

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

Annual 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 4:00 p.m. on Monday, February 28, 2022.

Vice Chair Hansbro called the meeting to order and upon a call of the roll, those present and absent were as follows:

Present: Shelith Hansbro, Vice Chairman
Jenny Sykes, Commissioner
Kristin Carr, Commissioner
Terri Goodman, Secretary-Treasurer
James A. Jankowicz, Legal Counsel

Absent: Lisa Campbell, Chairperson
Joshua Robertson, 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 Chair Hansbro presented the Open Time of the agenda.

Hearing no comments, Vice Chair Hansbro called for a motion to nominate a slate of officers. Commissioner Sykes made a motion to nominate the current slate. Commissioner Carr seconded the motion.

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

Vice Chair Hansbro called for a motion to elect the slate of officers. Commissioner Sykes made a motion to elect the slate. Commissioner Carr seconded the motion.

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

Vice Chair Hansbro presented the Minutes from the Regular Meeting of January 13, 2022. Commissioner Sykes moved to table the minutes. Commissioner Carr seconded the motion.

Hearing no comment, Vice Chair Hansbro called for a roll call vote to table the minutes. All voted “Aye”. The motion carried.

Vice Chair Hansbro presented the Rent Roll/L&O Summary Report for the month of January 2022. Commissioner Sykes moved to receive and file the report. Commissioner Carr seconded the motion.

Shara LeBeau reported occupancy is 97%.

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

Vice Chair Hansbro presented the Housing Choice Voucher Program Occupancy report for the month of January 2022. Commissioner Sykes moved to receive and file the report. Commissioner Carr seconded the motion.

Shara LeBeau stated the utilization has not changed.

February 28, 2022

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

Vice Chair Hansbro presented the Wabash Crossing Occupancy Report for the month of January 2022. Commissioner Sykes moved to receive and file the report. Commissioner Carr seconded the motion.

Terri Goodman stated the occupancy has increased by three.

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

Vice Chair Hansbro presented the General Fund Check Register Report for the month of January 2022. Commissioner Sykes moved to receive and file the report and Commissioner Carr seconded the motion.

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

Vice Chair Hansbro presented the HCV Landlord Check Register Report for the month of January 2022. Commissioner Sykes moved to receive and file the report and Commissioner Carr seconded the motion.

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

Vice Chair Hansbro presented the Capital Fund Check Register Report for the month of January 2022. Commissioner Sykes moved to receive and file the report and Commissioner Carr seconded the motion.

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

Vice Chair Hansbro presented the Financial Reports for the period through the end of December 2021. Commissioner Sykes moved to receive and file the report. Commissioner Carr seconded the motion.

Shara LeBeau reported this is the final month for Covid expenses. The funding is all expended.
Hearing no further comment, Vice Chair Hansbro called for a roll call vote. All voted “Aye”.
The motion carried.

Vice Chair Hansbro presented the following resolution for Commissioners’ consideration and approval:

RESOLUTION NO. 22-03

AUTHORIZING AND APPROVING SUBMISSION NO. 1 OF THE
DECATUR HOUSING AUTHORITY’S OPERATING BUDGET FOR
THE CALENDAR YEAR 2022

WHEREAS, we have received the budget form information from the Department of Housing and Urban Development, and

WHEREAS, HUD requires that it be adopted verbatim in their format; now, therefore,

February 28, 2022

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

Section 1. That the attached summaries of form HUD-52722 and 52723 for the 2022 calendar year operating budget be authorized and approved as presented.

Section 2. That all proposed charges and expenditures shall be administered in a manner consistent with the provisions of the law and the Annual Contributions Contract, C-1030.

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

Shara LeBeau reported the funding is down a little for this year due to changes to the formula calculations.

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

Vice Chair Hansbro presented the following resolution for Commissioners’ consideration and approval:

RESOLUTION NO. 22-04

AUTHORIZING AND APPROVING A REQUEST FOR PROPOSALS FOR THE DECATUR HOUSING AUTHORITY’S GROUP HEALTH INSURANCE

WHEREAS, the Authority provides group health insurance for its employees which includes dental and vision insurance, and

WHEREAS, the current policy with Health Alliance expires May 31, 2022, and

WHEREAS, because of the significant cost of health premiums it is prudent for the Authority to review other options; 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 Executive Director or designee is authorized to Request Proposals to examine alternatives to current group health coverage.

Section 2. That the Executive Director or designee is directed to identify criteria for evaluating received proposals.

Section 3. That the Executive Director or designee is directed to form a committee to review said proposals.

Section 4. That following review and analysis, the Executive Director or designee will present to the Board a recommendation by the committee for approval and acceptance of a contract for these services.

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

Terri Goodman stated the representatives from the Teamsters would like to offer a proposal for our group health insurance plan so we are accepting proposals from all companies who express interest in an effort to ensure transparency.

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

Old and New Business

Terri Goodman stated there is no business to discuss.

Hearing no further comments, Vice Chair Hansbro called for a motion to enter into closed session to conduct the six-month review of closed session minutes in accordance with 5 ILCS 120/2 (c) (21).

Commissioner Sykes made a motion to enter closed session and Commissioner Carr seconded the motion.

Hearing no comment, Vice Chair Hansbro called for a roll call vote. All voted “Aye”. The motion carried. The board entered closed session at 4:12 p.m.

The board returned to open session at 4:15 p.m.

Commissioner Sykes made a motion to open the minutes of August 19, 2021, and all other closed minutes remain closed. Commissioner Carr seconded the motion.

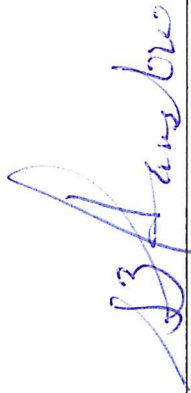
Hearing no comment, Vice Chair Hansbro called for a roll call vote. All voted “Aye”. The motion carried.

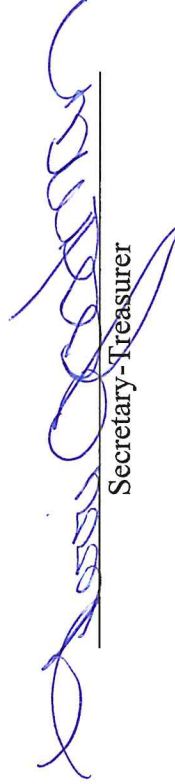
Vice Chair Hansbro stated there was no further business to come before the Board. Commissioner Sykes moved to adjourn, and Commissioner Carr seconded the motion. Upon a call of the roll, the Commissioners voted as follows:

Vice Chair Hansbro, “Aye”,
Commissioner Sykes, “Aye”, and
Commissioner Carr, “Aye”.

The motion carried unanimously. The meeting adjourned at 4:16 p.m.

(ATTEST)



Vice Chair Hansbro

Secretary-Treasurer

February 28, 2022