

**WINNEBAGO COUNTY HOUSING AUTHORITY
SEPTEMBER 19, 2018
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 present:

Present:	Chairman Fred S. Wescott Vice Chairman Dina M. Getty Commissioner James E. Hughes Commissioner Tasha Reddic
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Absent:	Commissioner Ron Ballard Commissioner Alanna D. Conard Commissioner Pearl Hawks
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Also present: Executive Director Alan Zais, 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.

Changes to the Agenda

None.

Public Comments

None.

Executive Director's Report

Executive Director Alan Zais noted that he had previously submitted his written report to the Board that accompanied the Board packet.

Alan highlighted the fact that the WCHA has recently been awarded both MainStream Vouchers and Veterans Supportive Assisted Housing (VASH) Vouchers, as indicated in his written report. Alan noted how happy the WCHA is to have been awarded these vouchers and said that the number of vouchers that the WCHA has received compares favorably with the number of vouchers received by other larger housing authorities. Commissioner Hughes asked for how long the vouchers are awarded; Alan commented that the initial funding is for one year but that the vouchers will be valid as long as the funding is continued.

Alan also highlighted the fact that, as noted in his report, the first two participants in the Graduated Reentry Program will be housed beginning in January 2019.

Alan commented with regard to the issues that continue to affect the Rockford Housing Authority and the information that he is hearing regarding HUD's ongoing scrutiny of that agency.

Alan also advised that he had been asked to testify on September 19, 2018 before a State of Illinois committee with regard to lifting the statewide prohibition against rent control. Alan said that he had not been given much notice of the request that he testify and, as a result, did not have much of an opportunity to prepare his comments and/or consult with the Board regarding the WCHA's position on this topic. Therefore, he said that his comments were limited to explaining the WCHA's programs and how rent controls may impact its programs. He noted that his comments were not inflammatory and/or political and were more in the way of providing information for those who were attending the hearing.

Alan also pointed to the fact that the WCHA has approximately 50 more vouchers that will be coming online within the next few weeks. He also advised the Board that the WCHA's presentation to the Winnebago County Board had been delayed at the County's request and has now been rescheduled for October 11, 2018.

Alan also commented that he will soon be reporting to the Mayor of the City of Rockford regarding the agency structure in place in Fresno, California (involving the combining of agencies) and that he will also be sending a copy of that report to Winnebago County Board Chairman Haney.

Consent Agenda

A motion to approve the item on the Consent Agenda was made by Commissioner Hughes. That motion was seconded by Commissioner Reddic. The item on the Consent Agenda was approved by unanimous roll call vote of the four (4) Commissioners present with none against and three (3) Commissioners absent.

Financial Report

Finance Director Vickie Huwe noted that the WCHA has submitted paperwork to HUD for approval of the acquisition of the property at 815 Cambridge. She also advised that the WCHA's cash position is approximately \$7,900.00, which is lower than she would like it to be. She added, however, that this is largely due to the amount owed to the WCHA by the Boone County Housing Authority (BCHA) -- which owes the WCHA approximately \$41,000.00 but has not paid such due to cash flow issues at BCHA. There was then discussion regarding whether the fee charged to the BCHA by WCHA should be lowered; Alan commented that there will be discussion with the BCHA Board about this topic and he noted to the Commissioners that in the future we may also consider the potential of combining the agencies in order to better manage these financial issues. He also stated that the BCHA Board is very appreciative of the assistance that is provided to BCHA by WCHA.

Old Business

None.

New Business

None.

Commissioner Comments

None.

Executive Session

A motion was made to go into Executive Session pursuant to 5 ILCS 120/2(c)(11) to consider “litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds an action is probable or imminent, in which case the basis for the findings shall be recorded and entered into the minutes of the closed meeting” and pursuant to 5 ILCS 120/2(c)(1) to consider the “appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or against legal counsel for the public body to determine its validity.” That motion was made by Vice Chairman Getty and seconded by Commissioner Reddic. The motion was approved by unanimous roll call vote of all four (4) Commissioners present with none against and three (3) Commissioners absent. The Executive Session began at 5:45 p.m. and ended at 5:49 p.m.; the motion to come out of Executive Session being made by Commissioner Hughes, seconded by Commissioner Reddic and approved by unanimous roll call vote of all four (4) Commissioners present with none against and three (3) Commissioners absent.

Action Taken from Executive Session

None.

Adjournment

A motion to adjourn the meeting was made by Vice Chairman Getty and that motion was seconded by Commissioner Hughes. The motion passed by unanimous voice vote of all four (4) Commissioners present with none against and three (3) Commissioners absent. The meeting adjourned at 5:50 p.m.

Respectfully submitted,

Alanna Conard, Recording Secretary

