound like sometimes you think all the residents are at resident meetings (INAUDIBLE)--

Sally Jass: --No no, okay. Because I've been to the others--

Irma Browne Jamison: --So y'all talking about saying something to residents, but all the residents need to be notified of this officially. And the other thing too, in the interim right now, when this hits the press, and it will be soon, I think that the only person who should speak is you.

Sally Jass: Yes.

Sally Jass: Absolutely.

Sally Jass: Because they're gonna want to--

Sally Jass: --That's why you said it was a statement--

Irma Browne Jamison: --I'm saying this whole--everybody would note he's the only one that should speak. I'm just--

Sally Jass: --But--

Irma Browne Jamison: --That's all I want to say. That's all I wanna say. Okay?

Sally Jass: I'm just trying to affirm what you're saying.

Kim Brown-Crawford: But you're doing a press release, right? Like, a statement?

Kelvin Daniels: When we (INAUDIBLE) that's kind of--

Irma Jamison: --But that's our call--

Kelvin Daniels: --Okay, one second. I think what we're talking about though is what Ms. Wells wanted to know was, like, okay, if we make her the interim, right, and (INAUDIBLE) also needs (INAUDIBLE) to run the agency. That's what she's really asking us. Would she have the authority to run the agency til we get--

Ricardo Gilmore: --But it's informational also.

Kelvin Daniels: And then the second part is how we're going to proceed with are we gonna send out a release, are we going to, you know, and that's the other part that we were kind of--so we're getting these bifurcated. So we need to take em(PH) one at a time and one is running of the agency.

That didn't say that in your resolution--

Ricardo Gilmore: --It's not--this resolution is not designed--

Kelvin Daniels: --Right. That's what I'm saying is that was just a sign of (INAUDIBLE)--and then it gives her the power to if she's in this seat, you know, I'm saying is she gonna have the power to run the agency as necessary that a CEO has. That's a concern.

And then the other one like I said is how are we going to proceed with getting that information out to the public is the second part. So we--

Irma Browne Jamison: --But one thing too, these eventually put this in the employee thing in terms of who's the succession if something happened or in an emergency. That needs to be in there.

Ricardo Gilmore: I agree but I was gonna address something else you said. As many of the authorities that we represent, there's actually a resolution and an agreement amongst the commissioners that says they agree that the CEO speaks for the agency, the board chair speaks for the board of commissioners, and if there's any legal issue there's a--you defer to general counsel.

So maybe I'll bring--put that on the agenda for the next meeting so that's clear. Additionally, it should be clear on the next agenda that whatever properties we need to move on and make decisions on will be on the agenda for the next board meeting--

Kim Brown-Crawford: --I think she wrote that down--

Ricardo Gilmore: --If it can wait--

Kim Brown-Crawford: --If it can wait. I don't know about the Mason Noble.

Ricardo Gilmore: Right. But any of the other lots and everything, we just need to make sure that that discussion occurs so we know how we're moving forward. And making sure that Natalie has the authority to run the agency since that's not

what this resolution says needs to be clear as we leave this meeting. That was a very good point. We need to make that clear.

I do think we have to do a press release.

Irma Jamison: How do we do that?

Ricardo Gilmore: By vote, motion. It's technically--her title says that but I think where we are now cause it's not clear in the personnel manual as you said, a vote would be called for.

Irma Jamison: I make a motion that we authorize the CFO--

Ricardo Gilmore: --CFO--

Irma Jamison: --CFO. The COO--

Ricardo Gilmore: --She's the COO--

Sally Jass: --COO, coo. (LAUGHTER) COO, giving her the authority to literally run the agency in the--

Ricardo Gilmore: --Until further notice.

Sally Jass: Until further--

Ricardo Gilmore: --Action.

Sally Jass: Action. That's a motion.

Kelvin Daniels: Alright. Second.

Kim Brown-Crawford: Commissioner Brown-Crawford second.

Kelvin Daniels: Alright. So we have a motion that's on the floor that's been properly seconded. Ms. Wells.

Natalie Smith-Wells: Commissioner Jass.

Sally Jass: Yes.

Natalie Smith-Wells: Commissioner Jamison:

Irma Browne Jamison: Yes.

Natalie Smith-Wells: Commissioner Brown-Crawford.

Kim Brown-Crawford: Yes.

Natalie Smith-Wells: Commissioner Ivey.

Hemis Ivey: Yes.

Natalie Smith-Wells: Commissioner Daniels.

Kelvin Daniels: Yes.

Okay. Now press release product. Do we give this to you or do--is it from HR? Cause they were asking me--

Kim Brown-Crawford: --Normally the COO do the press release.

