



**Peoria Housing Authority
Board of Commissioners
Annual Board Meeting and
Regular Board Meeting**

**Monday, January 22, 2018
MINUTES**

OPENING: At 4:30 p.m., Vice Chairman Cannon opened the Annual meeting with the Pledge of Allegiance, a moment of silence and roll call.

ROLL CALL: Commissioners Present: Vice Chairman Cannon, Commissioner Andrews, Commissioner Fox via phone conference, Commissioner Brown and Commissioner Childs

ATTENDING PHA STAFF: Paul Bollinger, Theresa Switzer, Aldisa Slaughter, Bret Stone, Nicole Krol, and PHA Attorney, Andrew Keyt

ELECTION OF OFFICERS: Commissioner Andrews made a motion to carry over the same slate of officers. Commissioner Brown seconded the motion.

Jim Fassino, Chairman

Carl Cannon, Vice Chairman

Anne Fox, Treasurer

Alma Brown, Secretary

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried.

ADJOURNMENT OF THE ANNUAL MEETING: Vice Chairman Cannon made a motion to adjourn the Annual meeting

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried.

Annual Meeting adjourned at 4:36 p.m.

OPENING: At 4:37 p.m., Vice Chairman Cannon opened the Regular Monthly Meeting.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried.

COMMUNITY COMMENTS:

Karrie Alms, 1005 N.E. Perry Ave., expressed her appreciation on the job being done on the minutes. The reporting is much clearer, and gives a better understating of what is going on, which is a great benefit to the community. Mrs. Alms stated her concern of having Treasurer Fox attending the meeting via phone conference, noting OMA guidelines. Attorney A. Keyt responded it is his understanding that Treasurer Fox is ill, which constitutes a personal emergency, not enabling her to be present, which is allowed under the OMA.

Jason Yordy, 412 N. Third Ave., Morton stated he wanted to address an issue that occurred at 1800 N. Linn. Mr. Yordy stated he was extremely impressed with the leadership of Peoria Housing Authority. The issue was addressed with A. Jordan, HCV Director and P. Bollinger, CEO. Mr. Yordy stated the issue was handled in a very timely fashion with a follow up phone call by P. Bollinger Sunday evening. Mr. Yordy stated his intentions this evening were not to complain, but to affirm the leadership of A. Jordan and P. Bollinger.

APPROVAL OF THE DECEMBER 18, 2017 REGULAR BOARD MEETING MINUTES:

Vice Chairman Cannon asked if there were any questions or comments regarding the December minutes. Hearing none, Vice Chairman Cannon asked for a roll call to approve the minutes from the December 18, 2017 Regular Board Meeting.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried.

REPORTS: Vice Chairman Cannon stated he would like to treat the next portion, reports, ordinances, and resolutions as a consent agenda. If a Commissioner would like an item within that agenda pulled off, it can be removed, and all items will be voted on at once.

Vice Chairman Cannon asked if any Commissioners had the desire to pull any of the items 1-6 from the agenda. Hearing none, Vice Chairman Cannon called for a roll call vote to accept items 1-6 as is on the agenda.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried.

RESOLUTION 012218-01 APPROVAL OF THE CONTRACT EXTENSION FOR INTERNAL AUDITING SERVICES

Vice Chairman Cannon asked if there were any further comments or questions regarding Resolution 012218-01 Approval of the Contract extension for Internal Auditing Services. Hearing none, Vice Chairman Cannon asked for a roll call vote.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried.

RESOLUTION 012218-02 APPROVAL OF THE CONTRACT EXTENSION FOR GENERAL LEGAL SERVICES

Vice Chairman Cannon asked if there were any further comments or questions regarding Resolution 012218-02 Approval of the Contract extension for General Legal Services. Hearing none, Vice Chairman Cannon asked for a roll call vote.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried

RESOLUTION 012218-03 APPROVAL OF THE CONTRACT EXTENSION FOR EVICTION LEGAL SERVICES

Vice Chairman Cannon asked if there were any further comments or questions regarding Resolution 012218-03 Approval of the Contract extension for Eviction Legal Services. Hearing none, Vice Chairman Cannon asked for a roll call vote.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried

RESOLUTION 012218-04 COLLECTION WRITE OFFS

Vice Chairman Cannon asked if there were any further comments or questions regarding Resolution 012218-04 Approval of Collection Write Offs. Hearing none, Vice Chairman Cannon asked for a roll call vote.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried

RESOLUTION 012218-05 APPROVAL OF PHA POLICY PROHIBITING SEXUAL HARASSMENT

A. Keyt stated there are new provisions the state required for an updated Sexual Harassment Policy for all local governmental entities regarding reporting, procedure and consequences for making a false claim.

Vice Chairman Cannon asked if there were any further comments or questions regarding Resolution 012218-05 Approval of the PHA Policy Prohibiting Sexual Harassment. Hearing none, Vice Chairman Cannon asked for a roll call vote.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried

CEO REPORT/OPEN ITEMS LIST:

P. Bollinger stated a hearing is scheduled for February 9, 2018 with the BOR in regards to the tax exempt properties.

P. Bollinger requested the Waiver for Doug Draeger be added to the Open Item's list.

An update on Sterling Tower subrogation will be discussed under Executive Session Litigation.

