

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF ROCK ISLAND, ILLINOIS
HELD ON OCTOBER 13, 2016

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 October 13, 2016, at 5:03 p.m.

Present: Vern Winter, Chairman
Terry Brooks, Vice Chairman
David Emerick
Lauren Loftin
Lori Pappas
Rev. Joseph Williamson

Also present: Gail Brooks
Mark D. Hunt
Barb Tobin
Steve Clark
Eric Hanson
Nathan Joseph
Eric A. Waldman

There being a quorum present Presiding Chairman Winter called the Meeting of the Board of Commissioners to order at 5:03 p.m.

APPROVAL OF THE MINUTES OF THE ANNUAL MEETING OF SEPTEMBER 6, 2016

Motion was made by Commissioner Loftin and duly seconded by Commissioner Pappas for approval of the minutes of the ANNUAL meeting of the commission held on September 6, 2016. Upon a voice vote, the results were as follows:

Ayes

Vern Winter, Chairman
Terry Brooks, Vice Chairman
Dave Emerick
Lauren Loftin
Lori Pappas

Nays

None

Rev. Joseph Williamson

The motion carried.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 6, 2016

Motion was made by Commissioner Emerick and duly seconded by Commissioner Brooks for approval of the minutes of the REGULAR meeting of the commission held on September 6, 2016. Upon a voice vote, the results were as follows:

Ayes

Nays

Vern Winter, Chairman
Terry Brooks, Vice Chairman
Dave Emerick
Lauren Loftin
Lori Pappas
Rev. Joseph Williamson

None

The motion carried.

RAD UPDATE

Mr. Clark provided an update regarding Sunset Height' Renovation. Currently all of the necessary processes have been completed and due diligence is currently taking place. Mr. Clark presented to the Board a list of various bids from contractors for the Sunset Heights's Renovation. Discussion took place regarding the differences and specificity of the bids. Mr. Clark indicated that he can request that the architect draft a more specific design after which bids can then be obtained from various contractors. Upon instruction from the Board, Mr. Clark stated he will draft a plan reflecting this updated procedure and present it to the Board for approval. Mr. Clark noted that the current financial plan will be submitted on November 15th, 2016.

RESOLUTION NO. 2016-011 APPROVING THE GENERAL CONTRACTOR FOR SUNSET HEIGHTS RAD CONVERSION RENOVATION

The Resolution Approving the General Contractor for Sunset Heights RAD Conversion Renovation was presented to the Board. Motion was made by Commissioner Pappas and duly seconded by Commissioner Loftin to Table the Resolution Approving the General Contractor for Sunset Heights RAD Conversion Renovation. Upon a voice vote, the results were as follows:

Ayes

Nays

Vern Winter, Chairman
Terry Brooks, Vice Chairman
Dave Emerick
Lauren Loftin
Lori Pappas
Rev. Joseph Williamson

None

The motion carried.

RESOLUTION NO. 2016-012 APPROVING RIHA PERSONNEL POLICY UPDATES

The Resolution Approving RIHA Personnel Policy Updates was presented to the Board. Mr. Hanson discussed the legal reasoning behind the proposed policy updates and explained the effects that the policy updates would have. Motion was made by Commissioner Brooks and seconded by Commissioner Pappas to adopt the RIHA Policy Updates. Before a vote was taken, Commissioner Brooks withdrew his Motion and Commissioner Pappas withdrew her second. A Motion was made by Commissioner Brooks and seconded by Commissioner Pappas to amend the Resolution Approving RIHA Personnel Policy Updates to remove any provision of the Resolution Approving RIHA Personnel Policy Updates which would eliminate the progressive discipline policy currently present in the RIHA Personnel Policy. Upon a voice vote, the results were as follows:

Ayes

Nays

Vern Winter, Chairman
Terry Brooks, Vice Chairman
Dave Emerick

None

Lauren Loftin
Lori Pappas
Rev. Joseph Williamson

The motion carried.

Upon a voice vote to approve the Resolution Approving RIHA Personnel Policy Updates as amended, the results were as follows:

Ayes	Nays
Vern Winter, Chairman	Lauren Loftin
Terry Brooks, Vice Chairman	
Dave Emerick	
Lori Pappas	
Rev. Joseph Williamson	

RESOLUTION NO. 2016-013 APPROVING THE DEVELOPER FOR THE
LINCOLN HOMES PROJECT

The Resolution Approving the Developer for the Lincoln Homes Project was presented to the Board. Mr. Hanson discussed the recommended developer and the other developers considered. Motion was made by Commissioner Brooks and duly seconded by Commissioner Emerick for approval of the Resolution Approving Carlson Construction as the Developer for the Lincoln Homes Project. Upon a voice vote, the results were as follows:

Ayes	Nays
Vern Winter, Chairman	None
Terry Brooks, Vice Chairman	
Dave Emerick	
Lauren Loftin	
Lori Pappas	
Rev. Joseph Williamson	

The motion carried.

APPROVAL OF THE BILLS FOR SEPTEMBER 2016

Motion was made by Commissioner Emerick and duly seconded by Commissioner Brooks to Approve the Bills for September, 2016. Upon a voice vote, the results were as follows:

Ayes

Nays

Vern Winter, Chairman

None

Terry Brooks, Vice Chairman

Dave Emerick

Lori Pappas

Rev. Joseph Williamson

The motion carried.

NOTES:

OCCUPANCY REPORT

Mark Hunt presented the Occupancy Report to the Board. Mr. Hunt stated that Sunset Heights is currently 10% vacant, which is an increased vacancy rate. This rate needs to continue to increase so that renovations may take place. All other occupancy numbers are traditionally good. Very few evictions have taken place recently which is a credit to the resident services committee.

NOTES:

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. Chairmen Winter indicated that he had recently spoken to the mayor of Rock Island and informed him that the resident counsel can no longer be on the Board, and that the mayor may select a new resident counsel from a prioritized list. Due to his service, Chairman Winter expressed a desire to recognize the former resident counsel.

NOTES:

CLOSED SESSION TO DISCUSS PERSONNEL, LITIGATION, AND REAL ESTATE
TRANSACTIONS PER ILCS 120/2(C)(1), (C)11, (C)(5)/(6)

ADJOURN

There being no further business to come before the Board, a motion was submitted by Commissioner Emerick and seconded by Commissioner Pappas to move to closed session followed by adjournment. Motion was passed unanimously by voice vote at 6:28 p.m. and the meeting adjourned following the closed session.

Chairman

ATTEST:

Secretary/Treasurer