

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF ROCK ISLAND, ILLINOIS
HELD ON FEBRUARY 7, 2017

The Board of Commissioners of the Housing Authority of the City of Rock Island ("RIHA"), Illinois, met for the purpose of a Regular Meeting at the main offices of RIHA, 227 21st Street, Rock Island, Illinois, on February 7, 2017, at 5:00 p.m.

Present: Terry Brooks, Presiding Chairman
David Emerick
Rev. Joseph Williamson
Lauren Loftin
Lori Pappas
Susan Murray

Also present: Susan Anderson
Barb Tobin
Clint Gingerich
Steve Clark
Laura Pierson
John Daly
Ronald Billy, Jr.
Nathan Joseph
Jeffrey D. Jacobs

There being a quorum present, Presiding Chairman Brooks called the Meeting of the Board of Commissioners to formal order at 5:05 p.m.

INTRODUCTION OF SUSAN MURRAY AS RESIDENT COMMISSIONER

Susan Murray was welcomed as the RIHA and CHS Resident Commissioner by the Board of Commissioners.

NOTES:

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 1, 2016

Motion was made by Commissioner Pappas and duly seconded by Commissioner Emerick for approval of the minutes of the regular meeting of the commission held on November 1, 2016. Upon a voice vote, the results were as follows:

Ayes

Nays

Terry Brooks, Presiding Chairman
David Emerick
Rev. Joseph Williamson
Lauren Loftin
Lori Pappas
Susan Murray

None.

The motion carried.

OCCUPANCY REPORT

Laura Pierson presented the Occupancy Report to the Board. Ms. Pierson stated that there were two empty units at Lincoln Homes and five empty units at Spencer Towers that were being held for transfer. All other occupancy numbers are traditionally good. A question was asked by Commissioner Loftin regarding the waiting list. The waiting list is currently 338 for public housing and 364 for Section 8 housing.

NOTES:

APPROVAL OF BILLS FOR JANUARY 2017

A motion was made by Commissioner Pappas and duly seconded by Commissioner Williamson for approval of the January 2017 bills. Upon a voice vote the results were as follows:

Ayes

Terry Brooks, Presiding Chairman
David Emerick
Rev. Joseph Williamson
Lauren Loftin
Lori Pappas
Susan Murray

Nays

None.

The motion carried.

RAD UPDATE

Mr. Clark provided an update regarding the Sunset Height's Renovation. The only two bidders for the project were Winter Construction and Russell Construction. Both of these bids came in very high. It was agreed that negotiations would take place with the two construction firms that placed bids in an attempt to bring costs down. There was further discussion regarding how the change of administration from the Obama administration to the Trump administration would affect the RAD program. It was agreed that the change of administration would have little effect on the RAD program.

NOTES:

RESOLUTION NO. 2017-001 APPROVING THE COLLABORATION & INTERGOVERNMENTAL AGREEMENT FOR 2019 - 2024 ASSESSMENT OF FAIR HOUSING

The Resolution Approving Collaboration & Intergovernmental Agreement for the 2019 – 2024 Assessment of Fair Housing was presented to the Board. Ms. Anderson presented and provided information as to this collaboration with the various cities and housing authorities throughout the Quad Cities in an effort to substantially reduce costs to all interested parties. Motion was made by Commissioner Williamson and duly seconded by Commissioner Emerick for approval of the Resolution Approving Collaboration & Intergovernmental Agreement for the 2019 – 2024 Assessment of Fair Housing. Upon a voice vote, the results were as follows:

Ayes

Terry Brooks, Presiding Chairman
David Emerick
Rev. Joseph Williamson
Lauren Loftin
Lori Pappas
Susan Murray

Nays

None.

The motion carried.

OPERATIONAL UPDATES

Ms. Anderson reported to the Board the new property manager for Cascade Garden, Lynden Lane and Douglas Park Place: Jeff Westerfield. Additionally, Ms. Anderson discussed the organizational restructuring with the new Director of Operations: Laura Pierson; the new Director of Development and Compliance: Barb Tobin and the Family Self-Sufficiency (FSS) Coordinator and Resident Opportunities Specialists (ROSS) now reporting to Clint Gingerich.

Ms. Anderson discussed the OIG audit and stated that the Dispatch/Argus sensationalized the findings of this audit. She stated that RIHA is working with HUD to reach a resolution to the audit issues.

Various bills were discussed by Ms. Anderson such as developing a partnership with Lincoln Homes. Additionally, inquiries being made about expansion at Sunset Heights.

RIHA was awarded with the designation of High Performer for the Housing Choice Voucher Program.

Ms. Anderson also stated that SE Clark & Associates, Inc. will present a financial plan for RAD next month.

There was further discussion on revisions to the Section 8 Regs and the Housing Opportunity Through Modernization Act. Ms. Anderson stated that this will have little effect on RIHA.

Further, there was discussion on the new HUD rule prohibiting smoking in any public housing unit which must be in place by September 2018.

Ms. Anderson discussed current projects such as the Douglas Park siding renovation, drainage issues at Lynden Lane, and tuck-pointing at Spencer Towers. Unfortunately, RIHA did not

get an emergency grant for tuck-pointing at Sunset Heights. RIHA is working with Shive-Hattery on these projects.

There was further discussion on former workers from Brandt Construction that were protesting outside of the RIHA office. Ms. Anderson stated that these individuals were upset with RIHA for contracting with Brandt Construction. RIHA staff met with these individuals to understand their issues.

OPEN FORUM

Presiding Chairman Brooks 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 Loftin and duly seconded by Commissioner Emerick to adjourn the meeting. Motion was passed unanimously by voice vote at 5:58 p.m. and the meeting adjourned.

Chairman

ATTEST:

Secretary/Treasurer