



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

**Monday, August 22, 2016
MINUTES**

OPENING: At 4:31 p.m., Chair Zika opened the regular meeting with the Pledge of Allegiance, a moment of silence and roll call.

ROLL CALL: Commissioners Present: Chairman Zika, Commissioner Andrews, Commissioner Fox, Commissioner Fassino, and Commissioner Childs

ATTENDING PHA STAFF: Bret Stone, Thad Edmonds, Paul Bollinger, Yvonne Long, and Nicole Krol

PUBLIC PARTICIPATION: None

APPROVAL OF THE JULY 25, 2016 REGULAR BOARD MEETING MINUTES:

Chairman Zika asked if there were any questions or concerns with the July 25, 2016 minutes. Hearing none, Chairman Zika asked for a motion to approve. Motion to approve moved by Commissioner Andrews, seconded by Commissioner Childs.

Roll call:

Ayes: Commissioner's Andrews, Childs, Fox, Fassino and Chair Zika.

Nay: None, motion carried.

REPORTS : Chairman Zika stated all six reports will be voted on at the same time.

Human Resources:

Chairman Zika asked if there were any questions or concerns with the July 2016 HR report. Hearing none, Chairman Zika suggested moving on to the HCV report.

HCV:

Chicago Field Office confirmed the HCV program is on the watch list due to the amount of our reserves. A phone conference was held to discuss lease up and the additional steps needed to be removed from the list.

PHA has been accepted into the UPCS-V Demonstration Program. The UPCS-V Demonstration will convert the HCV program from the Housing Quality Standards ("HQS") protocol to the Uniform Physical Code Standards

("UPCS"). HUD REAC will hold a three day training in September at the Frank Campbell Community Center. Champaign, Knox County, Decatur, and Vermillion housing authorities will be attending the training as well.

PHA received communication from the City of Peoria regarding the Villa Bordeaux apartment complex. There have been reported management problems with the site along with complaints from the surrounding neighbors. The City of Peoria has requested the most recent inspections for the 32 HCV families located on the site.

Board members mentioned some charts included in the HCV Report still being difficult to comprehend.

Finance:

No comments from the board.

MOD:

Y. Long noted the article that was written in the Peoria Journal Star regarding the ceiling at Sterling Towers to be misleading. Plastic had been tacked on the bathroom ceiling until the abatement, carpentry, and paint work could be started. The plastic which became loose from the ceiling did fall while the resident was occupying the bathroom. Once notified, the situation was rectified in less than 3 hours. The plastic has been tacked back into place.

It has taken a considerable amount of time to go through the initial scope of work and negotiate with the adjuster to agree how the work would be performed and go out for bid. The contract was set for August 5, 2016, and work should begin today.

The tenant has been temporarily relocated.

Asset Management:

P. Bollinger stated the handout distributed to the board replaces page 59 of the board packet. The rent collection for the month of May was not 75.61%. The new chart represents the correct number of 88.59%.

FSS/ROSS:

Chairman Zika commended the employment of residents noted on page 74.

P. Bollinger stated HR is looking into a 6 month Career Link program which provides 28 hrs/week, free labor for PHA, along with an option to hire at the end of the 6 months. This program is funded by a grant received by Career Link.

Chair Zika asked if there were any additional questions or concerns about the Reports.

Hearing none, Chair Zika called for a motion to approve Reports 1-6. Motion to approve moved by Commissioner Andrews seconded by Commissioner Childs.

Roll call:

Ayes: Commissioner's Andrews, Childs, Fox, Fassino and Chair Zika.

Nay: None, motion carried.

RESOLUTION #082216-01 APPROVAL OF FINANCIAL MANAGEMENT POLICY

T. Edmonds stated during the Audit & Finance Committee meeting it was decided to table this resolution for the September board meeting. Commissioner Fassino commented there were minor but important changes

that needed to be addressed, however the committee was pleased with the work that has been done and look forward to its approval next month.

Chair Zika asked if there were any additional questions regarding the resolution. Hearing none, Chair Zika called for a motion to approve Resolution #082216-01. Motion to approve moved by Commissioner Fassino seconded by Commissioner Fox.

Roll call:

Ayes: Commissioner's Andrews, Childs, Fox, Fassino and Chair Zika.

Nay: None, motion carried.

RESOLUTION #082216-02 APPROVAL TO IMPLEMENT THE REVISED PUBLIC HOUSING UTILITY ALLOWANCE SCHEDULE

Chairman Zika stated this resolution requires a public hearing. **Public Hearing opened at 5:03 p.m.**

P. Bollinger stated the notice was posted at all sites including RiverWest, and no public written comments were received.

