SPRINGFIELD HOUSING AUTHORITY
Changing lives one key at a time

200 North 11th Street, Springfield, IL 62703
Phone 217.753.5757 | TTY 217.753.5757 | Fax 217.753.5799
www.springfieldhousingauthority.org

NOTICE OF REGULAR MEETING OF THE SPRINGFIELD HOUSING AUTHORITY BOARD OF COMMISSIONERS

REGULAR MEETING
MONDAY, OCTOBER 7, 2019 – 12:00 P.M.

Administrative Office
200 North Eleventh Street
Springfield, Illinois

The Springfield Housing Authority Board of Commissioners will hold a Regular Meeting on Monday, October 7, 2019 – 12:00 p.m. at the Administrative Office, 200 North Eleventh Street, Springfield, Illinois. Please see the agenda below.

Please contact the Executive Director's Office at 217/753-5757, ext. 206 if there are any questions.

SPRINGFIELD HOUSING AUTHORITY

Timothy Schweizer, Chairman

AGENDA

I. CALL TO ORDER/ROLL CALL

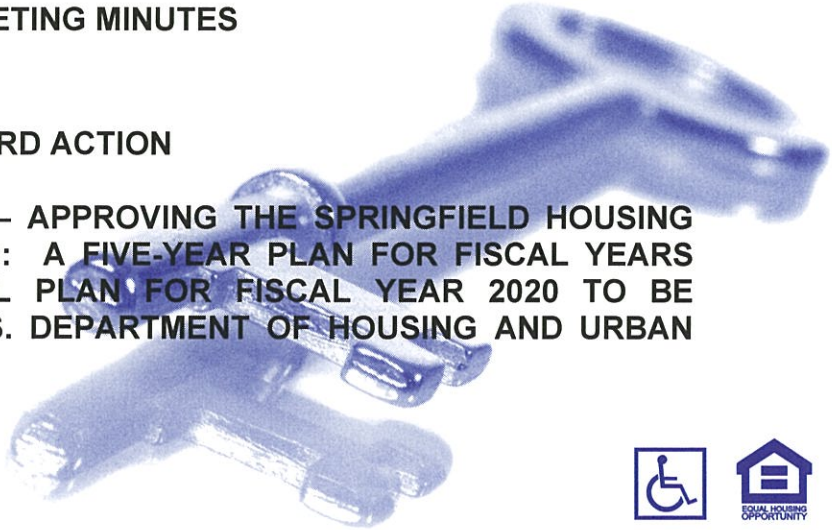
II. CHAIRMAN'S REMARKS

III. EXECUTIVE DIRECTOR'S REMARKS

IV. APPROVAL OF PAST MEETING MINUTES
- **August 26, 2019**

V. RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 3335 – APPROVING THE SPRINGFIELD HOUSING AUTHORITY PHA PLANS: A FIVE-YEAR PLAN FOR FISCAL YEARS 2020-2024 AND ANNUAL PLAN FOR FISCAL YEAR 2020 TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



RESOLUTION NO. 3336 – APPROVING A CONTRACT ADMINISTRATOR AGREEMENT BETWEEN THE SPRINGFIELD HOUSING AUTHORITY AND PEORIA HOUSING AUTHORITY

RESOLUTION NO. 3337 – ADOPTING THE UTILITY ALLOWANCE SCHEDULE FOR HOUSING CHOICE VOUCHER PROGRAM – FOR RESIDENT PURCHASED UTILITIES

RESOLUTION NO. 3338 – ADOPTING THE UTILITY ALLOWANCE SCHEDULES FOR PUBLIC HOUSING FOR RESIDENT PURCHASED UTILITIES

RESOLUTION NO. 3339 – APPROVAL OF THE SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF THE CLOSE-OUT FOR THE 2016 CAPITAL FUND PROGRAM GRANT (IL06P004501-16) IN THE AMOUNT OF $1,227,768.00

RESOLUTION NO. 3340 – APPROVAL OF THE SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF THE CLOSE-OUT FOR THE 2017 REPLACEMENT HOUSING FACTOR GRANT (IL06R004502-17) IN THE AMOUNT OF $100,468.00

RESOLUTION NO. 3341 – APPROVAL OF THE SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF THE CLOSE-OUT FOR THE 2015 CAPITAL FUND PROGRAM GRANT (IL06P004501-15) IN THE AMOUNT OF $1,175, 861.00

VI. RESIDENT COUNCIL REPORTS

VII. COMMENTS

VIII. ADJOURNMENT

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SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS – REGULAR MEETING
MONDAY, OCTOBER 7, 2019 – 12:00 P.M.
200 NORTH ELEVENTH STREET
SPRINGFIELD, ILLINOIS

AGENDA

I. CALL TO ORDER/ROLL CALL

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III. EXECUTIVE DIRECTOR'S REMARKS

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V. RESOLUTIONS AND BOARD ACTION

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10/2/19

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VI. RESIDENT COUNCIL REPORTS

VII. COMMENTS

VIII. ADJOURNMENT

MINUTES OF REGULAR MEETING
SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONDAY, AUGUST 26, 2019 - 5:00 P.M.

The Springfield Housing Authority Board of Commissioners held a Regular Meeting on Monday, August 26, 2019 at the SHA Administrative Office, 200 North Eleventh Street, Springfield, Illinois. The meeting was called to order at 5:00 p.m.

