

**MINUTES OF MEETING OF DECATUR HOUSING AUTHORITY
OF THE CITY OF DECATUR, ILLINOIS**

Special Meeting

The Board of Commissioners of Decatur Housing Authority met in special session at the Don F. Davis Center, 1808 East Locust Street, Decatur, Illinois at 3:30 p.m. on Wednesday, July 19, 2017.

Chairperson Campbell-Hein called the meeting to order and upon a call of the roll, those present (all attended in person) and absent were as follows:

Present: Lisa Campbell-Hein, Chairperson
Shelith Hansbro, Commissioner
Jenny Sykes, Commissioner
James E. Alpi, Secretary-Treasurer
James A. Jankowicz, Legal Counsel

Absent: Shad Etchason, Vice Chairman
William Gosch, Commissioner

There being a quorum present and the meeting duly convened, opening ceremonies were conducted with the reciting of the pledge of allegiance and business was transacted as follows:

Chairperson Campbell-Hein presented the Open Time of the agenda. Mr. Alpi introduced Claire Hettinger from the Herald and Review.

Hearing no comment, Chairperson Campbell-Hein presented the Minutes from the Special Meeting of June 15, 2017. Commissioner Sykes moved to accept the Minutes of the Special Meeting of June 15, 2017 as presented. Commissioner Hansbro seconded the motion.

Hearing no comment, Chairperson Campbell-Hein called for a roll call vote. All voted "Aye". The motion carried.

Chairperson Campbell-Hein presented the Minutes from the Closed Session of June 15, 2017. Commissioner Hansbro moved to accept the Minutes of the Closed Session of June 15, 2017 as presented. Commissioner Sykes seconded the motion.

Hearing no comment, Chairperson Campbell-Hein called for a roll call vote. All voted "Aye". The motion carried.

Chairperson Campbell-Hein presented the Rent Roll/L&O Summary Report for the month of June 2017. Commissioner Hansbro moved to receive and file the report. Commissioner Sykes seconded the motion.

Terri Goodman reported occupancy at the scattered sites is still at a record high of with only three vacant units. Staff is very pleased.

Hearing no further comment, Chairperson Campbell-Hein called for a roll call vote. All voted "Aye". The motion carried.

Chairperson Campbell-Hein presented the Housing Choice Voucher Program Occupancy report for the month of June 2017. Commissioner Sykes moved to receive and file the report. Commissioner Hansbro seconded the motion.

Brenda Kraus reported they dropped down a bit. There were 110 applications pulled and

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they have signed 49 new leases since June 1st. Mr. Alpi added they are utilizing 100% of the funds and the goal is to over utilize so we can maximize the number of families served.

Hearing no further comment, Chairperson Campbell-Hein called for a roll call vote. All voted “Aye”. The motion carried.

Chairperson Campbell-Hein presented the Wabash Crossing Occupancy Report for the month of June 2017. Commissioner Sykes moved to receive and file the report. Commissioner Hansbro seconded the motion.

Mr. Alpi reported that occupancy remains at a low of 75% overall and this is not acceptable. DHA staff continues to look for improvement. HUD Area Office staff is considering organizing a meeting between DHA, East Lake, and HUD in August. The HAP contracts have expired for Phases I and II.

Hearing no further comment, Chairperson Campbell-Hein called for a roll call vote. All voted “Aye”. The motion carried.

Chairperson Campbell-Hein presented the General Fund Check Register Report for the month of June 2017. Commissioner Hansbro moved to receive and file the report and Commissioner Sykes seconded the motion.

Hearing no comment, Chairperson Campbell-Hein called for a roll call vote. All voted “Aye”. The motion carried.

Chairperson Campbell-Hein presented the Financial Reports for the period through the end of May. Commissioner Sykes moved to receive and file the report. Commissioner Hansbro seconded the motion.

Terri Goodman reported that we have 6 months in reserves for the AMPs and 10 months of reserves in the COCC. This will decrease as insurance is coming due this month.

Hearing no further comment, Chairperson Campbell-Hein called for a roll call vote. All voted “Aye”. The motion carried.

Chairperson Campbell-Hein presented the following resolution for Commissioners’ consideration and approval:

RESOLUTION NO. 17-20

AUTHORIZING AND APPROVING INVITATION OF BIDS FOR
SOLID REFUSE REMOVAL AND RECYCLING SERVICES FOR
DECATUR HOUSING AUTHORITY

WHEREAS, the Authority does provide and pay for garbage service at all public housing units, and

WHEREAS, the City of Decatur ordinances allow property owners to select waste haulers for commercial properties, and

WHEREAS, all Decatur Housing Authority properties are designated as commercial by city ordinance, and

WHEREAS, the Authority desires to have competitive pricing for solid refuse removal and recycling services at all its properties, and

WHEREAS, funds are available within the Operating Budget; now, therefore

BE IT HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE DECATUR HOUSING AUTHORITY OF THE CITY OF DECATUR, ILLINOIS:

- Section 1. That the Invitation of Bids for Solid Refuse Removal and Recycling Services for Decatur Housing Authority is authorized and approved.
- Section 2. That the ads be placed in newspapers of local circulation and other appropriate trade publications.
- Section 3. That the Executive Director or Contracting Officer is authorized to execute all necessary documents.

Commissioner Hansbro moved to accept the resolution as presented. Commissioner Sykes seconded the motion.

Mr. Alpi stated this this resolution is simply for informative purposes for placement of the invitation of bids in the newspaper for the garbage service contract.

Hearing no comment, Chairperson Campbell-Hein called for a roll call vote. All voted "Aye". The motion carried.

Old and New Business

Mr. Alpi reported that he was invited to speak to a group of people call the ROMEO group. This stands for Retired Old Men Eating Out. Mr. Alpi further stated he spoke to them about the Housing Authority and the community and compiled a list of statistics about the housing in Decatur. Mr. Alpi also shared this information with the board. The items Mr Alpi found interesting were that 25% of people in Decatur live below the poverty level with 50% of those being children. This amounts to 18,000 households. Our programs serve 4000 (about 1700 families). That is significant but it also shows the gap that identified a large unmet need for low income individuals in Decatur. Mr. Alpi stated he wanted to share this information with the board to put into perspective what we are trying to achieve to help stabilize the local economy.

Mr. Alpi also stated he received a letter from a law firm stating that Sherwin Williams will be placing a mechanic's lien against East Lake for money owed.

Mr. Alpi stated he will be sending out a poll to the board to come up with the time for the September meeting as he will be out of the country.

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Chairperson Campbell-Hein stated there was no further business to come before the Board. Commissioner Hansbro moved to adjourn and Commissioner Sykes seconded the motion. Upon a call of the roll, the Commissioners voted as follows:

Commissioner Sykes, "Aye"
Commissioner Hansbro, "Aye", and
Chairperson Campbell-Hein, "Aye".

The motion carried unanimously. The meeting adjourned at 3:54 p.m.

(ATTEST)

Chairperson Campbell-Hein


Secretary-Treasurer

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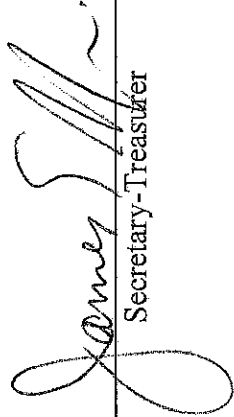
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Chairperson Campbell-Hein

(ATTEST)


Secretary-Treasurer