

**WINNEBAGO COUNTY HOUSING AUTHORITY
AUGUST 15, 2019
REGULAR MEETING MINUTES**

Call to Order, Roll Call, Pledge of Allegiance

Chairman Wescott called the meeting to order at 5:35 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 Danielle J.A. Potter Commissioner Tasha N. Reddic
Absent:	Commissioner Ronald E. Ballard Commissioner Alanna D. Conard

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

Chairman Wescott introduced his wife, Debbie Wescott, who was present for the meeting.

Changes to Agenda

None.

Public Comments

None

Executive Director's Report

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

Alan asked the Commissioners if they had any questions regarding that report. No questions were asked by the Commissioners regarding the contents of the Executive Director's written report.

Alan indicated that he had been in contact with Econometrica, which provides technical assistance for HUD and its regional housing initiative. Alan said that Econometrica has advised him that the Winnebago County Housing Authority (WCHA) will not be involved in the regional

housing initiative at this time because HUD wishes to concentrate its efforts on the Rockford Housing Authority (RHA) and the stalled developments existing there. He noted that HUD has asked WCHA to assist with this and that, despite the recent issues involving the contract for the project-based vouchers and the issues concerning same that have existed between the WCHA and RHA, WCHA has indicated its willingness to assist. Alan also advised the Board that with vacancies at those properties, RHA is apparently taking the position that the contract between WCHA and RHA with regard to those homes remains in effect (despite the fact that the contract was ended by the WCHA and that the termination of the contract was approved by HUD). He noted a recent incident where the RHA would not allow a prospective tenant to move into one of the homes due to its position on this issue.

With regard to the Housing Authority of the City of Freeport (HACF), Alan noted that the WCHA is continuing to work with the Freeport RAD Program. He said that the Freeport RAD Program is a “turnkey” project that the developer could theoretically leave but that it cannot do so until the program is sustainable. He commented that with regard to the Freeport RAD Program financial stability does not exist. He also cited to recent problems, including water pressure not reaching the upper floors of the buildings, and other issues that exist there. As a result of these issues, the WCHA has been reluctant to lease the units until the issues are addressed and he added that the WCHA is constantly learning of new issues existing there. Alan told the Board that he would keep them informed as to further developments.

Consent Agenda

A motion to approve the Consent Agenda was made by Vice Chairman Getty. 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 two (2) Commissioners absent.

Financial Report

Finance Director Vickie Huwe reported that Winnebago Homes Association (WHA) had received money from several of its partners. She noted that WHA received \$48,000.00 from Westport Village, \$1,500.00 from Valley Commons (in California) and \$13,000.00 from Clear Lake (also in California). From a “bad news” perspective, she said that the Housing Authority of the City of Freeport has not paid for two (2) months and owes about \$11,000.00. She also noted that the Boone County Housing Authority (BCHA) owes approximately \$50,000.00 (but added that it is making efforts toward paying that debt).

Vice Chairman Getty asked about the plan with regard to the money owed by Freeport. Alan advised that the two year management contract for the Freeport project ends next March. He said that there will be horrific expenses there over the next couple of years that will not be supported by the monies that are available there. He added that whenf the WCHA is no longer involved in the contract after March 31, the money owed will be paid to WCHA on or before March 31.

Old Business

None.

New Business

Alan discussed the WCHA's purchase of the home at 3516 Delaware, noting that action needed to be taken at this meeting in order to retain \$9,718.00 in HUD funds. He said that the use of these funds to purchase the home at 3516 Delaware has received HUD approval and, once secured, it will go into the public housing program. He asked the Board for a consensus on purchasing this home with the plan to ratify that purchase at the September WCHA Board meeting. After discussion, the Board provided its consensus to approve the purchase of the home at 3516 Delaware with action confirming same to be placed on the agenda for ratification at the September Board meeting.

Commissioner Comments

None.

Executive Session

A motion was made pursuant to 5 ILCS 120/2(c)(21) to go into closed session for "[d]iscussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06". That motion was made by Vice Chairman Getty and seconded by Commissioner Potter; the motion was approved by unanimous roll call vote of all four (4) Commissioners present with none against and two (2) Commissioners absent. The Executive Session commenced at 5:56 p.m. and concluded at 5:59 p.m. The motion to come out of Executive Session was made Vice Chairman Getty and seconded by Commissioner Potter and was approved by unanimous roll call vote of all four (4) Commissioners present with none against and two (2) Commissioners absent.

Action Taken from Executive Session

A motion was made Vice Chairman Getty, that was seconded by Commissioner Potter, to make available for public inspection the minutes of the Executive Sessions from previous meetings held on January 17, 2019 and March 21, 2019. That motion also included not making available for public inspection the minutes of the Executive Sessions of the meetings held on July 21, 2011, March 14, 2018, April 19, 2018 and September 19, 2018. That motion was passed by unanimous roll call vote of all four (4) Commissioners present with none against and two (2) Commissioners absent. A statement will be included in the Agenda for the September meeting confirming that the minutes from the January 17, 2019 and March 21, 2019 Executive Sessions are no longer confidential and are available for public inspection.

Adjournment

A motion to adjourn the meeting was made by Commissioner Reddic and that motion was seconded by Vice Chairman Getty. That motion was passed by unanimous voice vote of all four (4) Commissioners present with none against and two (2) Commissioners absent. The meeting adjourned at 6:01 p.m.

Respectfully submitted,

Alanna D. Conard, Recording Secretary