

**WINNEBAGO COUNTY HOUSING AUTHORITY
AUGUST 23, 2017
REGULAR MEETING MINUTES**

Call to Order, Roll Call, Pledge of Allegiance

Chairman Wescott called the meeting to order at 5:31 p.m. Following the call to order, roll call was taken.

The following Board Members were in attendance:

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

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

Introduction of Guests

None.

Changes to Agenda

None.

Public Comments

None.

Executive Director's Report

Executive Director Alan Zais reminded the Board that his written report had accompanied the Board packets that were previously provided to the Commissioners.

Alan noted that the Winnebago County Housing Authority (WCHA) has received notice that it has been rated as a 100% high performer for SEMAP. He said that the results were just received last week and reminded the Board that this ranking is essential for a possible future "Moving to Work" application that the WCHA may wish to submit. He noted that he had sent a copy of the high performer designation to Winnebago County Board Chairman Frank Haney.

Following up on an e-mail that he had previously sent to the Commissioners, Alan said that the WCHA has also been selected as a participant in "ConnectHome", a program designed to narrow the digital divide for families with school-age children who live in HUD Assisted Housing. Alan advised the Board that the WCHA is one of fifty (50) housing authorities in the nation who have been selected for ConnectHome and that such a designation also counts for "points" on a possible future "Moving to Work" application.

Alan also advised the Board that the "little libraries" will be installed next week. It was noted that the little libraries will be set up at Johnston Gardens, D'Agnolo Gardens, Collier Gardens, Washington Park and, possibly, at Westport. There was discussion regarding notifying residents and the media of the little libraries and Alan noted staff's intention to do a "kickoff" after the little libraries are installed.

Finally, Alan advised the Board that he had been contacted by realtor Tina Eisler of Infinity Assets. He stated that Ms. Eisler is looking at potential new construction and was inquiring about the WCHA's interest in committing some Project-Based Section 8 vouchers to such a development. Alan advised Ms. Eisler that the WCHA would only be interested if Winnebago Homes Association was sponsoring the tax credits for the development. He asked Ms. Eisler for an executive summary about the proposed development but, so far, has received only pictures and related materials from her. There was discussion about where such a new project may be located and potential sites were noted as being on Chatham Lane and/or in the River Oaks area off South Main Street. Chairman Wescott said that he had known Ms. Eisler for some time, having previously worked with her in real estate. Alan noted that he is interested in pursuing these discussions with Ms. Eisler and will further explore and report to the Board concerning same.

Consent Agenda

Commissioner Hughes made a motion to approve the item on the Consent Agenda; that motion was seconded by Commissioner Conard. The motion to approve the items on the Consent Agenda was approved by a unanimous roll call vote of all five (5) Commissioners present with none against and one (1) Commissioner absent.

Financial Report

Finance Director Vickie Huwe noted that the WCHA has just received \$20,000.00 from Collier Gardens as a return to owner payment for 2016. She also noted that Winnebago Homes Association had received \$21,655.00 from Collier Gardens and \$5,000.00 from the Clearlake Development in California (although it received nothing from the Woodlake Development).

Old Business

None.

New Business

None.

Commissioner Comments

Commissioner Ballard indicated that he had received information from residents at Collier Garden Apartments stating that the carpet cleaning service, Brennan, had done a very good job in cleaning the carpets at that facility.

Executive Session

A motion was made pursuant to 5 ILCS 120/2(c)(21) to go into closed session for “discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.” That motion was made by Vice Chairman Getty and seconded by Commissioner Hughes. The motion was approved by unanimous roll call vote of all five (5) Commissioners present with none against and one (1) Commissioner absent. The Executive Session commenced at 5:43 p.m. and concluded at 5:47 p.m.

Action Taken from Executive Session

A motion was made by Commissioner Hughes that was seconded by Vice Chairman Getty to make available for public inspection the minutes of Executive Sessions from previous meetings, including the following meetings:

June 23, 2005
January 26, 2006
August 17, 2006
November 16, 2006
September 20, 2007
January 17, 2008
April 17, 2008

That motion was passed by unanimous voice vote of the five (5) Commissioners present with none against and one (1) Commissioner absent. It was noted that a statement will be included on the agenda for the September meeting confirming that these records are no longer confidential and are available for public inspection.

Adjournment

A motion to adjourn the Board meeting was made by Vice Chairman Getty and seconded by Commissioner Ballard. The motion to adjourn the meeting was approved by unanimous vote of the five (5) Commissioners present with none against and one (1) Commissioner absent. The meeting was adjourned at 5:48 p.m.

Respectfully submitted,

Alanna Conard, Recording Secretary