Finance continues to work with the Fee Accountant to schedule time to start working on the Financial Data Schedule ("FDS") submission.

The 2018 Budgets are being loaded in to the system.

Procurement is working on training for all staff that have purchasing authorization to train on the purchasing and budget process.

HCV has received approval for \$736,504 in shortfall funds.

An offer for the Senior Regional Asset Manager position has been made and accepted.

Given the current staffing issues, as well as having an Asset Manager off on leave, there will be a delay in implementing the staff reorganization. Management is moving forward with moving the Assistant Asset Managers into Development Rolls to ensure there are staff present at all site offices.

REAC at AMP 011 (Harrison Homes III) has been completed. A score of 86 was received, which is twenty-five (25) points increase over last year. No other REAC Inspections have been scheduled.

Management continues to work with the Asset Management Team on Occupancy, Rent Collection, and Tenant Accounts Receivable.

Per the Board's request, a new report including Repayment Agreements has been added to the Board reports. There is a significant decrease in the number of delinquent Recertifications.

A third party inspection company continues to work with the HCV management team to complete the annual inspections.

The HCV Staff continue to work on cleaning up the delinquent Recertifications as well as Housing Quality Standards ("HQS") inspections.

HCV management continues to watch the discussions in reference to the HCV Renewal Awards to see what impact they will have on our HCV Budget.

The HCV staff is starting to work on the Section 8 Management Assessment Program ("SEMAP") submission, which will be presented at the February Board meeting.

The HCV Team is comfortable in the validity of the December projections in the HUD 2-Year Tool.

Capital Fund reporting is beginning to show activity again with the issuing of numerous Task Orders for or Capital Funds.

A Task Order for our Safety and Security Grant has been added. Colors have been added to the Table 1 to assist with distinguishing between the funding sources.

PHA has been re-awarded the Family Self Sufficiency ("FSS") grant. This award was for \$100,000 which is \$1,790 more than the previous award, which will assist with the Program offsets to fund these positions.

P. Bollinger reminded the Board of the 1st Public Housing Authority Recovery and Sustainability (PHARS) Team call with the Chicago Team on Tuesday, January 30, 2018 at 11:00 AM., asking the Commissioners to please let N. Krol know if they will be participating in that call.

VCA UPDATE:

P. Bollinger stated the only deliverable is on development, which is being drafted and sent to the FHEO.

AGENCY GOALS UPDATE:

P. Bollinger stated the Agency Goals have all been updated.

PHA is currently in negotiations with a vendor for leasing approximately 5300 sq ft. of the warehouse.

HCV UPDATE (Two Heartbeats per Bedroom)

A. Jordan stated after investigation, the findings for the number of families impacted by the Two Heartbeats per Bedroom resulted in 634 out of 1,609 families on the HCV program. The average dollar amount of the increase in rent would be \$156.00. Because of the department's lack of funding and not having the option to bring on new vouchers, different ways to save money on HAP payments needs to be explored. Adjusting voucher sizes would greatly assist in helping the department save money.

Vice Chairman Cannon stated it is a matter of educating PHA's tenants on how the program works, and A. Jordan has agreed to meet with current tenants who had concern with the downsizing policy.

Vice Chairman Cannon asked for a roll call vote from the Board to move forward with implementing the Two Heartbeats per bedroom Policy.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried

TAFT HOMES RENTAL ASSISTANCE DEMONSTRATION (RAD) APPLICATION AND REDEVELOPMENT UPDATE:

P. Bollinger stated redevelopment will be discussed in Executive Session.

BOARD COMMENTS:

Treasurer Fox stated the Audit and Finance Committee did not meet today.

EXECUTIVE SESSION:

The board may adjourn to, or meet solely in, executive session for, 5 ILCS 120/2(c)(1) – the appointment, employment, compensation, discipline, performance or dismissal of specific employees, and 5 ILCS 120/2(c)(5-6) – the purchase or lease of real estate or the settling of a price for sale or lease of real estate and 5 ILCS 120/2(c)(11) – Litigation. Vice Chairman Cannon asked for a motion to move into Executive Session. Motion moved by Commissioner Andrews seconded by Commissioner Brown.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried.

Entered Executive Session at 5:41 p.m.

ADJOURNMENT of EXECUTIVE SESSION, and RETURN to the REGULAR BOARD MEETING:

Vice Chairman Cannon asked for a motion to adjourn from Executive Session and return to the January Regular Board Meeting. Motion moved by Commissioner Brown seconded by Commissioner Childs.

Roll call:

Ayes: Commissioner's Andrews, Childs, Brown, Fox and Vice Chairman Cannon

Nay: None, motion carried.

Vice Chairman Cannon asked for a Motion to vote on the renewal of P. Bollinger's contract as CEO. Motion made by Commissioner Andrews, seconded by Commissioner Brown.

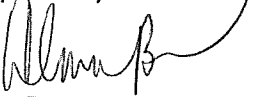
Roll Call:

Ayes: 0

Nay: 5

Meeting adjourned at 5:45 p.m.

Respectfully Submitted by:



Alma Brown

Board Secretary

/nk