

WINNEBAGO COUNTY HOUSING AUTHORITY
MAY 16, 2019
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 Ronald E. Ballard Commissioner Alanna D. Conard Commissioner James E. Hughes Commissioner Danielle J.A. Potter
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Absent:	Commissioner Tasha N. Reddic
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Also present: Executive Director Alan Zais, Assistant Executive Director Felicia Davis, 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.

Introduction of Guests

Moneice Wilson was introduced as a guest.

Changes to Agenda

None.

Public Comments

Moneice Wilson addressed the Board, noting that she is a resident of Collier Garden Apartments. She asked the Board for a camera in the back of her apartment. She claims that bad things continue to happen to her while living there, claiming that she has been sexually assaulted a couple times by individuals who she asserted have gained access to her apartment by coming up a ladder from outside. Ms. Wilson was thanked for her comments and advised that the Board would take her comments under consideration.

Executive Director's Report

Executive Director Alan Zais noted that his written report had accompanied the Board packet that the Commissioners had previously received.

Alan advised that the Housing Authority of the City of Freeport has submitted a request for proposals and posted it on its website for the management of the Hosmer and Brewster Apartments. He said that the Winnebago County Housing Authority (WCHA) was not advised of this request for proposals in advance and noted his belief that the Housing Authority of the City of Freeport leadership mistakenly believes that it will resume management of the properties in the near future. Alan commented that the issuance of the request for proposals was strange and noted his regret that the Housing Authority of the City of Freeport had done this – especially in light of how much the WCHA has tried to work with and assist the Housing Authority of the City of Freeport in recent years.

Alan also advised the Board that the WCHA had received a “Certificate of Appreciation” from Crime Stoppers that was presented to the WCHA at the May 15 luncheon of Crime Stoppers.

Alan also referred to the materials in his written report about seeking flexibility in summer hours for the WCHA’s staff. The Board’s consensus was to support the proposed flexibility in hours for the summer months.

Consent Agenda

A motion to approve the items on the Consent Agenda was made by Commissioner Hughes. 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 is both good and bad news in her report. She said that the WCHA had received approximately \$20,000 from Collier Gardens from revenues for calendar year 2018. She also noted that Winnebago Homes Association had received approximately \$34,000 from those revenues. She advised the Board that a payment from the Robert Johnson Garden Apartments’ operations was to have been made to the WCHA but has not yet been received.

There were \$3000.00 in counterfeit checks written on both of the checking accounts for the Robert Johnson Garden Apartments and Champion Park operations. The checks in question were made to appear almost identical to authentic checks issued by those entities. She noted that the accounts have since been frozen and other safeguards have been put in place. It is unknown at present whether US Bank (the account for Robert Johnson Garden Apartments) and/or Midland States Bank (the account for Champion Park) will restore the involved funds to the accounts.

Vickie also advised the Board that the contract with RK Dixon for copiers had expired and that the WCHA is now contracting with Marco (formerly Nexus) for the provision of photocopiers (based on its markedly lower price).

Old Business

Chairman Wescott inquired as to the status of the name change initiative. Alan noted that he is meeting with the consultants on Friday, May 17, 2019 to further pursue this topic.

Alan also advised the Board that the Housing Authority of the City of Freeport has been designated as a “troubled agency.”

New Business

None.

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 Hughes. 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 5:44 p.m.

Respectfully submitted,

Alanna D. Conard, Recording Secretary