Ricardo Gilmore: Unfortunately, we probably need to have more contact in the next few days than we would like. But I think that needs to be the Chair and Natalie or whoever Natalie has authority to designate. And then I would be maybe just to double check it. But, you know, a well written press release is not that difficult in my opinion.

Sally Jass: We have a--there's--I don't know if she would--does this kind of press release but one of the reporters who's been writing all the pieces for the housing authority and she gave me her personal number. So if you need to--

Ricardo Gilmore: --You mean a reporter?

Sally Jass: Yes.

Irma Jamison: To write it?

Sally Jass: No, she's--

Kelvin Daniels: --No, to get it released to her so she can get it disseminated--

Ricardo Gilmore: --Oh you mean for someone to give it to.

Sally Jass: Yeah.

Sally Jass: Oh. Oh. Yeah.

Sally Jass: I mean, she's--

Ricardo Gilmore: --Yeah you were scaring me. (LAUGHTER)

Sally Jass: She just--no, she just wrote the last one--

Sally Jass: --Elaine (INAUDIBLE)--Eileen. Yeah.

Sally Jass: Yeah. And she's been pretty good at us. I mean, making positive comments and not turning--cause you know how it gets turned around. And we need all the good press that we're gonna--

Kim Brown-Crawford: --Yeah, but a press release, they-- they're supposed to write or print what you give them.

Ricardo Gilmore: No, that's true. That's what we do with press releases.

Kim Brown-Crawford: They, I mean that's just a press release. Now it doesn't mean that they can't write another story. But if you're doing a press release it--that press release legally has to be just what you said.

Sally Jass: Well and I didn't mean her to do a story on it--

Sally Jass: --Yeah, okay--

Ricardo Gilmore: --I missed that.

Irma Browne Jamison: But how should I say? Something better be done immediately. Because it's out already.

Irma Browne Jamison: Okay? And the rumors and the stories and all this are already circulating. So, the press release needs to go out in the next day.

Ricardo Gilmore: Look, I'm just trying to get mine in before you all do your comments. It doesn't matter in my opinion--it doesn't matter how we come to an end. We wanna come to an end as amicably as possible. So trying to take as much high road as possible. I do recommend that the board send a letter to Ms. Bates thanking her for her service and where she got us and wishing her well. That's just my suggestion.

I would expect that under any circumstance. So if you will consider that, that's something that the chair could also make sure occurs.

Irma Jamison: If the chair could draft that--

Kelvin Daniels: --Alright. I wrote something to--I rather without including--you take your mic off? Yeah, but I know that we have a doctorate on here so, you know, go ahead and write a beautiful letter just telling her--yes. So, Dr. Jamison will

write the letter for the board thanking her for the good job, you know, and things that, you know, looks (INAUDIBLE) that they got your little whatever that thing called-

Kelvin Daniels: So, Dr. Jamison, we're gonna have you write a letter for us on behalf of the board. And I thank you in advance. Any other business that we need to tend to?

Okay. So--

Kim Brown-Crawford: I think we should see the letter before we just go--

Kelvin Daniels: Alright. So then we'll go ahead and take Commissioner--yes.

Natalie Smith-Wells: Commissioner , I just wanted to make sure I knew you were pointing earlier but the only person speaking for the board is the Chair. Okay, I wanted to make sure cause I know we get those questions too. So I wanted to make sure everybody out there was able to hear where those questions will be going.

Ricardo Gilmore: And they'll be here--you wrote down there will be a resolution to the next--

Natalie Smith-Wells: --For the other pieces. Okay.

Kelvin Daniels: Alright. So we're gonna take our comments at this time. Dr. Jamison.

Irma Browne Jamison: Nothing can be said.

Kelvin Daniels: A lot can be said.

Irma Browne Jamison: I think nothing can be said.

Kelvin Daniels: Ms. Jass.

Sally Jass: This has been a very learning thing for me. My grandson seems to think I'm next to the First Lady. (LAUGHTER) But being able to influence things for people that--where I've been in their position as a single mom and that--to make it better, that even though we had this going on we're in a better position than we were when we hired her.

And that's not as--can't always be said. So--and I appreciate every one of you, even you, Mr. Daniels. (LAUGHTER) So.

Kelvin Daniels: Commissioner Brown-Crawford.

Kim Brown-Crawford: I'm gonna be very, very brief but two things I wanted to just say out to Rick. I know as it relates to the last meeting we had we had some questions to Marty about how that loan can be bundled. And we wanna make sure--I know Ms. Bates had a list of things that were supposed to go either to him or Holly but I'm not sure where that is right now.

