

**WINNEBAGO COUNTY HOUSING AUTHORITY  
DECEMBER 19, 2019  
REGULAR MEETING MINUTES**

**Call to Order, Roll Call, Pledge of Allegiance**

Vice Chairman Getty called the meeting to order at 5:33 p.m. Following the call to order, roll call was taken.

The following Board Members were present:

Present:	Vice Chairman Dina M. Getty Commissioner Ronald E. Ballard Commissioner Danielle J.A. Potter Commissioner Tasha N. Reddic
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Absent:	Chairman Fred S. Wescott Commissioner Mustafa Abdall Commissioner Alanna D. Conard
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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, Vice Chairman Getty led those in attendance in reciting the Pledge of Allegiance.

**Introduction of Guests**

None.

**Changes to Agenda**

None.

**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.

In addition to the materials in that report, Alan advised the Commissioners that he was recently approached by MVAH Partners about a possible development project in the Cherry Valley area. Alan noted that the proposed project is similar to ones that the Board

has discussed in the past and that MVAH Partners has applied for approval to build 64 townhouse units (two or three bedrooms) and wants to use twenty (20) project-based vouchers from WCHA as part of the financing. As suggested, Winnebago Homes Association (WHA) would be a part-owner and would administer the vouchers. MVAH has apparently identified the land upon which this development would be built and has a March 23, 2020 application due date. He added that MVAH Properties does about 99 properties or 4,000 units per year and has been in existence for 25 years. While noting he had only been approached on this about two days ago, he was asking the Board for its consensus regarding him continuing to explore this project. Alan said that he would have to engage in some review inasmuch as the project-based voucher procurement rules have recently changed and he also noted that he would want to make sure that the local governmental entities are all “on board”.

Vice Chairman Getty asked what had happened with the Cherry Valley project the last time this issue arose. Alan said that the developer chose not to pursue it at that time.

Alan indicated that if the Board allowed, he would bring more information about this to the January 2020 meeting. Vice Chairman Getty asked about the financial aspects of this project; Alan said that WHA would be part-owner and would make money off of its property ownership interest. The consensus of the Board was in favor of Alan pursuing this project.

Alan also advised that the structure and fencing is in place for the Hosmer Building in Freeport. He also noted that he had run into the Housing Authority of the City of Freeport (HACF) Board Vice Chairman at a recent event in Freeport and, as a result, he will be reporting at the February 4 HACF Board meeting. He also reminded the WCHA’s Commissioners of the HUD letter that he had recently shared with them along with its extremely negative findings regarding the HACF’s operations.

Alan also noted the 96 score that Collier had recently received and the fact that the WCHA has recently been approved for the new HUD Inspection Program.

Lastly, Alan noted that he recently attended the Re-entry Program meeting that is being co-sponsored by IHDA, the Illinois Department of Corrections and the Illinois Secretary of State. Alan noted that the WCHA was the only housing authority that was invited to participate in that meeting.

### **Consent Agenda**

A motion to approve the Consent Agenda was made by Commissioner Ballard. That motion was seconded by Commissioner Potter. The items on the Consent Agenda were 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 had asked Brinshore for

management fees for the WCHA's services on the Hosmer and Brewster Developments. As a result of this request, Vickie noted that she is hopeful that approximately \$23,000.00 will be received before the end of the month.

**Old Business**

None.

**New Business**

None.

**Commissioner Comments**

None.

**Executive Session**

None.

**Action Taken from the Executive Session**

None.

**Adjournment**

A motion to adjourn the meeting was made by Commissioner Reddic and that motion was seconded by Commissioner Potter. The motion was passed by unanimous voice vote of all four (4) Commissioners present with none against and three (3) Commissioners absent. The meeting adjourned at 5:40 p.m.

Respectfully submitted,

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Alanna D. Conard, Recording Secretary