

**WINNEBAGO COUNTY HOUSING AUTHORITY
OCTOBER 9, 2015 REGULAR 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 Alanna Conard Commissioner Jim Hughes Commissioner Phyllis Spiess
Absent:	Commissioner Ron Ballard Commissioner Pearl Hawks

Also present: Executive Director Alan Zais, Assistant Executive Director Linda Cornell and James R. Pirages of the law firm of Hinshaw & Culbertson LLP. Also present as guests were Lucy Pirages and Ted Getty.

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

Public Hearing on Revisions to the FY 2015 Housing Choice Voucher Administrative Plan and Revisions the FY 2015 Admissions and Continued Occupancy Policy

A public hearing on proposed revisions to the FY 2015 Housing Choice Voucher Administrative Plan and revisions to the FY 2015 Admissions and Continued Occupancy Policy opened at 5:30 p.m. Executive Director Alan Zais noted that the hearing on the proposed revisions to the FY 2015 Housing Choice Voucher Administrative Plan and revisions to the FY 2015 Admissions and Continued Occupancy Policy had been the subject of a notice of public hearing that had been published in advance and that no comments had been received from the public in response to the notice and that no one was present at the public hearing to address the proposed revisions to the Plan and Policy.

The public hearing closed at 5:31 p.m. (upon motion of Commissioner Spiess to close the public hearing, that was seconded by Vice Chairman Getty and approved by unanimous voice vote of all five (5) Commissioners present with none against and two (2) Commissioners absent).

Introduction of Guests

Lucy Pirages and Ted Getty were introduced as guests at the meeting.

Changes to Agenda

None.

Public Comments

None.

Executive Director's Report

Executive Director Alan Zais had previously submitted a written report to the Commissioners that accompanied the Board packet. Alan noted that he had presented to the Winnebago County Board on Thursday, October 8, 2015, to commemorate the WCHA's 75th anniversary. Alan showed the power point presentation that he had presented to the Winnebago County Board. He noted that the WCHA had been originally founded to serve veterans and to remove blighted housing. Alan then went through the history of the WCHA's many developments and programs, starting the Champion Park Development (which has since been demolished). He noted that a few years ago the WCHA used an entire year's capital funding redoing only two-thirds of the roof at Collier Gardens. However, since that time and by engaging in privatizing of some of its sites, the WCHA has used co-development fees in order to accomplish redevelopment and to lock-in public housing for a 40 year period. Under this ownership (which is applicable now to both Collier Gardens and to Johnston Garden Apartments) the ownership structure is responsible for the capital expenses but it also has reserves. He noted that the only "real" public housing owned by the WCHA at present is D'Agnolo Garden Apartments and he said that two-thirds (2/3) of the capital fund money that the WCHA receives now be targeted to D'Agnolo (which he said is in good shape having been built only in 1984).

Alan also discussed the WCHA's initiatives with Wescott Homes, Ken Rock Apartments and with Westport Village (where the WCHA is the RAD administrator for 111 units). He noted the WCHA's involvement with the Boone County Housing Authority (with managing its Housing Choice Voucher Program), the Housing Authority of the City of Freeport and involvement in the RHSP Program for Winnebago, Boone, Ogle and Jo Daviess Counties. Alan also noted that the WCHA's sister entity, WHA, has ownership in properties in Rockford, Pecatonica, Durand, Byron and Winnebago and has involvement through the Neighborhood Community Stabilization Program in Rockford and South Beloit. He cited to the WCHA's work with the Youth Build Program as well as with the Bradley House. He highlighted the WCHA's involvement with a Scholarship Program for residents and with the Family Self-Sufficiency Program (which has seen four (4) individuals qualify for home ownership). He also noted the WCHA's partnership with the Saint Anthony College of Nursing, with the Workforce Development Institute, with the Computer Tech Centers and with the Veterans Drop-In Center. The Commissioners thanked Alan for his excellent work with this presentation.

Consent Agenda

A motion to approve the Consent Agenda was made by Commissioner Conard. That motion was seconded by Vice Chairman Getty. The items on the Consent Agenda were approved by unanimous vote of the five (5) Commissioners present with none against and two (2) Commissioners absent.

Financial Report

Executive Director Alan Zais noted that there was no financial report in light of the fact that the September numbers had yet to be closed and that both the September and October financials will be part of the November meeting agenda.

Commissioner Comments

Commissioner Hughes noted on behalf of Youth Build that he was thankful for the WCHA's assistance in helping with the youth in the community. Executive Director Alan Zais thanked Commissioner Hughes for helping the Youth Build Program become viable. Alan noted that Youth Build is also looking at projects in both Freeport and Belvidere in addition to Rockford. Commissioner Hughes noted that the Youth Build students are involved in "deconstruction" activities that are presently targeted at abandoned homes in the Hope VI area. He also noted that many banks are donating homes to Youth Build for renovation and for improving the neighborhoods in which they are located.

Executive Session

A motion made by Vice Chairman Getty to go into Executive Session pursuant to the provisions of 5 ILCS 120(c)(1) to consider "appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity". That motion was seconded by Commissioner Conard and approved by unanimous voice vote of the five (5) Commissioners present with none against and two (2) Commissioners absent. The Executive Session opened at 5:49 p.m. and closed at 5:58 p.m. The motion to come out of Executive Session was made by Commissioner Hughes, seconded by Vice Chairman Getty and approved by unanimous voice vote of all five (5) Commissioners present with none against and two (2) Commissioners absent.

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. That motion was passed by unanimous vote of all five (5) Commissioners present with none against and two (2) Commissioners absent. The meeting adjourned at 5:59 p.m.

Respectfully submitted,

Phyllis Spiess, Recording Secretary