Commissioners Present:
Chairman Timothy Schweizer
Commissioner Dan Long
Commissioner Luckist Turner
Commissioner Kimeka Robinson
Commissioner William Gass

Staff Present:

Jackie Newman	Executive Director
Melissa Huffstedtler	Deputy Director
Michelle Sergent	Director of Finance
Wendy Mendenhall	Director of Human Resources
Renee Bell	Director of FSS
Joe Antonacci	Director of Mod/Dev
Adrienne Grover	Director of S8
Darryl Jones	Asset Manager
Robin Dowis	Asset Manager
Blake Whitener	Construction Manager
Karen Cliburn	Budget Manager
Jessica Watson	Contract Administrator
Randy Segatto	Attorney
Brenda Bruner	Executive Assistant

EXECUTIVE DIRECTOR'S REMARKS

Director Newman reported briefly, on the following:

- The PHA Plan process is ongoing. There is a hearing tonight, and additional meetings will be held through Thursday of this week. With the Plan, we will be covering the 5-year plan on capital improvements and updates of any policies. The RAD project we are currently working on for Lincolnwood uses the Capital Fund dollars. Without including these types of the things in our Plan submission to HUD, a "significant amendment" would have to be completed. This completed plan should come before the Board at its September meeting.

- HUD is looking more at "repositioning, which means that the smaller PHAs (250 or less units) will/can be absorbed by larger PHAs. Training is being offered.

With that, she stated her report stands as submitted.

APPROVAL OF PAST MEETING MINUTES

Regular Meeting - July 22, 2019

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: None.

VOTES IN FAVOR: Schweizer, Long, Robinson, Turner, and Gass
VOTES AGAINST: None

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 3332: APPROVING THE LEASE ADDENDUM BETWEEN THE SPRINGFIELD HOUSING AUTHORITY AND THE SPRINGFIELD URBAN LEAGUE FOR THE PROPERTY LOCATED AT 1551 EAST MADISON

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Melissa stated that this is an addendum to the original lease that was previously board approved, that expired on June 30, 2019. Springfield Urban League is requesting that the lease would go to a month-to-month payment plan for the rent. Commissioner Long asked why. Melissa responded that they (SUL) are looking at funding. Commissioner Long then asked if it was possible that they may decide to not renew, and will have to leave the building. Melissa stated that this is a possibility.

VOTES IN FAVOR: Schweizer, Long, Robinson, Turner, and Gass
VOTES AGAINST: None

RESOLUTION NO. 3333: APPROVING AN EXTENSION TO THE MANAGEMENT AGREEMENT BETWEEN THE SPRINGFIELD HOUSING AUTHORITY AND COOK STREET RENAISSANCE

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Melissa stated that this is an extension to the current lease held with Cook Street. We process the applications for those who would become tenants in their facility—these units are Project-Based Vouchers. Commissioner Long asked what type of income is coming from our management of this project. Michelle stated that we receive anywhere from $350 to $400 a month.

VOTES IN FAVOR: Schweizer, Long, Robinson, Turner, and Gass
VOTES AGAINST: None

RESOLUTION NO. 3334: APPROVING A CONTRACT WITH CONTINENTAL FLOORING COMPANY FOR THE PURPOSE OF FURNISHING FLOORING MATERIALS AND INSTALLING FLOORING AT THE BONANSINGA HI-RISE IN THE AMOUNT OF $129,962.00

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Jessica stated that this resolution is for flooring replacement in the hallways and common area of the Bonansinga Hi-Rise. This was posted on eProcurement to 290 vendors; 15 of those downloaded it; and two vendors applied—with Continental being selected. Since they are not located in the area, they will be sub-contracting with Queen Flooring. Both Continental and Queen come highly recommended; with Continental being in business for 40 years. We have ordered from them in the past, and they are used by other PHAs. Chairman asked how long will it take to complete this project. Jessica responded that testing on

the old flooring shows that it's "hot", but no actual date has been determined at this time—other then an estimated 120 days for completion. Commissioner Gass asked how is salary determined and will local workers be used. Melissa stated that Queen will probably bring their staff, but that they will have to follow the prevailing wages established by Davis-Bacon wage rate. Commissioner Long asked where the funds for this project is coming from, Melissa stated they are capital fund dollars from 2017 and 2018.

VOTES IN FAVOR: Schweizer, Long, Robinson, Turner, and Gass
VOTES AGAINST: None

RESIDENT COUNCIL REPORTS

None.

COMMENTS

Commissioner Long asked if insurance had been paid for damages we suffered to computer, drivers, etc. Michelle stated that a check from the insurance company ($43K+) was received today. This will cover everything that was damaged and allow us to complete a backup system at Truman Road, so that we are not at risk of going through what we experienced this time. Everything, insurance-wise, as it relates to the fire at the Villas is also completed. We had a $2,500 deductible that we had to pay towards this claim.

ADJOURNMENT

Motion to adjourn was made by Commissioner Turner; vote was unanimous in favor of the motion.

Minutes Respectfully Submitted By:
Brenda S. Bruner, Executive Assistant

Approved by:

SHA Board Chairman — September 23, 2019 Date

SHA Board Secretary — September 23, 2019 Date