



703 N.E. 1st Street • Gainesville, FL 32601
Phone: 352.372.2549 • Fax: 352.373.4097 • TTY: 1.800.955.8771 or 711
www.acha-fl.com

ALACHUA COUNTY HOUSING AUTHORITY

BOARD OF DIRECTORS MEETING MINUTES Regular Meeting held July 2nd, 2025 @ 5:00PM

Held at ACHA Administrative Office located at 703 NE 1st Street, Gainesville, FL 32601

Present: Chairperson Sheldon Packer; Vice Chairperson Debra Martin-Back; Commissioner Kali Blount; Alternate Tenant Commissioner Angela Robinson (entered late); Chief Financial Officer Kori Allen; Director of Operations Ron Hall; Director of Maintenance Robert Cortes; Director of Public Housing Ebony Harrington; Staff Rodney Davis, and Catherine Hanner **Absent:** Commissioner Tyrone Johnson; Alternate Commissioner Michelle Beans; Tenant Commissioner Nicole Graham; Executive Director Amanda Nazaro; **Public:** Ric Gillmore, ACHA Attorney; Albert and Darius from Busy B Lawn Service

1. Call to Order and Introductions at 5:00 PM

2. Approval of this Agenda: Resolution #07022025A

Chairperson Packer calls for any discussion.

Commissioner Blount **MOVES** to approve the agenda as is. Vice Chairperson Martin-Back 2nd. Roll Call Vote taken, and agenda was accepted unanimously.

3. Public Comments – None

4. Approval of Minutes: Resolution #07022025B

Chairperson Packer asks if there are any corrections or comments. Vice Chairperson Martin-Back **MOVES** to accept the June 4th, 2025 General Meeting Minutes. Commissioner Blount 2nd. Roll Call Vote taken, June 4th, 2025 General Meeting Minutes accepted unanimously.

5. Financial Reports

(Alternate Tenant Commissioner Angela Robinson Enters)

a. Approval of April 2025 Financial Statements Resolution #07022025C, Presented by Kori Allen, CFO

Mrs. Allen states that the financial statements look different this month as the financials are consolidated down to an agency level rather than to program level. These numbers also include the SRO. Mrs. Allen states that the SRO will be in a separate system once ACHA is also managing the upcoming county motels. Mrs. Allen states that she can adjust as the board sees fit and that

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she can try and separate the SRO even before the new system begins. **Commissioner Blount** states that he would like Mrs. Allen to do that.

Commissioner Blount has a few questions for Mrs. Allen. His first question was about the material expense. **Mrs. Allen** states that this is due to expenses for the SRO not being budgeted for. Mrs. Allen states that this will be separated out as well when she reconfigures the statements for next month. Mrs. Allen also lets the board know that ACHA can monitor a single program individually if the board desires. **Commissioner Blount's** next question was about the Worker's Compensation being overbudget. **Mrs. Allen** states that the Workman's Compensation budget starts as an estimate, and then they audit the agency's needs and make the necessary adjustments. Mrs. Allen also lets the board know she can look further into this if desired. **Commissioner Blount's** next question was why was the HAP expense budgeted \$0 to which **Mrs. Allen** says this is because the Partners in Hope program has no budget because the county covers the cost for that program. **Commissioners Blount's** last question was if the variance in the HAP was due to vacancy. **Mrs. Allen** says that it is not due to vacancy, rather due to interims and annuals being done on tenants causing portion changes. Mrs. Allen informs the board that HAP received is done from a 4-month history and then inflated by 2%.

Chairperson Packer asks if there are any further questions or comments. **Commissioner Blount MOVES** to approve April 2025 Financials. **Vice Chairperson Martin-Back 2nd**. Roll Call Vote taken. April 2025 Financials accepted unanimously.

b. **Public Housing TARS Write Off Resolution #07022025D, Presented by Ebony Harrington, Director of Public Housing**

Mrs. Harrington states that a large portion of the TARS Write Offs are legal fees. For the Public Housing Department, the write off is \$7,422.61. For the Sunshine Inn, the write off is \$1714.99. The total write off is for \$9,137.60.

Chairperson Packer asks if there are any further questions or comments. **Vice Chairperson Martin-Back MOVES** to approve Public Housing TARS Write Offs. **Alternate Tenant Commissioner Robinson 2nd**. Roll Call Vote taken. Public Housing TARS Write Offs accepted unanimously.

