

**WINNEBAGO COUNTY HOUSING AUTHORITY
JANUARY 19, 2017
REGULAR MEETING MINUTES**

Call to Order, Roll Call, Pledge of Allegiance

Vice Chairman Getty called the meeting to order at 5:30 p.m. Following the call to order, roll call was taken.

The following Board Members were in attendance:

Present:	Vice Chairman Dina M. Getty Commissioner Ron Ballard Commissioner Tunaya S.M. Beaudry Commissioner Alanna D. Conard Commissioner Pearl Hawks Commissioner Jim Hughes
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Absent:	Chairman Fred S. Wescott
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Also present: Executive Director Alan Zais, Assistant Executive Director Felicia Davis, Finance Director Vickie Huwe, James R. Pirages of the law firm of Hinshaw & Culbertson LLP and Paul Wieland of Wieland & Company, Inc.

Following roll call, Vice Chairman Getty led those in attendance in reciting the Pledge of Allegiance.

Public Hearing on FY2017 Agency Plan

Commissioner Hughes made a motion to open the public hearing on the proposed FY2017 Agency Plan; that motion was seconded by Commissioner Conard and was approved by unanimous voice vote of the six (6) Commissioners present with none against and one (1) Commissioner absent. The public hearing on the proposed FY2017 Agency Plan commenced at 5:30 p.m. Executive Director Alan Zais noted that there were no members of the public present to comment on the proposed FY2017 Agency Plan. He also noted that despite the fact that notice of the public hearing had been published in the local newspaper, no written comments regarding the proposed Agency Plan had been received.

A motion to close the public hearing on the proposed FY2017 Agency Plan was made by Commissioner Conard; that motion was seconded by Commissioner Hughes. The motion to close the public hearing on the FY2017 Agency Plan was approved by unanimous voice vote of all six (6) Commissioners present with none against and one (1) Commissioner absent. The public hearing closed at 5:31 p.m.

Introduction of Guests

Executive Director Alan Zais introduced Paul Wieland of Wieland & Company, Inc. to discuss the FY2016 Audit Report. Copies of the Audit Report in draft form were distributed; Paul

Wieland noted that the Department of Housing and Urban Development (HUD) needs to accept the filing and it has yet to be accepted by HUD. He said that the last draft of the Report was submitted on November 15, 2016 but no response has been received as yet from HUD so the Report is not yet final. He noted that the draft Report contains the basic financial statements as well as the "single audit" that is required due to the WCHA's receipt of federal funds. He also noted that while HUD requires the filing of the Audit Report, the Audit Report itself is filed with the Office of Management and Budget. He also said that due to the WCHA's relationship with Winnebago Homes Association (WHA), the Report also has to be filed with the Office of Illinois Attorney General Lisa Madigan.

Paul Wieland noted that the Audit Report was very "clean" and that there were no "findings". He said that the books of the WCHA are in great shape. He noted that they had reviewed 40 – 50 resident files and had found that there were no problems.

Alan also commented that the Moving to Work (MTW) Program notice will be published on Monday, January 23, 2017. Alan noted that there is a paragraph in the MTW Program materials that is clearly applicable to the WCHA and its operations inasmuch as it addresses the regionalization of housing authorities. Alan said that the MTW Program is "written for us" at the WCHA but that the WCHA, due to its recent PHAS scoring, is 3 points shy of the score needed to participate in the MTW Program. He noted that the WCHA's scoring on its PHAS was incorrect due to HUD's misunderstandings about the WCHA's operations and that he has been diligently attempting to have the issue corrected. He said that up to this point he has not been receiving cooperation from HUD in correcting this issue and that he has been thinking about going to the Office of Congressman Bustos for her assistance. Alan noted that he is very concerned about this issue. Vice Chairman Getty voiced her support for Alan to go to Washington and for him to "knock on doors" if necessary to correct this situation. Alan noted that the WCHA needs to be rated as a "high performer" in both public housing and in its Section 8 Program in order for it to participate in MTW.

Changes to Agenda

None.

Public Comments

None.

Executive Director's Report

Executive Director Alan Zais indicated that his written report had been included in the Board packet materials that the Commissioners had previously received.

Executive Director Alan Zais asked Assistant Executive Director Felicia Davis to discuss her involvement in the Chamber of Commerce's "Leadership Rockford" Program. Felicia noted that the Program started in October 2016 and that the sessions are held every other week. She said that there have been presentations on many topics including education, leadership, downtown redevelopment, law enforcement, etc. She noted that they had recently taken tours of the UW Sport Factory in downtown Rockford, the new jail, etc. Felicia indicated that there are

approximately forty (40) people involved in the Leadership Rockford Program and that the group has been broken into "teams" that focus on individual programs. She said that her team is involved in looking at ways for not-for-profits and food and beverage providers to work together better. It was also noted that the Leadership Rockford allows for networking with others and, in that regard, Felicia said that she has connected with a representative of Congressman Bustos' office as a result of her involvement in Leadership Rockford.

Alan also noted that the WCHA has recently received a \$250,000.00 grant through the Ross Grant Program. He noted that Towana Williams will be the WCHA's Ross coordinator.

Consent Agenda

A motion to approve the items on the Consent Agenda was made by Commissioner Hughes. That motion was seconded by Commissioner Conard. The items on the Consent Agenda were approved by unanimous roll call vote of the six (6) Commissioners present with none against and one (1) Commissioner absent.

Financial Report

Finance Director Vickie Huwe noted that the WCHA had ended the last month with less cash than she would have liked and that it may be necessary for the WCHA to request a transfer of funds from WHA prior to the end of the fiscal year. She noted, however, that the Section 8 Program is being funded on time which, in turn, allows the WCHA to make timely payments to its landlords.

Old Business

None.

New Business

None.

Commissioner Comments

Commissioner Hughes noted that there has been a recent federal grant initiative addressing lead in municipal plumbing systems which provides a billion dollars for water infrastructure/replacement. He said that participation in this grant program can be applied for and he noted his wish to see the WCHA and the Rockford Housing Authority look at participating in the grant program along with the City of Rockford to see if funds may be obtained for lead piping replacement.

Executive Session

None.

Action Taken from Executive Session

None.

Adjournment

A motion to adjourn the meeting was made by Commissioner Hughes and that motion was seconded by Commissioner Conard. The motion passed by unanimous voice vote of the six (6) Commissioners present with none against and one (1) Commissioner absent. The meeting adjourned at 5:54 p.m.

Respectfully submitted,

Alanna Conard, Recording Secretary