

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

Regular Meeting

The Board of Commissioners of Decatur Housing Authority met in regular session at the Don F. Davis Center, 1808 East Locust Street, Decatur, Illinois at 3:30 p.m. on Thursday, December 13, 2018.

Vice Chairman Etchason called the meeting to order and upon a call of the roll, those present (all attended in person) and absent were as follows:

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

Vice Chairman Etchason presented the Open Time of the agenda.

Hearing no comment, Vice Chairman Etchason presented the Minutes from the Regular Meeting of November 8, 2018. Commissioner Sykes moved to receive and file the minutes of the Regular Meeting of November 8, 2018. Commissioner Hansbro seconded the motion.

Hearing no comment, Vice Chairman Etchason called for a roll call vote. All voted “Aye” except Vice Chairman Etchason who abstained. The motion carried.

Vice Chairman Etchason presented the Minutes of the Closed Session of November 8, 2018. Commissioner Sykes moved to receive and file the Closed Session Minutes of November 8, 2018. Commissioner Hansbro seconded the motion.

Hearing no comment, Vice Chairman Etchason called for a roll call vote. All voted “Aye” except Vice Chairman Etchason who abstained. The motion carried.

Vice Chairman Etchason presented the Rent Roll/L&O Summary Reports for the month of November 2018. Commissioner Sykes moved to receive and file the reports. Commissioner Hansbro seconded the motion.

Mr. Alpi reported occupancy is still at 97%. We have experienced a higher turnover than usual for this time of year but staff is doing a good job keeping units occupied.

Hearing no further comment, Vice Chairman Etchason called for a roll call vote. All voted “Aye”. The motion carried.

Vice Chairman Etchason presented the Housing Choice Voucher Program Occupancy report for the month of November 2018. Commissioner Sykes moved to receive and file the report. Commissioner Hansbro seconded the motion.

Mr. Alpi reported staff did a good job with 1129 vouchers in use. Staff turnover has hurt

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the department's performance.

Hearing no further comment, Vice Chairman Etchason called for a roll call vote. All voted "Aye". The motion carried.

Vice Chairman Etchason presented the Wabash Crossing Occupancy Reports for the month of November 2018. Commissioner Hasnbro moved to receive and file the report. Commissioner Sykes seconded the motion.

Mr. Alpi reported there is no improvement with the occupancy at Wabash Crossing and this continues to be a problem dragging down our occupancy to 85%.

Hearing no further comment, Vice Chairman Etchason called for a roll call vote. All voted "Aye". The motion carried.

Vice Chairman Etchason presented the General Fund Check Register Report for the month of November 2018. Commissioner Hansbro moved to receive and file the report and Commissioner Sykes seconded the motion.

Hearing no further comment, Vice Chairman Etchason called for a roll call vote. All voted "Aye". The motion carried.

Vice Chairman Etchason presented the HCV Check Register Report for the month of November 2018. Commissioner Sykes moved to receive and file the report and Commissioner Hasnbro seconded the motion. Vice Chairman Etchason inquired about D & O having two. Mr. Alpi stated he believes they have two separate entities.

Hearing no further comment, Vice Chairman Etchason called for a roll call vote. All voted "Aye". The motion carried.

Vice Chairman Etchason presented the Capital Fund Check Register Report for the month of November. Commissioner Hansbro moved to receive and file the report and Commissioner Sykes seconded the motion.

Hearing no comment, Vice Chairman Etchason called for a roll call vote. All voted "Aye". The motion carried.

Vice Chairman Etchason presented the Financial Reports for the period through the end of October 2018. Commissioner Sykes moved to receive and file the report. Commissioner Hansbro seconded the motion.

Mr. Alpi reported the spending is a little under budget.

Hearing no further comment, Vice Chairman Etchason called for a roll call vote. All voted "Aye". The motion carried.

Vice Chairman Etchason called for a motion to receive and file the Audit report for fiscal year end 3/31/2018 that was presented at the last meeting.

Commissioner Sykes moved to receive and file the Audit report for fiscal year ending 3/31/2018. Commissioner Hansbro seconded the motion.

