

WINNEBAGO COUNTY HOUSING AUTHORITY
APRIL 24, 2019
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 present:

Present:	Chairman Fred S. Wescott Vice Chairman Dina M. Getty Commissioner Alanna D. Conard Commissioner James E. Hughes Commissioner Danielle J.A. Potter Commissioner Tasha N. Reddic
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Absent:	Commissioner Ron Ballard
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Also present: Executive Director Alan Zais, Assistant Executive Director Felicia Davis, and James R. Pirages of the law firm of Hinshaw & Culbertson LLP. Deb Alfredson, ROSS Coordinator for the WCHA, was also present.

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

Changes to Agenda

Executive Director Alan Zais introduced Deb Alfredson, the Resident Opportunities and Self Sufficiency Coordinator (ROSS Coordinator) for the WCHA. Executive Director Alan Zais noted that Deb Alfredson had been instrumental in a recent incident where the life of a resident was saved. He asked Deb to address the Board about this.

Deb indicated that as she continued to hear about the opioid crisis, she thought of the need for training regarding the use of Narcan and sought out the services of the Winnebago County Health Department to assist with that. Training has been provided at Collier Garden Apartments, Johnston Garden Apartments and D'Agnolo Garden Apartments. Deb brought with her an example of Narcan and noted that it is an amazing substance that, when administered, blocks the body's receptors. In this instance, Deb said that she was working in the mailroom at Collier Gardens when she learned from a resident's daughter that her mother had overdosed in one of the Collier Garden apartments. Deb went to the scene and, with assistance from the 911 operator, administered Narcan and assisted the resident until paramedics arrived, saving the resident's life. She added that among the things that she had not learned from training -- but experienced in this incident -- was that the individual who is administered Narcan wakes up violent and, further, added that she was not totally prepared for the emotional impact that such an incident would have on her after intervening to save this individual's life. Vice Chairman Getty thanked Deb for her service and courage in the handling of this incident.

It was noted that the involved resident is in the process of being terminated from residency at Collier Gardens due to the illegal drug use and other related activities.

Deb departed the Board meeting at 5:38 p.m.

Public Comments

None.

Executive Director's Report

Executive Director Alan Zais noted that his written report had accompanied the Board packet that the Commissioners had previously received. He invited the Commissioners to submit any questions that they may have regarding his written report.

Alan updated the Board regarding the potential sale and/or redevelopment of Concord Commons. He noted that there were six to seven responses by interested buyers/developers. He said that all of the interested parties had indicated a wish to save one-half of the site. Alan noted his position that the entire Concord Commons site is functionally obsolete. He said that the WCHA is known for quality housing and, as a result, he had pushed back hard with Millbrook Realty Group, LLC (with whom he has been in discussion regarding Concord Commons) regarding the need to tear down the entire site in order for the WCHA to be interested in being associated with the development. He noted that the funding for the project exists except for the money to tear down the current structures. Alan stated the WCHA's desire to make this project work. While Millbrook had thought it is perhaps too early to speak with the Mayor of the City of Rockford about this potential project, Alan does not believe that to be the case. Vice Chairman Getty voiced her agreement that it is not too early to make that connection and that in working with the City of Rockford such may be one of the only places to obtain the money for the teardown of the Concord Commons site.

Alan noted that a redevelopment of Concord Commons could be as significant in scope as the Hope VI development. He said that there is not enough money in one tax credit award to do this whole development; he added that since the WCHA has not previously worked with Millbrook to be comfortable with its reliability, he does not want to take a chance of the project not being completed.

Alan asked the Commissioners if they were comfortable with his approach to the Concord Commons project. The Commissioners indicated that they were comfortable with Alan's approach. Alan noted that we are cautiously interested in the Concord Commons redevelopment but have made no commitments concerning same.

Commissioner Hughes noted his belief that the City of Rockford will want Concord Commons to go away; Alan agreed with that sentiment and said that is why the City should get involved. Commissioner Hughes asked about the status of the TIF district. Alan noted that the TIF is underperforming. Commissioner Hughes indicated his belief that the buildings in Concord Commons are in bad shape, having been in bad shape since as early as the 1990s.

With regard to the Moving To Work (MTW) initiative, Alan noted his concern because HUD has continuously pushed out the approval date for participants in that initiative. Alan said that he has learned that HUD is not getting the responses to the MTW (i.e., not getting enough applications) that it had expected. Alan noted that there are several “cohorts” and that the WCHA has applied for cohort 1. It is Alan’s understanding that only 32 other housing authorities have applied for this cohort. He said that we should know the status of the WCHA’s application for MTW by this summer.

Alan noted and distributed pictures regarding the new siding that has been placed on the back of the Washington Park Community Center building that houses the WCHA’s offices. He also advised the Board of the ongoing poor relationship with the Rockford Housing Authority (RHA). Alan noted that the RHA is not currently a reliable business partner for the WCHA to do business with.

Consent Agenda

A motion to approve the items on the Consent Agenda was made by Commissioner Hughes. That motion was seconded by Vice Chairman Getty. 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 not present. However, Executive Director Alan Zais noted that an individual has been hired to work both part-time with Champion Park and part-time in assisting Vickie Huwe in the Finance Department. That individual is assisting Vickie with audited submissions to HUD; developer fees for the existing Illinois and California projects; etc.

Old Business

None.

New Business

ELECTION OF OFFICERS

Attorney Pirages noted the requirement in the by-laws 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. Commissioner Hughes made a motion that the current individuals in those positions -- Fred Wescott (Chairman); Dina Getty (Vice Chairman); and Alanna Conard (Secretary-Treasurer) -- be elected as a “slate” to serve in those positions for the coming year. Commissioner Reddic seconded that motion. There were no other nominations for the positions. A motion to close the nominations was made by Commissioner Hughes and seconded by Commissioner Potter. The motion to close the nominations was approved by unanimous roll call vote of the six (6) Commissioners present with none against and one (1) Commissioner absent. The motion to approve 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 (3rd) 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 Vice Chairman Getty and seconded by Commissioner Conard. This motion was approved by unanimous roll call vote of all six (6) Commissioners present with none against and one (1) Commissioner absent.

ELECTION OF COMMISSIONER POTTER TO THE BOARD OF DIRECTORS OF WINNEBAGO HOMES ASSOCIATION

A motion to appoint Commissioner Potter to the Board of Directors of Winnebago Homes Association was made by Vice Chairman Getty; that motion was seconded by Commissioner Reddic. The motion was approved by unanimous roll call vote of all six (6) Commissioners present with none against and one (1) Commissioner absent.

Commissioner Comments

None.

Executive Session

None.

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 Reddic. That motion passed by unanimous voice vote of all six (6) Commissioners present with none against and one (1) Commissioner absent. The meeting adjourned at 5:58 p.m.

Respectfully submitted,

Alanna D. Conard, Recording Secretary