

**WINNEBAGO COUNTY HOUSING AUTHORITY  
APRIL 20, 2017 ANNUAL MEETING  
MINUTES**

**Call to Order, Roll Call, Pledge of Allegiance**

Chairman Wescott 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:	Chairman Fred Wescott Vice Chairman Dina Getty Commissioner Tunaya S.M. Beaudry Commissioner Alanna D. Conard Commissioner Pearl Hawks Commissioner James E. Hughes
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Absent:	Commissioner Ron Ballard
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Also present: Executive Director Alan Zais 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, initially. (However, guests Ryan Kelley and Brody Goodwin arrived for the meeting at approximately 5:33 p.m.).

**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.

Alan noted that the Winnebago County Housing Authority (WCHA) has been selected for the University of Illinois' Move to Work Study. With regard to Move to Work (MTW), Alan said that he is going to attend HUD's "listening session" on this topic in Washington, D.C. on Friday, April 28, 2017.

Alan also advised the Board that the County of Winnebago has asked the WCHA to assist it in treating the meeting rooms in the County's Administration building for bed bugs.

Alan also said that HUD has advised the WCHA that it has submitted the WCHA's proposal which, if successful, would allow the WCHA to receive the Program Award for the Regional Housing Initiative. He also advised the Board that the applications for the MTW Program will most likely be slated for submission in late summer of 2017.

Alan noted that the WCHA has also been selected as one of fifty (50) housing authorities nationwide to participate in the Family Self-Sufficiency/Family Unification Demonstration Program.

Alan told the Board that the WCHA has been contacted by HUD about the possibility of WCHA rendering assistance for the Housing Program in Alexander County, Illinois. If that request comes to fruition, that assistance would involve the administration of Alexander County's Section 8 Program and, additionally, would require a deviation to the WCHA's Agency Plan (much as WCHA did with respect to the initiatives involving Hurricane Katrina). The Commissioners noted their support for the WCHA assisting with Alexander County if HUD formalizes that request.

### **Consent Agenda**

A motion to approve the items on the Consent Agenda was made by Commissioner Hughes. That motion was seconded by Commissioner Hawks. 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 was absent and, aside from the financial reports that were included in the Board packet, no verbal report was made.

### **Old Business**

None.

### **New Business**

#### **ELECTION OF OFFICERS**

Attorney Pirages noted the requirement in the bylaws that the Board is to elect individuals to serve in the positions of Chairman, Vice Chairman and Secretary-Treasurer, and that the election is to be conducted at this annual meeting. As a result, nominations were opened for the coming year. Attorney Pirages noted that the individuals currently serving those positions are Fred Wescott (Chairman); Dina Getty (Vice Chairman); and Alanna Conard (Secretary-Treasurer).

Commissioner Hughes nominated a "slate" of officers, as follows: for Chairman, Fred Wescott; for Vice Chairman, Dina Getty; and for Secretary-Treasurer, Alanna Conard. There were no

other nominations for these positions. Commissioner Hawks seconded Commissioner Hughes' nominations. A motion to close the nominations was made by Commissioner Hughes and that motion was seconded by Commissioner Beaudry. The motion to close nominations was approved by unanimous voice vote of all six (6) Commissioners present with none against and one (1) Commissioner absent.

The nominated slate of officers was approved by unanimous roll call vote of the six (6) Commissioners present with none against and one (1) Commissioner absent. As a result, Fred Wescott was elected as Chairman, Dina Getty was elected as Vice Chairman and Alanna Conard was elected as Secretary-Treasurer.

## MEETING SCHEDULE

The existing meeting schedule (5:30 p.m. on the third Thursday of each month) will be retained for the coming year. A motion to approve the continuation of the existing meeting schedule was made by Commissioner Conard, and seconded by Vice Chairman Getty. This motion was approved by unanimous voice vote of all six (6) Commissioners present with none against and one (1) Commissioner absent.

## OTHER NEW BUSINESS

As an additional item under "New Business", Executive Director Alan Zais noted that with regard to the Resolution on the Consent Agenda for the provision of energy efficiency lighting upgrades, one of the bidders, Ikon, has apparently been contacting and placing pressure on members of the Winnebago County Board to approve it (Ikon) as the contractor for that lighting. Alan noted that he wanted the Board to be aware of this development.

Also in regard to new business, Alan noted that while having a "Resident Commissioner" is no longer required by law, the WCHA has continued this practice with the understanding that the Resident Commissioner must be "in good standing" as a resident of the WCHA or a participant in its Section 8 Program. He noted that Commissioner Beaudry will no longer be in good standing as a Resident after next week.

## **Commissioner Comments**

Commissioner Conard requested that sometime during the next couple of months the Executive Director arrange for an opportunity for the Commissioners to tour the properties managed by WCHA. Executive Director Alan Zais noted that he would make those arrangements. Alan also suggested that the Board consider holding a future Board meeting at another site (perhaps the Officer Resident property before that house becomes occupied). The Commissioners indicated their support of this idea.

Commissioner Hughes inquired about the status of the Winnebago County Housing Authority and the Rockford Housing Authority being joined together. He asked if the Winnebago County Board Chair had pursued this issue. Alan noted that the WCHA is always open to discussions on this topic but that no further measures have been taken to the best of his knowledge. He did note that proceeding with the merger would be expensive (in the way of legal fees and other attendant costs) and would require the approval by not only HUD but also by the City of Rockford, the

County of Winnebago and the Boards of the two housing authorities. By contrast, he noted that a transfer of only a program from one housing authority to the other (as contrasted with a full merger) would require only the approval of the Board of Commissioners of the Rockford Housing Authority and the Board of Commissioners of the Winnebago County Housing Authority.

Commissioner Hawks noted that she, while she was serving as a member of the Winnebago County Board, had previously proposed the combination of the election offices of the City of Rockford, the County of Winnebago and Rockford Township. She noted that that combination did not occur due to political issues but noted her support of such initiatives as a way of saving taxpayer money.

**Adjournment**

A motion to adjourn the meeting was made by Vice Chairman Getty and that motion was seconded by Commissioner Hawks. The motion passed by unanimous voice vote of all six (6) Commissioners present with none against and one (1) Commissioner absent. The meeting adjourned at 5:46 p.m.

Respectfully submitted,

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Alanna Conard, Recording Secretary