Diane Hackert explained there wasn't any action at the last meeting when the report was

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presented so Jim Jankowicz requested this to be added to the agenda for this meeting.

Hearing no further comments, Vice Chairman Etchason called for a roll call vote. All voted “Aye” except Vice Chairman Etchason, who abstained. The motion carried.

Vice Chairman Etchason presented the following resolution for Commissioners’ consideration and approval:

RESOLUTION NO. 18-39

AUTHORIZING AND APPROVING THE SUBMISSION OF THE ACTUAL
MODERNIZATION COST CERTIFICATE FORM HUD-53001 FOR
REPLACEMENT HOUSING FACTOR GRANT IL06-R012-50214

WHEREAS, all contract work in connection with Replacement Housing Factor Grant IL06-R012-50214 was completed as of November 1, 2018, and

WHEREAS all modernization costs and liabilities incurred by the Decatur Housing Authority have been fully paid in accordance with the PHA Plan, and

WHEREAS, there are no undischarged mechanics, laborers’, contractors’, or material-mens’ liens against such modernization work on file in any public office and the time in which such liens could be filed has expired; 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 all work included in Replacement Housing Factor Grant IL06-R012-50214 in the amount of \$208,604.00 has been completed.

Section 2. That the books of account be adjusted to fully reflect the completion of this grant activity and that this work should be audited as part of the IPA Audit for the fiscal year ending 3/31/2019.

Section 3. That the Executive Director or his designee be authorized to submit the Actual Modernization Cost Certificate Form HUD-53001, for IL06-R012-50214, in the amount of \$208,604.00 as required and in accordance with the Department of Housing & Urban Development Regulations.

Commissioner Sykes moved to accept the resolution as presented. Commissioner

Hansbro seconded the motion.

Mr. Alpi stated this resolution authorizes submission of the Actual Modernization Cost Certificate for the Replacement Housing Factor Grant IL06-R012-50214. All funds have been expended for this grant and that is the last of the Replacement Housing Factor funding.

Hearing no further comments, Vice Chairman Etchason called for a roll call vote. All voted “Aye”. The motion carried.

Old and New Business

Mr. Alpi reported two of the houses on West Macon Street we built with the National Foreclosure Funding Grant have been vandalized. There was a conference call with the

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consultants who were hired by the Office of the Attorney General and the realtor to discuss the marketing of these homes. We are exploring other approaches to get the houses sold. In the meantime, we will seek ways to make the units more secure.

Hearing no further comment, Vice Chairman Etchason called for a motion to enter closed session to discuss pending or probable litigation against, affecting, or on behalf of the public body pursuant to 5 ILCS 120/2 (c) (11). Commissioner Hansbro made a motion to go into closed session. Commissioner Sykes seconded the motion. All voted "Aye". The motion carried. The board entered closed session at 4:13.

The board returned to open session at 4:34.

Vice Chairman Etchason inquired about the status of finding his replacement on the board. Mr. Alpi stated, Chairperson Campbell-Hein reminded the mayor about the vacancy and was told the Mayor would take care of it.

Vice Chairman Etchason stated there was no further business to come before the Board.

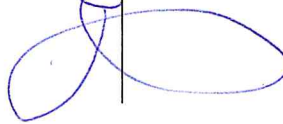
Commissioner Sykes moved to adjourn and Commissioner Hansbro seconded the motion.

Upon a call of the roll, the Commissioners voted as follows:

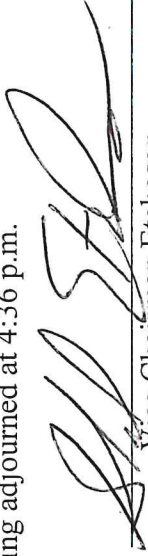
Commissioner Sykes "Aye",
Commissioner Hansbro "Aye", and
Vice Chairman Etchason, "Aye".

The motion carried unanimously. The meeting adjourned at 4:36 p.m.

(ATTEST)



Secretary-Treasurer



Vice Chairman Etchason

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