

**WINNEBAGO COUNTY HOUSING AUTHORITY
NOVEMBER 15, 2018
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 present:

Present:	Chairman Fred S. Wescott Vice Chairman Dina M. Getty Commissioner Ron Ballard – arrived 5:36 PM Commissioner Alanna D. Conard Commissioner James E. Hughes Commissioner Tasha Reddic
Absent:	Commissioner Pearl Hawks

Also present: Executive Director Alan Zais, Assistant Executive Director Felicia Davis, Finance Director Vickie Huwe and Carol A. Lockwood of the law firm of Hinshaw & Culbertson LLP. Also present were Bob Campbell, Executive Director of Zion Development; Deb Alfredson, the Resident Opportunity and Supportive Services ("ROSS") Coordinator; and by telephone, Mike Harris, Aetna's insurance representative.

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

Changes to Agenda

Executive Director Zais requested that Mr. Harris be permitted to speak first by telephone to present the Aetna insurance information and to assist the Commissioners in their review of the proposed Resolution No. 18 R 31. The request was approved. Mr. Harris summarized the medical insurance plan under consideration by the Board, noting that it reduced premium costs, offered a second option to employees, expanded network providers and offered new benefits that had not been available before. He said that the plan would provide savings to the Authority in the amount of \$22,000. Commissioner Getty stated that it was a stronger plan than what had been in place before.

Executive Director Zais requested that Paul Thompson, a graduate of the Graduated Reentry Program and new resident at Collier Garden, be permitted to introduce himself to the Board, if Mr. Thompson was able to attend the meeting. The request was approved. Executive Director Zais noted that Mr. Thompson must have had an unexpected conflict, as he was not present at the meeting.

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.

Executive Director Zais suggested, as Mr. Thompson must have had an unexpected conflict, that Ms. Alfredson give some information as to Mr. Thompson's interactions with staff and other residents. Ms. Alfredson explained that the Graduated Reentry Program works with other entities such as New York University, TASK and Zion Development, and is designed to assist individuals who are released from incarceration to transition into the community. She noted that everyone at Collier Garden worked together to coordinate Mr. Thompson's move into Collier and to introduce him to the programs and services available. Ms. Alfredson said that Mr. Thompson immediately wanted to volunteer to help in any way that he could, started working at a job, and meets with his parole officer. She said that his attitude is that he "will succeed" and is very positive, and she said that the staff have also adopted the same "will succeed" attitude in assisting him. Executive Director Zais confirmed this, noting that Mr. Thompson had been convicted of non-violent drug charges, had been sentenced to four years in prison and served two years. He said that Mr. Thompson is a model resident.

Mr. Campbell added that Rental Housing Support services works with the Illinois Housing Development Authority ("IHDA") to support and improve housing and employment programs to prevent recidivism. He was supportive of the assistance that Mr. Thompson is receiving as a graduate of the Reentry Program and of the assistance that he is receiving from staff and residents at Collier Garden.

Commissioner Getty asked whether the Authority had been able to review the selection of Mr. Thompson as a Collier Garden resident for the Reentry Program. Assistant Executive Director Davis responded that the managers, PPM, did the screening and had input into the decision.

Ms. Alfredson left the meeting at 5:44 P.M.

Executive Director Zais reminded the Board that the Move To Work ("MTW") resolution was on the Consent Agenda for the meeting, and described the component parts of MTW.

Consent Agenda

A motion to approve the items on the Consent Agenda was made by Commissioner Getty. 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 there was less cash on hand than she would like. She also reported that the Authority is receiving more subsidy than expected, about \$81,000, due to the proration amounts received from HUD.

Old Business

None.

New Business

Commissioner Getty asked about the status of the building improvements at Washington Park Community Center. Executive Director Zais responded that it was weather dependent.

Commissioner Hughes asked about any pending applications for money through IHDA programs. Mr. Campbell responded that the City of Rockford has funds of approximately \$115,000 - \$120,000 that it can allocate to Community Housing Development Organization ("CHDO") projects. He said that the amount available for allocation in 2019 might be in the region of \$300,000 - \$350,000. Mr. Hughes suggested that the Authority and Zion could partner together to identify a housing-related project and apply for funding through CHDO.

Commissioner Comments

None.

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 Getty. 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 5:52 p.m.

Respectfully submitted,

Alanna Conard, Recording Secretary