But Ms. Jass and I are going out to Alexandria on Tuesday so--on Monday, so hopefully we'll get to see--

Sally Jass: --No, I'm leaving Sunday.

Kim Brown-Crawford: Oh well you enjoy. Okay. I'm leaving Tues--I'm leaving Monday. And we got a dinner and stuff planned with Holly, and Holly did ask us, you know, what--she text me

about, you know, what's still some outstanding questions. So hopefully we'll have a better understanding, be able to see some of the things that they're doing.

So I'm excited about that. My other comment is that when I left the meeting on last Friday I could not have seen, I didn't hear anything, and I definitely didn't see anything that I thought that we would be in this situation today. But that's just me. I was very, very happy about the meeting cause I thought we had some good discussion. And that was just me. Maybe I didn't--couldn't--didn't see everything that was going on and maybe I didn't hear everything that was going on.

But--and then another thing is Ms. Jass, as stuff gets out, I know somebody read me Ms. Bates' resignation letter last night. So I did based on my perception of the meeting and what was said I did kinda clear some of that up. Because I don't think every commissioner here I feel is concerned about all of the residents and we always have been.

So I think that was--I'm--I don't know if that was just wrote fast or whatever but I think we all--maybe we did not talk about at that meeting but based on I know my background being from public housing, I am most concerned about the residents or I wouldn't even be on this board. So I wanted to clear that up right then as they were reading that letter to me.

So, but I'm hoping, you know, we just have a bump in the road and things like this happens. I just know if we ever move to another location and they are doing a RAD we would probably wanna volunteer to be on their board and tell them the dos and the don't, but I'm hoping we'll move forward and do what's best for the residents of this community. That's it.

Ricardo Gilmore: Can I address one thing that she just. Marty, that's okay, I'll call you back in a few minutes. Okay. That was Marty. So, let me just read this. Cause I think it's a partial answer to what you were talking about--

Kim Brown-Crawford: --Okay.

Ricardo Gilmore: And again let me say at this point based on what you voted or didn't vote at your last special board meeting, the family site deal still is moving. Okay? So just so we're clear. So we had asked about whether there could be separate mortgages or whether the properties could be put in smaller bundles.

So this is something that Marty sent me that he got from Holly. Because he did ask her the question. Her response was Citibank already said no to this type of structure because we had asked them to do it before along with HUD. She said can we approach this in a different manner.

There's more risk for smaller groupings than there is for larger grouping. And smaller groupings when you have a problem

like vacancy, bad debt, or even higher than expected expense it will impact your DCR.

Hemis Ivey: What does that mean?

Ricardo Gilmore: It's your debt service--

Michael Edgar: --Your debt service--

Michael Edgar: --The ability to pay down your debt--

Ricardo Gilmore: --Very quickly and make you miss your targets. In larger projects if one site has a performance issue then you have the benefit of the others to support the failing project. We are also blending the acquisition costs slash credits. Some of the properties appraised higher than others. The new construction is leveraging the benefit of acquisition credits and new construction credits.

In other words, we cannot do the new construction without the blend of the rehabbed in this particular case. The board has stated that they want the new construction in this project. I had a hard time shopping this project with equity and debt. Citibank is coming on board because of our relationship. They have already said no once, but HUD asked and provided sound reasoning.

Now we can have another reserve if that helps the board, maybe a market instability reserve. It could be unrestricted according to HUD and have a restriction that the board of commissioners and investor can control. What about one percent

of the number of operating reserves and it gets released at a particular time, or one percent of other fees that can be over along--over along with the sign off by other investor partners in the transaction.

Kim Brown-Crawford: Can you send that to us so we can read it and absorb it?

Ricardo Gilmore: Well let me say, the reason why I chose to read it now is because that was sent from Holly to Marty in response to him asking the question. I just want Marty's permission to have it sent to everybody, that's all.

Kim Brown-Crawford: Yes, and I do know that Holly sent me a text that said that--and obviously she had already had that question. Because the first thing she said is that I'll have a chance to talk to the person from Citibank. They're gonna be there. So she probably already knew and maybe they can help me understand it a little bit better why they won't be able to do it. Because she did say we would have a chance to talk to them.

Ricardo Gilmore: So to all members of the board, once I just get clarity, I had actually called Marty while we were in the meeting to get his permission to read it. But he called back right when I was gonna read it. So once I get his permission I will circulate it. And then if you have to--need--if you need to ask any questions about what that actually means--

Ricardo Gilmore : --Just go to Marty.

