

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, August 11, 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 Jenny Sykes, Commissioner Kristin Carr, Commissioner Terri Goodman, Secretary-Treasurer James A. Jankowicz, Legal Counsel
Absent:	Shelith Hansbro, Vice Chairman Josh 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:

Chairperson Campbell presented the Open Time of the agenda.

A visitor, Ms. Abeer Motan, stated she has handed out a plan with ideas for the City of Decatur and asks the Decatur Housing Authority to support this plan. She further stated she feels she is being abused by the Housing Authority. Chairperson Campbell explained that we may have misperceived her comments from the last meeting. Jody Palone explained the process to qualify for a two-bedroom house. Ms. Motan stated she feels like she lives in a cage and it should not pass inspection. Terri Goodman, Executive Director stated we follow all regulations regarding leasing and occupancy.

Hearing no further comment, Chairperson Campbell presented the Minutes from the Regular Meeting of July 14, 2022. Commissioner Sykes moved to accept the minutes as presented. Commissioner Carr seconded the motion.

Jim Jankowicz, DHA Attorney, stated there are two errors in the minutes and explained what the errors are.

Chairperson Campbell called for a motion to accept the minutes as corrected. Commissioner Sykes moved to accept the minutes as corrected. Commissioner Carr seconded the motion.

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

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

Shara LeBeau tenants are leaving for various reasons and we are struggling to keep up. We still have vacant positions that need to be filled.

Hearing no further comment, Chairperson Campbell called for a roll call vote. All voted August 11, 2022

“Aye”. The motion carried.

Chairperson Campbell presented the Housing Choice Voucher Program Occupancy report for the month of July 2022. Commissioner Sykes moved to receive and file the report. Commissioner Carr seconded the motion.

Jody Palone reported we have completed the data entry for the last lottery. They have pulled 20 this week and will pull 20 more next week and 20 more the week after that. We have a new temporary inspector so that will help. She further stated that 179 out of 400 are needing one bedroom Section 8 units. Chairperson Campbell inquired about the rent rates. Jody stated we are having a call with HUD on the 23rd to discuss this.

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 July 2022. Commissioner Sykes moved to receive and file the report. Commissioner Carr seconded the motion.

Terri Goodman stated nothing has changed. She further stated she had a phone call with HUD regarding Elzie Higgenbottom and his history of non-performance on other properties. HUD inquired if the board is in agreement with moving forward with formal procedures for non-performance. Terri Goodman stated yes they are. Discussions are going to start up again. Chairperson Campbell inquired if we will know more by the next meeting. Terri responded it will probably be a couple months. Chairperson Campbell stated she looks forward to hearing what the outcome will be.

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 July 2022. Commissioner Sykes moved to receive and file the report and Commissioner Carr seconded the motion. Commissioner Sykes inquired about the cost for security. Terri Goodman stated this is an initial cost and it will go down over time. Jim Jankowicz inquired if they are working well with the City Police Department. Terri stated yes.

Hearing no further 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 July 2022. Commissioner Sykes 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 Capital Fund Check Register Report for the month of July 2022. Commissioner Sykes 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 August 11, 2022

June 2022. Commissioner Sykes moved to receive and file the report. Commissioner Carr seconded the motion.

Shara LeBeau reported the Section 8 funding is lower than normal due to HUD holding funds. We still have access to the funds. She further stated the COCC statement reflects the settlement funding.

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

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

RESOLUTION NO. 22-16

AUTHORIZING AND APPROVING INVITATION OF BIDS FOR TREE REMOVAL SERVICES

WHEREAS, the Authority periodically surveys the properties to see if there is overgrown foliage, and dead trees, and

WHEREAS, the anticipated cost of tree removal services exceeds the threshold for the use of sealed bidding procedures, and

WHEREAS, the Authority will solicit bids by advertising in local newspapers and trade publications; 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 invitation for bids for Tree Removal Service be authorized and approved.

Section 2. That advertisements be placed in local newspapers and trade publications.

Section 3. That the Executive Director or designee is authorized to execute all necessary documents.

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

Ms. Hackert stated this resolution simply approves Invitation of Bids for Tree Removal Services. It has become apparent we need to take down more dead trees. There are a couple that neighboring citizens are concerned with, so they are included in this project. There are a total of 46 trees included in the project.

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 a mishap at the Townhouse development where a car drove

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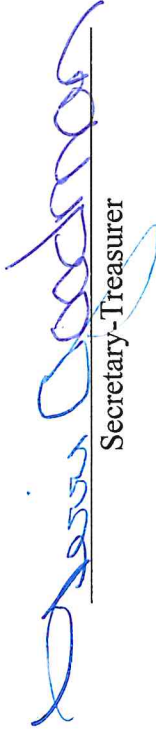
into one of the attached storage units. There were no injuries. We are awaiting bids for repairs and filed an insurance claim.

Chairperson Campbell 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:

Chairperson Campbell, “Aye”,
Commissioner Sykes, “Aye”, and
Commissioner Carr, “Aye”.

The motion carried unanimously. The meeting adjourned at 4:20 p.m.

(ATTEST)


Secretary-Treasurer


Chairperson Campbell