Chairman Zika asked if there was anyone present that would like to make a comment on the revised PH Utility Allowance Schedule. **Hearing None, Public Hearing was closed at 5:04.**

P. Bollinger stated this rate change only impacts Harrison Homes Redevelopment Phases II and III. The overall financial impact to the PHA is approximately 13K per year, due to the increase in the utility allowance paid to the tenants.

Chair Zika asked if there were any additional questions regarding the resolution. Hearing none, Chair Zika called for a motion to approve Resolution #082216-02. Motion to approve moved by Commissioner Andrews seconded by Commissioner Childs.

Roll call:

Ayes: Commissioner's Andrews, Childs, Fox, Fassino and Chair Zika.

Nay: None, motion carried.

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

Y. Long noted a correction in the second paragraph indicating the MOU including the first phase and subsequent phases. Although not finalized, the subsequent phases will not be part of the MOU.

There is a meeting scheduled for Wednesday with the high ranking firm to negotiate a Master Developer Agreement.

Chairman Zika stated the next step after meeting with the Master Developer should be to develop a strategy for moving forward, especially with communications with the City and the community in general.

Commissioner Fassino stated there may be opportunities in the community to find individuals with expertise to engage not as a committee, but as a source of good judgment to assist us engaging the public through media.

Y. Long noted the importance of receiving the approval for the upfront civil rights review submission amenity map which was finalized and uploaded to the HUD RAD Desk, on July 15, 2016.

OPEN ITEMS LIST:

Item 9 on the open items list, "reminder email to the board regarding the mandatory OMA training (sent 7/27/16)" will remain on the list until all Commissioners have completed the OMA training.

2016 GOALS UPDATE:

Chairman Zika noted 2 Goals under occupancy that should not have a completion date of 8/22, as well as the fourth goal listed under TARs needing a revised date as well.

Chairman Zika also noted 2 past due goals with 6/30 dates under Organize a Strategic Planning Session that needed to be updated.

HUD RECOVERY AGREEMENT:

P. Bollinger stated that he would communicate to the PHARS team that a 30-day extension is needed for the Financial Management Plan which was due 08.31.16. Training on the Preventive Maintenance Plan will take place this month.

CEO REPORT:

P. Bollinger stated he will be attending a HUD Listening Session in Detroit on Thursday and Friday of this week. The training will include changes in SEMAP, reforms in the HCV/PH Assessment systems, HCV administrative fee formula for the proposed rule, UPCS-V demonstration, and the PIC system.

BOARD COMMENTS:

Commissioner Fassino stated there have been two meetings this month for the Audit & Finance Committee. A Special meeting was held on 8/17/16 to review the preliminary audit of CliftonLarsonAllen, which is expected to be brought to the September board meeting.

The second committee meeting was to discuss changes to the board packet as it relates to finance.

Chairman Zika mentioned the Night Out Against Crime event being a success.

P. Bollinger thanked PHA Officer J. McKean for going above and beyond with his generous contribution to help fund the events held at the PHA sites.

EXECUTIVE SESSION:

The board may adjourn to, or meet solely in, executive session for, collective negotiating matters as specified in 5ILCS 120/2(c)(2), and department issues as specified in 5 ILCS 120/2(c)(1). Chair Zika asked for a motion to move into Executive Session. Motion moved by Commissioner Fassino seconded by Commissioner Fox.

Roll call:

Ayes: Commissioner's Andrews, Childs, Fox, Fassino and Chair Zika.

Nay: None, motion carried.

Moved to Executive Session 5:32 PM

ADJOURNMENT of the REGULAR BOARD MEETING

Chair Zika asked for a motion to adjourn the regular meeting. Motion moved by Commissioner Fox seconded by Commissioner Andrews.

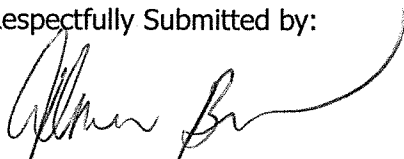
Roll call:

Ayes: Commissioner's Andrews, Childs, Fox, Brown and Chair Zika.

Nay: None, motion carried.

Meeting adjourned at 5:55 PM

Respectfully Submitted by:

A handwritten signature in cursive script, appearing to read "Alma Brown", with a long, sweeping flourish extending to the right.

Alma Brown
Board Secretary
/nk