Ricardo Gilmore: Marty, Holly, whomever you want to ask the question.

Hemis Ivey: Can you also send it to Michael since he is the developer--a CFO, understandably so--

Kim Brown-Crawford: --Or email it to you. Cause you're on the development side. And you can maybe explain it to us.

Michael Edgar: I just want you to know too, just to remember, just from a financial perspective I promise you, I've done 14 billion dollars' worth of these deals. The DSRs and debt service reserve, I help banks structure them on a six month forward rolling basis.

What that means in English. You look at the numbers out each month. Look at all the costs that get taken out of after the revenue line, all the income lines, like total income or net income back out of all these costs. And your concern was cross collateralization risk. Risk of default at an individual mortgage level, but a smaller level.

The banks traditionally bundle all of those mortgages together because statistically when they're bundled or aggregated it lowers the cumulative risk of default. Okay? And I you do it at the individual basis it's more costly.

Kim Brown-Crawford: Well I figured that.

Michael Edgar: Every time--exactly. It's smaller and smaller, it's more costly and more costly. So it eats into their

fees, it eats into our fees as a developer or co-developer in this project. So that is a smart thing from my perspective.

If you're concerned about risk and you wanna make sure that if there is a problem--

Kim Brown-Crawford: --You mean the reserve.

Kim Brown-Crawford: That's what I'm saying. Yes. I was gonna ask you what was your comment about the reserve and is that good? Okay. Okay.

Michael Edgar: I'm happy to read it and interpret it but just off the cuff right now, but that service reserve at around (INAUDIBLE) is a good thing. Alright? Okay.

And just so you know too, commissioner, (INAUDIBLE) interrupt, we have-- (Chandra) and I spent time. We independently completed the expense review going back to January one of I guess 2020 through June 30. Yesterday, by the way, was the end of the fiscal year so we completed that. And I'll circulate that to each one of you in an email through as well Attorney Gilmore. Let you digest the excel sheet. There's some graphics in there and then what we can do is either organize a call to discuss that at an individual level or we can bring it up at the next board meeting.

We could call a meeting individually, whatever you'd like to do, however you'd like to proceed from there. And yes, I am comfortable with my name on the signature line for the one

document. And from the staff perspective I think this is very-- just so you know, I think it's important that the board knows how the staff, you know, the 40 or 50 of us feel.

We do feel very confident right now in the immediacy of Ms. Natalie's leadership. You know, she's well respected. She's well liked. We trust in her at a high level, so I think, you know, you definitely have the backing of the staff in going to Natalie on the day to day until you determine what the most appropriate action is. (APPLAUSE)

Kelvin Daniels: That guy has been in some big board room meetings. Did 14 billion. Alright. Commissioner Ivey, comments?

Hemis Ivey: A couple few things. I'm so glad we had this point because now this board gonna see there's other ways that things are done and things can be accomplished. So maybe I don't like the way that it's happened, this happened. But I think it's gonna be an eye opener, especially the world around development.

And one of the things I do as a commissioner, has done and even in business, like yourself I was in a meeting last night and we were discussing all the 300 billion worth of development in the city of Daytona Beach. So when I sit here and I come to you guys, I'm coming with experience in what I'm doing. And what I know.

I've been in the government maybe not in the (INAUDIBLE), but I served on the general staff as a private all the way up to

a sergeant. So I understand numbers, I understand people's lives. Cause we made a decision to send people to war. And even when I was a recruiter, you're still making the decision cause you're not selling a number, you're selling a way of life.

So I take a lot of this stuff very personal and I really look at it and I try to make sure that if I don't know I try to make sure I go to somebody with experience to bring the knowledge back to us as a board. I've stated in the past on some things and it's come to fruition and it's gonna continue to come because when you know something you know it. And what I'm saying and I made the recommendation, I'm going on what I know and what can move us forward and how we can continue to go.

I sit back, I go along with the board, and when I object to something I object to it. That's just me as a commissioner. But I do realize we are a board. But I'm here to say, if you look at the paper yesterday, yesterday's paper when Mr. Gamble was the I guess quoted as the bad guy because he held people accountable. But the one thing he was able to stay focused and bring \$108 million to the (INAUDIBLE) university. And he stayed focused.

He required reports to be given to him so he could stay focused in order to accomplish this mission. Beginning as a board member. And it happened. I was able to sit back--I talk to Mr. Gamble on the regular because I don't want to do anything that's gonna hurt this agency or bring disgrace to it or

discredit it. But when we sit here and I'm looking at some of the decisions, I would just ask that you do a little more homework and dive into it a little deeper. Because we gonna put ourselves in a pickle if we don't slow down and start looking at some of these transactions a lot closer.

