

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF ROCK ISLAND, ILLINOIS
HELD ON JUNE 7, 2016

The Commissioners of the Housing Authority of the City of Rock Island (“RIHA”), Illinois, met for the purpose of a Regular Meeting at the Cascade Garden Community Room, 655 Cascade Garden Road, Rock Island, Illinois, on June 7, 2016 at 5:34 p.m.

Present: Vern Winter, Chairman
Dave Emerick
Lauren Loftin
Lori Pappas
Kenneth Simmons
Susan Anderson, Secretary/Treasurer

Also present: Gail Brooks
Steve Clark
Clint Gingerich
Mark Hunt
William J. Snyder
Barb Tobin
Zarinah Thompson
Lori Weber
Brian Witt

There being a quorum present Chairman Winter called the Meeting of the Board of Commissioners to order at 5:34 p.m.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MARCH 2, 2016

Motion was made by Commissioner Emerick and duly seconded by Commissioner Pappas for approval of the minutes of the regular meeting of the commission held on March 2, 2016. Upon a voice vote, the results were as follows:

Ayes

Vern Winter, Chairman
Dave Emerick
Lori Pappas
Kenneth Simmons
Lauren Loftin

Nays

None

The motion carried.

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INTRODUCTION OF NEW LIAISON OFFICER

Mr. Hunt introduced Officer Michael Wood, Rock Island Police Officer and RIHA's new Liaison Officer.

APPROVAL OF MINUTES OF THE JOINT STRATEGIC PLANNING SESSION OF MAY 14, 2016

Motion was made by Chairman Winter seconded by Commissioner Loftin for approval of the minutes of the Joint Strategic Planning Session held on May 14, 2016. Upon a voice vote, the results were as follows:

Ayes

Vern Winter, Chairman
Dave Emerick
Lori Pappas
Kenneth Simmons
Lauren Loftin

Nays

None

The motion carried.

OCCUPANCY REPORT

Mark Hunt presented the Occupancy Report to the Board and covered several areas of interest, namely:

1. Lincoln Homes is 0% vacant.
2. 3rd and 11th is 0% vacant
3. Sunset Heights is 0% vacant
4. Spencer Towers is 1% vacant
5. Housing Choice Vouchers - 234 being used currently serving 818 occupants.
6. Douglas Park Place is 0% vacant
7. Cascade Garden is 3% vacant
8. Lynden Lane is 0% vacant
9. Rental Housing Support has 42 units leased, serving 112 occupants and 13 units currently available.

Mr. Hunt noted that RIHA in general has low vacancy rates and added that Douglas Park Place is well occupied. Mr. Hunt specifically mentioned that Cascade Garden's vacancy rate jumped to 3%, but indicated that the property had a total of only 2 vacant units. Mr. Hunt clarified that the 13 available units under Rental Housing Support have no funding and that they require funding to utilize even though they appear vacant in the report. Lastly, Mr. Hunt indicated that RIHA and CHS have almost 100% occupancy throughout their properties.

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APPROVAL OF BILLS

Invoices from Simplex Grinell, Ryan & Associates, and Johnson Contracting Company totaling the amount of \$6,474.00 was submitted to the Board for its approval. A motion was made by Commissioner Emerick and seconded by Commissioner Pappas that the above listed bills be approved. Upon a roll call vote, the results were as follows:

Ayes

Vern Winter, Chairman
Dave Emerick
Lori Pappas
Kenneth Simmons
Lauren Loftin

Nays

None

The motion carried.

PRESENTATION OF COMMENTS FROM THE AGENCY PLAN PUBLIC HEARING

Comments from the Agency Plan Public Hearing were presented to the Board by Mr. Hunt. Mr. Hunt stated that only he and Ms. Weber were present at the hearing, adding that attendance at the individual property site meetings regarding the Agency Plan were all well attended. Mr. Hunt explained that the hearing was to be a forum to answer any additional questions that the public had in addition to the site meetings.

