

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 special session at the Don F. Davis Center, 1808 East Locust Street, Decatur, Illinois at 3:30 p.m. on Thursday, March 10, 2022.

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

Present: Lisa Campbell, Chairperson
Shelith Hansbro, Vice Chairman
Joshua Robertson, Commissioner
Kristin Carr, Commissioner
Terri Goodman, Secretary-Treasurer
James A. Jankowicz, Legal Counsel

Absent: Jenny Sykes, 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 presented the Open Time of the agenda.

Hearing no comment, Chairperson Campbell presented the Minutes from the Regular Meeting of January 13, 2022. Commissioner Robertson moved to accept the minutes as presented. Commissioner Carr seconded the motion.

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

Chairperson Campbell presented the minutes of the Annual Meeting held on February 28, 2022. Vice Chair Hansbro moved to accept the minute as presented. Commissioner Carr seconded the motion.

Hearing no comments, Chairperson Campbell called for a roll call vote. All voted “Aye” except Commissioner Robertson and Chairperson Campbell who abstained. The motion carried.

Chairperson Campbell presented the minutes of the Closed Session held on February 28, 2022. Vice Chair Hansbro moved to accept the minutes as presented. Commissioner Robertson seconded the motion.

Hearing no comments, Chairperson Campbell called for a roll call vote. All voted “Aye” except Commissioner Robertson and Chairperson Campbell who abstained. The motion carried.

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

Shara LeBeau reported occupancy is 97%. Terri Goodman reported there will be several evictions in the scattered sites so that number will drop in the next report.

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

At this time, there was a visitor at the meeting who would like to address the board. Jim Jankowicz stated this is normally not done after open time, but he and the board concurred they would listen to the visitors comments. Ms. Abeer Motan stated she came to the meeting to be an advocate for

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the public. She would like to request that the Housing Authority open up the office to the public now that some covid restrictions have been lifted. She also expressed the desire for the Housing Authority to double the penalties for lease violations so the criminals will stop breaking the law. We need to all work together to clean up the City of Decatur. After further discussion, Chairperson Campbell thanked Ms. Motan for coming to the meeting to express her concerns.

Chairperson Campbell presented the Housing Choice Voucher Program Occupancy report for the month of February 2022. Vice Chair Hansbro moved to receive and file the report. Commissioner Robertson seconded the motion.

Jody Palone, HCV Coordinator, reported utilization is at 101%. In February we issued an additional 10 vouchers and will be pulling 20 more applications for processing.

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

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

Terri Goodman stated she talked to the property manager, and they are waiting on kitchen cabinets and bathroom vanities, but they have 15 units close to being renovated.

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

Chairperson Campbell presented the General Fund Check Register Report for the month of February 2022. Commissioner Robertson moved to receive and file the report and Commissioner Carr seconded the motion.

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

Chairperson Campbell presented the HCV Landlord Check Register Report for the month of February 2022. Vice Chair Hansbro moved to receive and file the report and Commissioner Robertson seconded the motion.

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

Chairperson Campbell presented the Capital Fund Check Register Report for the month of February 2022. Commissioner Robertson moved to receive and file the report and Commissioner Carr seconded the motion.

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

Chairperson Campbell presented the Financial Reports for the period through the end of January 2022. Vice Chair Hansbro moved to receive and file the report. Commissioner Carr seconded the motion.

Shara LeBeau reported the operating expenses are higher due to all Cares Act funding being expended. The reserves remain the same as the last month’s report.

Hearing no further comment, Chairperson Campbell called for a roll call vote. All voted “Aye”.

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The motion carried.

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

RESOLUTION NO. 22-05

ADOPTING A PROPERTY MANAGEMENT AGREEMENT BETWEEN THE DECATUR HOUSING AUTHORITY AND DECATUR PILOT, NFP

WHEREAS, the Decatur Pilot, NFP has been established as a Not-For-Profit tax-exempt instrumentality of the Decatur Housing Authority, and

WHEREAS, Decatur Pilot, NFP was established to support efforts of Decatur Housing Authority including but not limited to development of public low income and affordable housing, commercial and business initiatives related to or in connection with affordable housing, and

WHEREAS, the board of Directors of Decatur Pilot, NFP shall be the same as the Board of Commissioners of the Decatur Housing Authority, and

WHEREAS, the Property Management Agreement is needed to establish management principles for properties of Decatur Pilot, NFP, managed by DHA; now, therefore

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

Section 1. That the attached Property Management Agreement between the Decatur Housing Authority and PILOT, NFP dated February 17, 2022, be approved.

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

Jim Jankowicz, DHA Attorney, stated this is the same property management agreement that was requested by AHRMA, and approved at the recent Pilot, NFP meeting. Mr. Jankowicz further stated by approving this resolution, the agreement is now also on file with the Housing Authority.

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

Old and New Business

Terri Goodman stated we had another shooting at Cassell Court. Luckily there were no fatalities reported. The shooting was a result of a domestic dispute.

Ms. Goodman further reported that HUD has hired a consulting firm to conduct interviews with staff. They have now requested interviews with the board commissioners. This will be a virtual interview. After some discussion about availability, it was determined that March 24th at 2:00 p.m. would work for those in attendance. This will need to be verified with Commissioner Sykes.

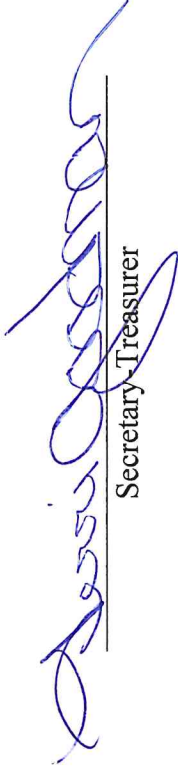
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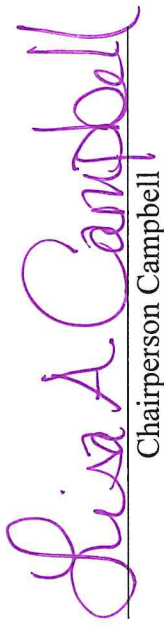
Chairperson Campbell stated there was no further business to come before the Board. Commissioner Robertson moved to adjourn, and Vice Chair Hansbro seconded the motion. Upon a call of the roll, the Commissioners voted as follows:

Vice Chair Hansbro, “Aye”,
Chairperson Campbell, “Aye”,
Commissioner Carr, “Aye”, and
Commissioner Robertson, “Aye”.

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

(ATTEST)


Secretary-Treasurer


Chairperson Campbell