

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF THE  
ROCK ISLAND HOUSING AUTHORITY  
HELD ON SEPTEMBER 5, 2017

---

The Board of Commissioners of the Rock Island Housing Authority (“RIHA”) met for the purpose of a Regular Meeting at the offices of the Rock Island Housing Authority, 227 21<sup>st</sup> Street, Rock Island, IL 61201, on September 5, 2017 at 6:06 p.m.

Present: Vern Winter, Chairman  
David Emerick  
Lori Pappas  
Susan Murray

Also present: Susan Anderson, Executive Director  
Laura Pierson  
Barb Tobin  
Gail Riggins  
Clint Gingerich  
Eric Waldman

There being a quorum present, Chairman Winter called the Meeting of the Board of Commissioners to order at approximately 6:06 p.m.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JUNE 6, 2017

A motion was made by Commissioner Pappas and seconded by Commissioner Murray for approval of the minutes of the regular meeting of RIHA held on June 6, 2017. Upon a voice vote the results were as follows:

Ayes:

Chairman Vern Winter  
David Emerick  
Lori Pappas  
Susan Murray

Nays:

None

The motion carried.

OCCUPANCY REPORT

Laura Pierson presented the Occupancy Report to the Board. Ms. Pierson stated that occupancy is at a satisfactory level as there are very minimal non-intentional vacancies.

NOTES:

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF THE  
ROCK ISLAND HOUSING AUTHORITY  
HELD ON SEPTEMBER 5, 2017

---

UPDATE REGARDING SUNSET HEIGHTS RENOVATION

Discussion was had by the Board that the Sunset Heights Renovation is on track. The Board noted that all of the numbers are satisfactory and construction is set to begin in November. Discussion was had that the project is in compliance with HUD for RAD identification, and construction is anticipated to take approximately one year.

NOTES:

RATIFICATION OF THE EXTENSION OF OPTION AGREEMENT

Discussion was had regarding the extension of the Option Agreement. It was presented to the Board that this extension amounts to a renewal of the previously filed paperwork, and extends the closing date until June, 2018.

A motion was made by Commissioner Emerick and seconded by Commissioner Pappas for approval of the extension of the Option Agreement. Upon a voice vote the results were as follows:

Ayes:

Chairman Vern Winter  
David Emerick  
Lori Pappas  
Susan Murray

Nays:

None

The motion carried.

RESOLUTION NO. 2017-005 APPROVING THE STRATEGIC PLAN/GOALS

The RIHA Strategic Plan was presented to the Board for its review. Discussion was had on the Plan and the goals that were sought to be met by RIHA by the year 2022. Further discussion was had on potential sites for future development as well as the current operations of RIHA. A motion was made by Commissioner Emerick and seconded by Commissioner Murray for approval of Resolution 2017-005 Approving the Strategic Plan/Goals. Upon a voice vote the results were as follows

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF THE  
ROCK ISLAND HOUSING AUTHORITY  
HELD ON SEPTEMBER 5, 2017

---

Ayes:

Nays:

Chairman Vern Winter  
David Emerick  
Lori Pappas  
Susan Murray

None

The motion carried.

MARKETING PLAN PRESENTATION

Gail Riggins presented the RIHA Public Relations Report to the Board. The report contained an exhaustive examination of the perception of RIHA in the local community and how this perception has changed over time. This report identifies the opportunities that the RIHA has improve its public perception, and it identifies the plan that can be followed to achieve this objective. Discussion was had by the Board on the Public Relations Report and its findings, as well as the steps that can be taken to improve its standing within the community.

NOTES:

RESOLUTION NO. 2017-006 APPROVING THE POLICE SERVICES CONTRACT

The proposed Police Services Contract was presented to the Board for its review. Discussion was had on this contract and the quality work currently being done by Officer Michael Wood. A motion was made by Commissioner Emerick and seconded by Commissioner Pappas for approval of Resolution 2017-006 Approving the Police Services Contract. Upon a voice vote the results were as follows:

Ayes:

Nays:

Chairman Vern Winter  
David Emerick  
Lori Pappas  
Susan Murray

None

The motion carried.

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF THE  
ROCK ISLAND HOUSING AUTHORITY  
HELD ON SEPTEMBER 5, 2017

---

RESOLUTION NO. 2017-007 APPROVING THE 2018 OPERATING BUDGET

The proposed 2018 Operating Budget was presented to the Board for its review. Discussion was had on the budget, including discussion in relation to the budget for the previous fiscal year. A motion was made by Commissioner Emerick and seconded by Commissioner Pappas for approval of Resolution 2017-007 Approving the 2018 Operation Budget. Upon a voice vote the results were as follows:

Ayes:

Nays:

Chairman Vern Winter  
David Emerick  
Lori Pappas  
Susan Murray

None

The motion carried.

RESOLUTION NO. 2017-008 APPROVING WRITE-OFF OF TENANTS' ACCOUNTS  
RECEIVABLE

Discussion was had by the Board regarding the proposed write-offs to tenants' accounts receivable. A motion was made by Commissioner Emerick and seconded by Commissioner Murray for approval of Resolution 2017-008 Approving the Write-offs of Tenants' Accounts Receivable. Upon a voice vote the results were as follows:

Ayes:

Nays:

Chairman Vern Winter  
David Emerick  
Lori Pappas  
Susan Murray

None

The motion carried.

OPERATIONAL UPDATES

Susan Anderson presented RIHA's operation updates to the Board, including the status of the current staff for the RIHA, security for RIHA staff and residents, and the ongoing communications with the OIG and HUD.

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF THE  
ROCK ISLAND HOUSING AUTHORITY  
HELD ON SEPTEMBER 5, 2017

---

OPEN FORUM

Chairman Winter inquired as to whether there was anyone present who desired to present to the Commission any questions and there were no responses.

NOTES:

ADJOURN

There being no further business to come before the Board, a motion was submitted by Commissioner Pappas and seconded by Commissioner Emerick to adjourn. Motion was passed unanimously by voice vote at 6:56 p.m. and the meeting adjourned.

---

President

ATTEST

---

Secretary/Treasurer