PRESENTATION OF COMMENTS BY THE RESIDENT ADVISORY BOARD
CONCERNING REVISIONS TO THE AGENCY PLAN

Comments by the Resident Advisory Board concerning revisions to the Agency Plan were presented to the Board by Ms. Weber. Ms. Weber indicated that the Resident Advisory Board had no comments concerning revisions to the Agency Plan. Ms. Weber and the Resident Advisory Board recommended that the Board approve the proposed revisions to the Agency Plan.

RESOLUTION [NO. 2016-002](#) APPROVING CHANGES TO THE AGENCY PLAN

The changes to the Agency Plan were presented to the Board. Chairman Winter reiterated that the residents approved the changes.

A motion was submitted by Commissioner Pappas and seconded by Commissioner Emerick that the changes to the Agency Plan be approved. Upon a voice vote the following ensued:

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Upon a roll call vote the results were as follows:

Ayes

Nays

Vern Winter, Chairman
Dave Emerick
Lori Pappas
Kenneth Simmons
Lauren Loftin

None

| RESOLUTION NO. 2016-003 APPROVING THE CONDITIONAL COMMITMENT LETTER FOR THE RENEWAL OF THE RENTAL HOUSING SUPPORT PROGRAM

The Conditional Commitment Letter for the Renewal of the Rental Housing Support Program was presented to the Board. Mr. Gingrich indicated that the renewal goes into effect on July 1, 2016. Ms. Anderson recommended that the Resolution be approved.

A motion was submitted by Commissioner Pappas and seconded by Commissioner Emerick that the Conditional Commitment Letter for the Renewal of the Rental Housing Support Program be approved. Upon a voice vote the following ensued:

Upon a roll call vote the results were as follows:

Ayes

Nays

Vern Winter, Chairman
Dave Emerick
Lori Pappas
Kenneth Simmons
Lauren Loftin

None

The motion carried.

| RESOLUTION NO. 2016-004 AUTHORIZING EXECUTION OF AN OPTION AGREEMENT IN CONNECTION WITH HUD'S RENTAL ASSISTANCE DEMONSTRATION FOR SUNSET HEIGHTS

An option agreement in connection with HUD's Rental Assistance Demonstration (RAD) for Sunset Heights was presented to the Board. Chairman Winter noted that the Board considered Sunset Heights, Spencer Towers and Lincoln Homes for the RAD program, but that it was determined at the March 1, 2016 meeting that Sunset Heights was the only property that it was financially viable to utilize the program with. Mr. Clark indicated that should the Board approve the Agreement, RIHA would have funding to support

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Sunset Heights for 20 years. Ms. Anderson noted that this move would allow for improvements to Sunset Heights and would bring stability to the property.

A motion was submitted by Commissioner Pappas and seconded by Commissioner Emerick that the Execution of an Option Agreement in Connection with HUD's Rental Assistance Demonstration for Sunset Heights be approved. Upon a voice vote the following ensued:

Upon a roll call vote the results were as follows:

Vern Winter, Chairman	None
Dave Emerick	
Lori Pappas	
Kenneth Simmons	
Lauren Loftin	

The motion carried.

OPERATIONAL UPDATES

Ms. Anderson highlighted Cascade Garden, Lynden Lane, and Douglas Park Place. She also welcomed Mr. Witt and Mr. Wood to RIHA. She mentioned that a long time colleague at HUD, Bill Wilkins is retiring from HUD. Ms. Anderson mentioned that the new uniforms worn by RIHA's maintenance staff look great. – Lastly, Ms. Anderson mentioned that Ms. Brooks has been engaging in public relations work.

Mr. Hunt discussed the improvements being made to the Spencer Tower parking lots, stating that a second entrance would not be added to the parking lot due to having to relocate utilities and the costs associated with relocating those utilities. Mr. Hunt reported on the job fair held last month at Spencer Towers which was open to the community as a whole. Mr. Hunt stated the event included a resume workshop and that the event had over 40 attendees. Lastly, Mr. Hunt mentioned that RIHA will host a safety meeting in July to be conducted by Officer Wood.

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.

ADJOURN

There being no further business to come before the Board, a motion was submitted by Commissioner Loftin and seconded by Commissioner Emerick to adjourn. Motion was passed unanimously by voice vote at 6:07 p.m. and the meeting adjourned.

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Chairman

ATTEST:

Secretary/Treasurer