

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
ROCK ISLAND HOUSING AUTHORITY
HELD ON JANUARY 30, 2018

The Board of Commissioners of the Rock Island Housing Authority ("RIHA") met for the purpose of a Regular Meeting at the Rock Island Housing Authority, 227 21st Street, Rock Island, IL, 61201 on January 30, 2018 at 5:02 p.m.

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

Also present: Susan Anderson, Executive Officer
Barb Tobin
Gail Riggins
Eric Waldman
Officer Michael Wood
Larry Hunter

There being a quorum present, Chairman Winter called the Meeting of the Board of Commissioners to order at approximately 5:02 p.m.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 7, 2017

A motion was made by Commissioner Emerick and seconded by Commissioner Williamson for approval of the minutes of the regular meeting of RIHA held on November 7, 2017. Upon a voice vote the results were as follows:

Ayes:

Vern Winter
David Emerick
Terry Brooks
Lori Pappas
Lauren Loftin
Rev. Joseph Williamson

Nays:

None

The motion carried.

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
ROCK ISLAND HOUSING AUTHORITY
HELD ON JANUARY 30, 2018

OCCUPANCY REPORT

The occupancy report was presented to the Board. It was detailed that due to the upcoming RAD renovation at Sunset Heights, the occupancy at the building is low. There is little to no vacancy elsewhere, with the exception of Lincoln Homes, which is more difficult to rent. RIHA is seeking additional landlords as the demand for housing is high. Sunset Heights is being vacated three floors at a time to accommodate the renovations.

NOTES:

REVIEW OF HUD ACRONYMS

The Board was presented with various acronyms commonly used by HUD in the form of a crossword puzzle. The meaning of each acronym was explained to the Board, and further detail was provided as to how each acronym related to the RIHA and its duties and daily operations.

NOTES:

PRESENTATION OF THE LINCOLN RESIDENCES

A video from developer Jim Roberts was shown to the Board regarding the development of a property similar to the anticipated Lincoln Residences development which was developed by Mr. Roberts in Joliet, Illinois. The residences shown in the video were single family and duplex homes with modern amenities. A preliminary pre-application regarding the Lincoln Residences development was submitted to IHDA in January, and RIHA is waiting on an invitation for a pre-application. Discussion was had regarding the potential development, its format, and its potential timeline for completion.

DISCUSSION ABOUT THE SUNSET HEIGHTS RAD PROJECT

It was presented to the Board that the Sunset Heights RAD Project has closed and everything is underway. Construction has recently commenced and is proceeding as planned. The residents are expressing very positive feelings regarding the project. Discussion was had by the Board on continuing to track the progress of this project.

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
ROCK ISLAND HOUSING AUTHORITY
HELD ON JANUARY 30, 2018

NOTES:

EVALUATION OF THE PROPOSED NEW NAME SUGGESTIONS FOR SUNSET
HEIGHTS

Discussion was had on the various proposed new names for Sunset Heights. The proposed names were submitted by various staff, residents, and from the Board. The name Two Rivers Point was selected by the Board as the choice upon which to vote. Upon a voice vote the results were as follows:

Ayes:

Vern Winter
David Emerick
Terry Brooks
Lori Pappas
Lauren Loftin
Rev. Joseph Williamson

Nays:

None

The motion carried.

PRESENTATION OF THE SENIOR HOUSING NEEDS STUDY

In August, an RFP was submitted to determine if there is a housing gap and a need for senior housing. It was determined that there is a need for additional senior housing. Discussion was had regarding the type of senior housing which would potentially be constructed, as well as the overall characteristics of the proposed senior housing development. For the next step, an analysis of feasibility of proposal as well as a business plan will be obtained and evaluated.

PUBLIC RELATIONS OVERVIEW

A public relations overview was presented to the Board. Discussion was had regarding the various mediums used to communicate to residents regarding the Sunset Heights RAD Project. Additionally, discussion was had about the problem that social service industries have regarding their perception, and what is being done by the RIHA to correct this perception. Relevant research is being reviewed and analyzed, and the findings from this research will guide RIHA's public relations efforts moving forward.

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
ROCK ISLAND HOUSING AUTHORITY
HELD ON JANUARY 30, 2018

RESOLUTION 2018-001 AUTHORIZING THE PURCHASE OF 312-314 11TH STREET

Discussion was had regarding the purchase of the property located at 312-314 11th Street in Rock Island, and how said purchase would be pending HUD approval if approved by the Board. A motion was made by Commissioner Brooks and seconded by Commissioner Loftin for approval of Resolution 2018-001. Upon an individual vote the results were as follows:

Ayes:

Vern Winter
David Emerick
Terry Brooks
Lori Pappas
Lauren Loftin
Rev. Joseph Williamson

Nays:

None

The motion carried.

REPORT FROM PHADA CONFERENCE

The Board members who attended the PHADA conference shared their thoughts on the conference and reported what information they obtained. Discussion was had on the same.

OPERATIONAL UPDATES

The operational updates were discussed by the Board. The Board addressed the need for new siding at Douglas Park Place, and that this work has been placed out for bid. Furthermore, audits have been completed on all of RIHA's programs, the results of which will be received soon. Further discussion was had on RIHA's goals for the year, ways to reduce the cost of pest control, and the agency plan.

OPEN FORUM

Chairman Winter inquired as to whether there was anyone present who desired to present to the Commission. Larry Hunter expressed to the Board that heated sidewalks would be beneficial for the elderly, and presented information regarding a matter involving the Illinois Human Rights Commission, for which he was directed to speak with RIHA's counsel.

NOTES:

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
ROCK ISLAND HOUSING AUTHORITY
HELD ON JANUARY 30, 2018

ADJOURN

There being no further business to come before the Board, a motion was submitted by Commissioner Williamson and seconded by Commissioner Brooks to adjourn. Motion was passed unanimously by voice vote at 6:45 p.m. and the meeting adjourned.

President

ATTEST

Secretary/Treasurer