

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, November 14, 2019.

Chairperson Campbell-Hein called the meeting to order and upon a call of the roll, those present and absent were as follows:

Present: Lisa Campbell-Hein, Chairperson
Jenny Sykes, Commissioner
Joshua Robertson, Commissioner
Terri Goodman, Interim Secretary-Treasurer
James A. Jankowicz, Legal Counsel

Absent: Shelith, Hansbro, Vice Chair

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.

Hearing no comment, Chairperson Campbell-Hein presented the Minutes from the Regular Meeting of October 10, 2019. Commissioner Sykes moved to accept the Minutes as presented. Commissioner Robertson seconded the motion.

Hearing no comment, Chairperson Campbell-Hein called for a roll call vote to accept the minutes as presented. All voted “Aye”. The motion carried.

Chairperson Campbell-Hein presented the Closed Session Minutes of October 10, 2019. Commissioner Sykes moved to accept the Minutes as presented. Commissioner Robertson seconded the motion.

Hearing no comment, Chairperson Campbell-Hein called for a roll call vote to accept the minutes as presented. All voted “Aye”. The motion Carried.

Chairperson Campbell-Hein presented the Rent Roll/L&O Summary Report for the month of October 2019. Commissioner Sykes moved to receive and file the report. Commissioner Robertson seconded the motion.

Terri Goodman reported occupancy is holding steady at 98%. We have 9 vacant units and one fire restoration unit.

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 October 2019. Commissioner Sykes moved to receive and file the report. Commissioner Robertson seconded the motion.

Jody Palone reported the funding has been reduced so staff has been forced to slow down on the number of new leases signed.

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

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Chairperson Campbell-Hein presented the Wabash Crossing Occupancy Report for the month of October 2019. Commissioner Sykes moved to receive and file the report. Commissioner Robertson seconded the motion.

Terri Goodman reported the occupancy continues to decline. PH I stayed the same, PH II is down 2 units, and PH III stayed the same. There has been no progress with leasing units.

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 October 2019. Commissioner Sykes moved to receive and file the report and Commissioner Robertson 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 HCV Landlord Check Register Report for the month of October 2019. Commissioner Sykes moved to receive and file the report and Commissioner Robertson 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 Capital Fund Check Register Report for the month of October 2019. Commissioner Sykes moved to receive and file the report and Commissioner Robertson 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 September 2019. Commissioner Sykes moved to receive and file the report. Commissioner Robertson seconded the motion.

Terri Goodman reported there were insurance costs this month so that is why we are now showing 5 months in reserves overall.

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. 19-23

AUTHORIZING AND APPROVING REVISION OF THE HOUSING
CHOICE VOUCHER PROGRAM PAYMENT STANDARDS

WHEREAS, staff has completed a review of the Voucher Program Payment Standards in accordance with 24 CFR 888.111, and

WHEREAS, HUD made available the new Fair Market Rent schedule, and

WHEREAS, HUD adjustments increase some rents and decrease others, and

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WHEREAS PHA's may set payment standards between 90% and 110 % of FMR to reflect local market conditions and unit availability, and

WHEREAS, the Payment Standards will remain between 90% and 110% of Fair Market Rents for Decatur MSA; 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 Housing Choice Voucher Program Payment Standards is amended as noted effective January 1, 2019.

SRO - \$368 75% FMR	3 BR - \$1,013
0 BR - \$500	4 BR - \$1,066
1 BR - \$606	5 BR - \$1,226
2 BR - \$775	6 BR - \$1,386

Section 2. That the Executive Director or designee is authorized to implement new Payment Standards effective January 1, 2020.

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

Jody Palone, Housing Choice Voucher Coordinator, explained the process for this analysis and that it is required every year. There was only a small increase for units with 0, 1, 4, 5, and 6 bedrooms. Two and three bedroom units stayed the same.

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 the Commissioners' consideration and approval:

RESOLUTION NO. 19-24
APPRECIATION AND COMMENDATION
TO
WILLIAM GOSCH

WHEREAS, Mr. William Gosch has served 10 years as a Commissioner of the Decatur Housing Authority, and

WHEREAS, Mr. Gosch has given generously and willingly of his time, talents and energy in exercising his duties and responsibilities as a Commissioner of Decatur Housing Authority without expectation of reward other than the recognition of his fellow citizens and the personal satisfaction of achievement, and

WHEREAS, Mr. Gosch's selfless service has earned the respect and gratitude of his fellow Commissioners, the officers, employees and residents of the Decatur Housing Authority; now, therefore,

BE IT RESOLVED that it is the unanimous opinion of the Commissioners of the Decatur Housing Authority that the loss of Mr. Gosch's services as a Commissioner of this Authority is a loss not only to this Board, but to the entire Decatur community which he has served so faithfully and well; and, further

BE IT RESOLVED that the Secretary of this Authority be and is, hereby, instructed and directed to spread this Resolution upon the official minutes of this Authority as testimonial of the high respect and esteem of those among whom Mr. Gosch has served, and that a copy of this Resolution, suitably imprinted and framed, be presented to him.

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Dated at Decatur, Illinois this 14th day of November, 2019.

Lisa Campbell-Hein, Chairperson

Jenny Sykes, Commissioner

Shelith Hansbro, Vice Chair

Joshua Robertson, Commissioner

ATTEST:



Terri Goodman, Interim-Secretary- Treasurer

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

Chairperson Campbell-Hein expressed her gratitude for the service of Mr. Gosch. His service was invaluable to the work of the Decatur Housing Authority.

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

Old and New Business

Chairperson Campbell-Hein acknowledged our visitor at the meeting, Kristin Carr, who resides at 1635 N 27th Street, and who is Mr. Gosch’s neighbor. The staff reached out to Ms. Carr regarding the vacancy created when Mr. Gosch resigned due to his health. Ms. Carr has expressed interest in joining the board as the replacement for Mr. Gosch. Ms. Carr has been instrumental in helping Bill and his son with the transition to alternate housing arrangements. Mr. Gosch is in a nursing home where he can receive the help he needs, and his son has been transferred to a Highrise where he is becoming more self-sufficient. The board expressed their appreciation for Ms. Carr’s hard work during this transition.

Terri Goodman reported she has received two calls regarding the default letter that was mailed to East Lake Development on November 1, 2019. One was from the Vice President of Asset Management at the Bank of America, and one from the Institutional Advisory Group who represents a Not-for-Profit based in DC who preserves affordable housing nationwide. There has been no response

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from Mr. Higginbottom at this time.

Jim Jankowicz handed out the employment contract for Terri Goodman offering the Executive Director position. This will be presented at the next meeting for official acceptance and ratification.

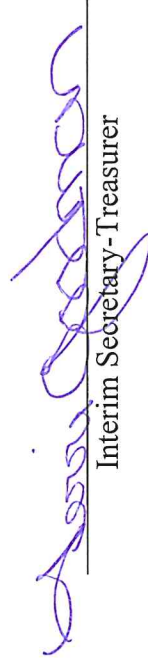
Kristin Carr gave a quick background about herself and how she became involved with the Gosch's. Jim Jankowicz stated staff will make a recommendation to the Mayor to appoint Ms. Carr to fulfill the remainder of Mr. Gosch's term.

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

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

The motion carried unanimously. The meeting adjourned at 4:23 p.m.

(ATTEST)


Interim Secretary-Treasurer


Chairperson Campbell-Hein

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