Mr. Chairman, I wish that we would really do an internal control audit where we can test out mechanisms just like as you asked Michael for that report, I think that was the best thing that you could have done. Because we're gonna find out and we're gonna see exactly why you probably asked that question. I don't know why you asked it but I have a idea. And I think if you start--if we get a internal control audit it's gonna test the systems, it's gonna test our management, it's gonna test everything that we need to know as a board.

Because we're fixing to move into a whole other direction. And as far as the family sites if it was me I would not bundle all my assets. I would ask that we really revisit that family site situation and work ourself through it and that we not make any decisions, Mr. Chairman, until we really get a permanent CEO. That's just my comment. I'm not discrediting anyone here. But I'm just asking that we think about it and really take a look at it. And let's really see how this developer does on this first project, how it goes. Because it's gonna come out. I

already know where it's at. But you're gonna find out and you're gonna see.

Even now, I'm ready to move forward. I just missed--my daughter flying so I'm--I'm over here texting looking at my baby on that plane going where I should have been. So that's what I'm sitting over here doing.

Kim Brown-Crawford: But if something's going to come out I think you owe it to the board as a fiduciary to tell us. Why we gotta wait?

Hemis Ivey: I have stated some things to the board and it's starting to happen. I'm gonna ask that we do an internal control audit, Mr. Chairman. And as we move forward while we're in this interim process I think it's gonna help us in our decision making on the new Director also.

With that being said I thank you all. And hey, great meeting.

Kelvin Daniels: Alright. So thank you. I agree with you--a lot of what you said. I think Dr. Jamison said it as well. We gotta see what we get the first time before we move so quickly. So I mean that's well received.

So, Commissioner Brown-Crawford, and I'm not gonna smirch(PH) much, but read the letter that was sent out. And in that I see a former CEO used names and also used situations. We spoke, she and I did, and at that time I asked her about the

possibility of staying, you know. And then she decided, you know, because of something—Mr. Gilmore asked me to do that, she didn't like the way it went. So she went ahead and decided to leave.

When I did speak with her about what Commissioner Brown-Crawford is referring to in that meeting which I thought was a healthy meeting as well, I also was misquoted, because I didn't say that she was laying off anybody. I asked Michael and it's on the record and I think she's seen that now. You know, given the direction we're going I heard we may have to lay some people off. That's what I said. I never said or accused her of laying anybody off--

Kim Brown-Crawford: --That's exactly what you said.

Kelvin Daniels: --So that was put in and I told her that she needed to correct that. She did in part send a letter to the mayor explaining that that wasn't the case and said some other things. So that was good. And then I was fine with that.

I said in my letter back to her and one of my best classes in high school was theology. And I'm not Catholic, but the theology teacher Father Lopez said that in life you're gonna have relationships. He said, and relationships are like roller coasters. He said there's twists, turns, ups, downs, and that we got valleys, we got hills, and he went on and said at some point we have an opportunity to get off or you can decide to stay on.

And so I told Ms. Bates I guess you're getting off at this time. You know. But that's just a relationship. Doesn't mean that we did anything bad. You know, people have a place where you can always get off and move on.

You know, some people stay too long. Some people don't stay long enough. But that's life. So, you know, I'm--she did a good job. She put us in the position for some things we didn't have when she got here. A lot of stuff Mr. Woods had missed. I know Commissioner Ivey is aware that she did. Got our checks out. We were--we were behind a lot. So she did a lot of good work for us. So hopefully that letter reflects that, Dr. Jamison. If not I'll throw some of the things in that we are actually appreciate of, you know.

And it's like any relationship. So, you know, I know that we'll move forward. We did it before. And we didn't lose our agency. And we sat right here and waited to go forward. So I tell the staff, don't worry. You know what I'm saying? We're not in a position of trying to leave or help any of y'all leave right now. We actually want y'all to stay. Cause we are probably six months down the line from even somebody else probably coming in here.

So hopefully y'all will stay. You do a great job. Y'all continue doing the job y'all been doing. And if y'all have any issues it's always good to bring it up to the board or you can

bring it up to Ms. Wells. And if it's something with her then you bring it up to the commission or to the lawyer, our attorney.

Kelvin Daniels: --Continue doing the good job y'all are doing. You know, because without you all we wouldn't have an agency. So we do support y'all, and I think we've shown that a few times. And we do respect the work that y'all do.

So with that being said we'll go ahead and end this meeting and we'll see y'all all on July 18th.

Commissioner Daniels adjourned the meeting at 4 p.m.

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