

-
MINUTES OF THE REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF ROCK ISLAND, ILLINOIS
HELD ON APRIL 11, 2017

The Commissioners of the Housing Authority of the City of Rock Island (“RIHA”), Illinois, met for the purpose of a Regular Meeting at the offices of RIHA, 227 21st Street, Rock Island, Illinois, on April 11, 2017.

Present: Vern Winter, Chairman
David Emerick
Lauren Loftin
Susan Murray

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

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

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MARCH 14

Motion was made by Commissioner Loftin and seconded by Commissioner Emerick for approval of the minutes of the regular meeting of the commission held on March 14, 2017. Upon a voice vote, the results were as follows:

Ayes

Vern Winter, Chairman
David Emerick
Lauren Loftin
Susan Murray

Nays

None.

The motion carried.

OCCUPANCY REPORT

Laura Pierson presented the Occupancy Report to the Board and covered several areas of interest, namely:

1. The CHS properties are 100% occupied
2. The RIHA units have a vacancy rate of 25%

The high RIHA vacancy is due to units not being released at Sunset Heights in anticipation of the upcoming major rehab planned for that property.

RAD UPDATE

Eric Hanson presented to the Board highlights of the relationship between RIHA and the developer. All Board members present indicated that they were in consensus with the information presented.

RESOLUTION NO. 2017-002 APPROVING BOILER REPLACEMENT AT SPENCER TOWERS

Motion was made by Commissioner Emerick to approve the resolution to replace the boiler at Spencer Towers as presented. Commissioner Loftin made a motion to second the motion by Commissioner Emerick.

Role Call voted: All aye

The motion carried.

MARKETING UPDATES

Gail Brooks presented to the Board an update of marketing activities. Forty-one community interviews have been conducted. From that information RIHA will be able to identify marketing strategies.

RECOMMENDED CHANGE IN POLICY UPDATES TO THE AGENCY PLAN

Staff presented updates to the agency plan. Discussion included the presentation and reaction of residents to the new HUD smoke free rule. All apartments and grounds of the Housing Authority property will become smoke free. A gazebo will be added at affected sites to provide a smoking area.

OPERATIONAL UPDATES

Eight RIHA staff members, (including four maintenance staff members and four management staff members), will attend the IAHA (Illinois Association of Housing Authorities) Maintenance & Management Clinic in Decatur, IL next week (04/18/2017 – 04/21/2017).

Staff have recently completed compliance reports for the Illinois Housing Development Authority (IHDA). The report and software have changed creating extra time and effort but the reporting will be more automated in the future.

Meetings will be held with the Resident Advisory Board (RAB), at each site about the agency plan during the next month. Notice has been published and a public hearing will be held on May 18, 2017 at 4:00 P.M. for public comment about the agency plan. Notice has been sent to all residents and Section 8 participants.

RIHA has experienced more turnover of units this year than in the past. The warmer weather was attributed to some of the moves.

RIHA strategic planning session will be held on May 13, 2017.

OPEN FORUM

No comments

ADJOURN

There being no further business to come before the Board, a motion was submitted by Commissioner Loftin and seconded by Commissioner Murray to adjourn which motion was passed unanimously by voice vote at approximately 6:10 P.M. and the meeting adjourned.

Chairman

ATTEST:

Secretary/Treasurer