

PEORIA HOUSING AUTHORITY BOARD OF COMMISSIONERS

**Monday, April 2, 2018
SPECIAL MEETING MINUTES**

**Peoria Housing Authority
Frank Campbell Community Center
4:30 pm regular session**

OPENING: Chairman Fassino opened the meeting at 4:31 pm.

ROLL CALL: Commissioners Present: Chairman Fassino, Vice-Chairman Cannon, Fox, Andrews, Draegger

Commissioner Absent: Childs

Late arrival: Brown (4:41 pm)

ATTENDING PHA STAFF: PHA/ SHA representative/ executive director Jackie Newman, PHA attorney Andrew J. Keyt

COMMUNITY COMMENTS: Chairman Fassino called for community comments. No speakers.

FASSINO OPENING COMMENTS: Chairman Fassino made opening comments thanking Theresa Switzer for her work as Interim Director and welcoming Jackie Newman and SHA. Also a recognition of staff. Jackie Newman gave remarks regarding her background and education and of those who will be primarily assisting with PHA from the SHA.

COMMISSIONER GOALS: Commissioners gave their individual thoughts on the goals for PHA. Chairman Fassino opened with remarks regarding the HUDs focus on occupancy.

Commissioner Fox indicated a desire to get to a Superior Housing Authority rating by HUD along with community success. Also staff recognition and accountability.

Commissioner Brown desires a residents first approach, responsiveness to community, communication and postings to website. Also, improved relationship with community.

Chairman Fassino indicated meeting HUD goals, particularly occupancy are his primary goals, a reduction of write offs and development.

Commissioner Cannon desires improved customer service and finality to the 2 heart beat confusion. He also would like to see college courses offered on site and a user friendly website.

Commissioner Draegger desires improved facilities.

Commissioner Andrews desires improvement to employee buy in to the mission of PHA.

Commissioners indicated Peoria has a family self-sufficiency program.

Jackie will review policies and procedures and PHA 5 year and 1 year plans.

A general discussion was had on the following issues: River West just crossed 15 year time frame and tax credit has reached affordability. There is funding available for development. There is a rehab or development discussion of Harrison/ Taft and capital plan discusses RAD usage. Chairman Fassino indicated HUD Chicago has a monthly call, generally with Steven DePietro (primary contact). Jackie indicated she is the president of the Illinois NARHO Board which is a good training resource for employees, and legislative initiatives.

Adjournment of regular session occurred with Motion by Fox, seconded by Cannon and unanimous vote of all Commissioners. Adjournment for purposes of public and press to talk to Jackie Newman. Announcement made that we would return for executive session discussion.

Executive Session: At 5:42 the Board returned to regular session and a motion was made to enter executive session. Motion by Andrews and seconded by Brown and unanimous roll call vote by Commissioners to enter Executive session for the purpose of discussing (1) collective bargaining pursuant to 5 ILCS 120/2(c)(2), (2) pending litigation including impending litigation due to threats of litigation pursuant to 5 ILCS 120/2(c)(11), (3) property acquisition pursuant to 5 ILCS 120/2(c)(5).

A motion was made by Commissioner Cannon to adjourn the Executive Session, seconded by Commissioner Fox. Unanimous roll call vote to return to regular session.

Return to Regular Session: The regular session of the PHA Board of Commissioners' meeting resumed at approximately 6:00 pm.

History of PHA Development: Chairman Fassino gave an overview of the history of the development issues with the PHA. Discussion of development history occurred.

Affordable Housing Plan: Discussion occurred regarding affordable housing plan in Peoria.

Meeting adjourned at 6:09 pm.

Respectfully Submitted by:

Andrew J. Keyt
Attorney

Approved by:

A handwritten signature in black ink, appearing to read "Alma Green". The signature is written in a cursive style with a large initial "A" and a long, sweeping underline.

PHA Board Secretary

April 02, 2018