6. **Old Business: None**

7. **New Business:**

a. **Approval of Tree Maintenance Summer 2025 RFQ: Resolution #07022025E, Presented by Ron Hall, Director of Operations**

Ron Hall, Director of Operations, states that the Summer 2025 Tree Maintenance project consists of 107 units that need work. This work consists of 80 trees of various sizes being removed and 79 units needing trimming. Mr. Hall states that the RFQ received 3 bids, from Busy B, Hovers, and SkyFrog. Busy B's bid was \$118,198.64, Hovers' bid was \$134,975, and SkyFrog submitted a late and partial bid so they did not meet the compliance requirements to be considered for the project. In the RFQ, there was also a question on pricing for flush cutting the stumps vs grinding them. Busy B offers a \$5,000 discount for flush cutting over stump grinding while Hovers offers a \$12,000 discount. Mr. Hall asks the board to approve ACHA to go with Busy B for the full amount (to give us the room to decide of flush cutting vs grinding) with a stipulation of Hover as a backup.

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Vice Chairperson Martin-Back states that ACHA should go with the stump grinding with Busy B and then use Hover as a backup with the flush cut option.

Chairperson Packer asks if there are any questions or comments. **Vice Chairperson Martin-Back MOVES** to approve the contract with Busy B for the tree maintenance project with stump grinding include, with a stipulation that Hover's with flush cutting as the backup. **Commissioner Blount 2nd**. Roll Call Vote taken. Approval of the contract with Busy B for the tree maintenance project with stump grinding include, with a stipulation that Hover's with flush cutting as the backup, was accepted unanimously.

8. Secretary's Report

a. Capital Fund Report Presented by Ron Hall, Director of Operations

Ron Hall, DO, states that the current projects out of the Capital Fund include this upcoming Tree Maintenance Project as well as the Linton Oaks Project. Next month the board will see something in regards to the future demo of 2 units in the Merrillwood area.

b. Public Housing Occupancy Report: Presented by Ebony Harrington, Director of Public Housing

For the month of July, ACHA has 20 HUD-Approved Vacancies and 1 non-HUD Approved Vacancies for an occupancy rate for July at 99.58%. Currently the year's occupancy rate is 99.21%.

c. Housing Choice Voucher Program Report: Presented by Ebony Harrington, Director of Public Housing

HCV Program has 407 total vouchers, with 430 leased, 0 issued and none available. We are still waiting on Gainesville Housing to absorb the 25 HCV tenants they agreed to absorb. Mainstream Program has 208 total vouchers, with 208 leased, 0 issued and none available. HUD-VASH has 533 total vouchers with 398 leased, 30 issued, and 105 available vouchers. ACHA is fully leased up on Tenant Protection, Partners in Hope, TBRA, and Foster Youth Initiative Program. The Partners in Hope Program is currently at 6 out of 6 housed, with two set to graduate in August, two in November, one in December, and one in March of 2027. These numbers will start going back up as we now have new funding to start new families on the program. AHCA has 21 HCV Port-Ins and no HUDVASH Port-Ins. The HCV program also has quite a few ports coming in right now from other areas to help utilize the open VASH vouchers. There was a landlord event at the VA last week that was both successful and informative. **Vice Chairperson Martin-Back** agrees that it was a successful event and was very collaborative. **Commissioner Blount** asks if the VA is still trickling the referrals in, to which **Ms. Harrington** responds that they are still trickling them in. **Commissioner Blount** asks if the transfers with GHA are port ins, to which **Ms. Harrington** states that no they are port outs to GHA to help get our numbers down as we are over leased.

9. Commissioner's Comments/Public Comments

Chairperson Packer: Thanks for the flowers while he was in the hospital. Mr. Packer states that he almost died for a heart attack. Mr. Packer also lets the board know that next month there will be a survey that goes out about the 501.3(c).

Vice Chairperson Martin-Back: None.

Commissioner Johnson: Absent.

Commissioner Blount: None.

Alternate Commissioner Beans: Absent.

Tenant Commissioner Nicole Graham: Absent.

Alternate Tenant Commissioner Angela Robinson: Asks for prayers for her family as they have experienced a lot of loss this month.

Ebony Harrington, PH Director: Lets the board know that Mr. Cody Pierce is no longer with ACHA and that his replacement has been hired and will start next month.

Ron Hall, Director of Operations: Informs the board that ACHA has a new staff member, Van, who is the new accounts payable clerk.

Ric Gilmore: States that he will keep ACHA and the board apprised of the changing atmosphere at the federal level. Mr. Gilmore states that the budget coming out of the Senate doesn't appear to negatively impact HUD to extensively, but that nothing will be known until it passes through the House as well. Mr. Gilmore states that we have to remember 3 words to continue operation. The first is change; change is going to happen whether we want it to or not. The second is pivot and adapt; we must learn to pivot and adapt to these new changes as they arrive. And the third is to continue; continue to serve the people in our communities to the best of our abilities.

10. Future Scheduling:

Next ACHA Board of Directors meeting is Wednesday, August 6th, 2025, at 5:00PM, at ACHA.

11. Adjournment of the Meeting:

Chairperson Packer asks for motion to adjourn. Adjournment at 5:37 pm.

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