

**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 Thursday, May 17, 2018.

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
Shad Etchason, Vice Chairman
Shelith Hansbro, Commissioner
Jenny Sykes, Commissioner
William Gosch, Commissioner
James E. Alpi, Secretary-Treasurer
James A. Jankowicz, Legal Counsel

Absent: None

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. There were no comments received.

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

RESOLUTION NO. 18-21

RESCINDING RESOLUTION NO. 18-20 AUTHORIZING AND APPROVING AMENDMENT NO. 2 TO THE AGREEMENTS BETWEEN THE DECATUR HOUSING AUTHORITY AND TEAMSTERS UNION LOCAL NO. 916 REPRESENTING MAINTENANCE PERSONNEL AND CLERICAL PERSONNEL

WHEREAS, Resolution 18-20 authorized Health Alliance HMO 6650 with one (1) HRA, and

WHEREAS, the bargaining units opted to ratify the Health Alliance POS 6650 with two (2) HRAs, and

WHEREAS, this will be accomplished by issuing Resolution No. 18-22; 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 Resolution No. 18-20 Authorizing Approving Amendment No. 2 to the Agreements Between the Decatur Housing Authority and Teamsters Union Local No. 916 Representing Maintenance Personnel and Clerical Personnel be rescinded.

Section 2. That the Executive Director or designee is authorized to execute all necessary

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documents.

Vice Chairman Etchason moved to accept the resolution as presented. Commissioner Gosch seconded the motion.

Mr. Alpi stated this resolution rescinds Resolution No. 18-20 which was adopted contingent upon agreement of the Teamsters bargaining group. After further discussion with the group, they opted for a two HRA policy. The Housing Authority agreed to make the change and bring the change back before the board.

Hearing no further comments, 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. 18-22

AUTHORIZING AND APPROVING AMENDMENT NO. 2 TO THE AGREEMENTS BETWEEN THE DECATUR HOUSING AUTHORITY AND TEAMSTERS UNION LOCAL NO. 916 REPRESENTING MAINTENANCE PERSONNEL AND CLERICAL PERSONNEL

WHEREAS, the Authority has separate agreements between DHA and Teamsters Local 916 for the maintenance employees and for the clerical employees, and

WHEREAS, said agreements are valid through March 31, 2020 subject to negotiations of compensation (applicable base adjustment) for the period after March 31, 2018, and

WHEREAS, the Bureau of Labor Statistics has established the Consumer Price Index (CPI) inflation rate for the period March 2017 through March 2018 as approximately 2.36%, and

WHEREAS, the Authority has identified fund sources to allow approximately 3% increase in compensation in the form of health insurance benefits, and

WHEREAS, the Authority has reached agreement with Teamsters Local 916 to adjust compensation in the form of health insurance benefits as shown on the attached Amendment No. 2 to each agreement with said agreements to remain in place for 2 years; 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 Amendment No. 2 to the Agreements(s) between the Decatur Housing Authority and Teamsters Union Local No. 916 as attached is authorized and approved.
- Section 2. That the total increase in employee compensation including premiums for health insurance be as stated in Amendment No. 2.
- Section 3. That similar adjustments be made to health insurance benefits for non-administrative staff including the Executive Director.

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Section 4. That the Executive Director or designee is authorized to execute all necessary documents.

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

Mr. Alpi stated this resolution authorizes a revision to the group health insurance plan. This has been a long process with much confusion due to the various options we were given for health insurance. The BA for the bargaining group presented them with an option that was different than what was on the table for negotiations. Today the members looked at what was being proposed. They requested the agreement be for one year instead of two and to have two HRAs with the first \$500 being paid by the Authority. Vice Chairman Etchason inquired if the compensation and insurance will be opened next year. Mr. Alpi stated yes.

Old and New Business

Mr. Alpi presented copies of a newspaper article that was published in the Herald and Review that is a follow up to the article from last year regarding the for-sale homes on West Macon Street. Mr. Alpi also presented another article that was published by the editorial staff in the Herald and Review and expressed his disappointment about what was being reported incorrectly. Mr. Alpi stated their opinion and comments are unfortunate and are due to lack of facts and correct information. Chairperson Campbell-Hein stated she is appalled by the article and doesn't agree at all. She feels the houses are a great improvement to the neighborhood.

Mr. Alpi further stated the houses are for sale to low income families that can qualify for financing. The area is being revitalized and this project is part of the overall revitalization in the area which includes Millikin University and the Main Street improvements. He further stated there is a large number of houses for sale that have been on the market for over a year in the private market. Mr. Alpi stated financial profit was never a goal for this project. This project is a community revitalization and it takes a public entity or Not-For-Profit to take on the challenge of this type of project. A representative from the National Foreclosure Settlement program visited the site and he was impressed with the impact it has had on the area and his experience have been these types of projects take time and to not be discouraged. Mr. Alpi further stated that the "no bid" contract that was mentioned in the newspaper was for a recent Millikin University graduate and she did a small amount of marketing that was well under our threshold for requiring competitive bidding. Mr. Alpi asked the Herald and Review reporter present to

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please share this information if she is approached by the public.

Chairperson Campbell-Hein stated she is very happy DHA staff took on this challenge and are trying to improve the community, and glad the funds came to our community instead of going somewhere else. Mr. Alpi stated we will hold strong to the goals of the program.

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

Vice Chairman Etchason, "Aye",
Commissioner Sykes, "Aye",
Commissioner Gosch, "Aye",
Commissioner Hansbro, "Aye", and
Chairperson Campbell-Hein, "Aye".

The motion carried unanimously. The meeting adjourned at 4:07 p.m.

(ATTEST)

Chairperson Campbell-Hein

Secretary-Treasurer

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