

**MINUTES OF REGULAR MEETING
SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONDAY, JULY 25, 2022 - 5:00 P.M.**

The Springfield Housing Authority Board of Commissioners held a Regular Meeting on Monday, July 25, 2022, at the SHA Administrative Office, 200 North Eleventh Street, Springfield, Illinois. This meeting was also held in person as well as via Zoom (telecommunication) and was called to order at 5:05 p.m.

Commissioners Present: Chairman Timothy Schweizer
 Commissioner Dan Long
 Commissioner Luckist Turner

Commissioners Absent:

Staff Present:

Jackie Newman	Executive Director
Renee Bell	Director of FSS
Stacy Huebsch	Finance Manager
Michelle Sergent	Director of Finance
Wendy Mendenhall	Director of HR
Adrienne Grover	Director of S8
Jonathan	Construction Manager
Schienschang	
Becky Stehman	Asset Manager
Kylie Jackson	Asset Manager
Karen Cliburn	Budget Manager
Tamiko Bilbro	HCV Manager
Samantha Bobor	Attorney
Latina Faulkner	Executive Assistant

CHAIRMAN’S REMARKS

Chairman called the meeting to order at 5:05. Welcomed all. Mentioned there is a closed session on the agenda to discuss litigation. A closed session will be after the Director’s remarks and approval of past meeting minutes.

EXECUTIVE DIRECTOR’S REMARKS

Director started with the HCV payment standard. SHA requested from HUD to increase the HCV payment standard. There have been issues with the amount of units families can rent. The landlords are not as willing to negotiate with SHA for rent amounts. SHA believes this payment standard increase will help HCV utilization. The waiver will take SHA through December of 2022. We will have to reapply in January of 2023.

SHA closed out the agreement between SHA and Peoria housing authority at the PHA July board meeting. A final report was submitted that covered April 2018 through June 2022.

APPROVAL OF PAST MEETING MINUTES

June 27, 2022

MOTION TO APPROVE: Dan Long
SECOND: Luckist Turner

DISCUSSION: Commission Long asked to add "Peoria Housing Authority" to the roll call list.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

CLOSED SESSION-legal

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Separate notes completed and recorded.

OPEN SESSION

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

RESOLUTIONS AND BOARD ACTION

RESOLUTION #3481 – APPROVING A CONTRACT WITH CENTRAL ILLINOIS SECURITY, INC. FOR THE PURPOSE OF AMP 1 & 1 SCATTERED SITE SECURITY CAMERA INSTALLATION IN AN AMOUNT OF ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED SIXTY-FIVE DOLLARS AND ZERO CENTS (\$131,665.00)

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Melissa Huffstedtler gave an overview of this resolution. The Springfield Housing Authority has targeted funds within its Capital Fund Programs 2018, 2019, 2020, 2021, and 2022. Springfield Housing Authority Modernization and Development Department solicited and received proposals for the completion of this work. The Modernization and Development Department has identified Central Illinois Security, Inc. as responsive to the RFP with a contract cost of one hundred thirty-one thousand six hundred and sixty-five dollars and zero cents (\$131,665.00) to install security camera systems at five (5) scattered site properties located in AMPs 1 & 2. The contract end date is 120 days from the start date as stated in the Notice to Proceed letter.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESOLUTION #3482- APPROVING THE SPRINGFIELD HOUSING AUTHORITY MOVING TO WORK (MTW) PLAN TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Melissa gave an overview of this resolution. The United States Department of Housing and Urban Development issued PIH Notice 2022-11 requesting applications from eligible public housing authorities to voluntarily participate in the Moving to Work Demonstration Program. The Springfield Housing Authority meets the minimum criteria The SHA publicly posted its intent to submit a Moving to Work Application from Monday, June 13, 2022, through Thursday, July 14, 2022, and held public meetings on July 7, 2022, for opportunities for additional residents and public comment. Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment, and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their federal funds. In the plan, we will serve 50 program participants to help increase credit scores.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESOLUTION #3483 – AUTHORIZING SALE OF 1308 E. REYNOLDS, SPRINGFIELD, ILLINOIS, MADISON PARK PLACE HOMEOWNERSHIP UNIT, TO KELSHAUWNE EWING IN THE AMOUNT OF \$90,000.00

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Renee gave an overview of this resolution. The Springfield Housing Authority (SHA) received a HOPE VI grant from the U.S. Department of Housing and Urban Development (HUD) for the purpose of revitalizing the former John Hay Homes area. A Revitalization Plan was prepared by SHA and approved by HUD which included the construction of five (5) single-family homes at Madison Park Place for lease-to-purchase. Kelshauwne Ewing wishes to purchase 1308 E. Reynolds Street, Springfield, IL 62702, a Madison Park Place homeownership unit, in the amount of ninety thousand dollars and zero cents (\$90,000.00).

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESOLUTION #3484 – APPROVAL OF THE SETTLEMENT REGARDING LITIGATION FOR THE VILLAS AT VINEGAR HILL IN THE AMOUNT OF FORTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$45,000.00)

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: no discussion.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESIDENT COUNCIL REPORTS

SHA has resolved the issue from last month's board meeting with tenant complaint with security.

BOARD COMMENTS

PUBLIC COMMENTS

CLOSED SESSION-Personnel

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

OPEN SESSION

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

ADJOURNMENT

Motion to adjourn made by Luckist Turner. Parties Disbursed

Minutes Respectfully Submitted By:
Latina Faulkner, Executive Assistant

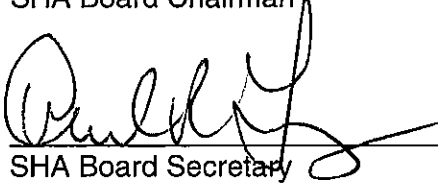
Approved by:



SHA Board Chairman

July 25, 2022

Date



SHA Board Secretary

July 25, 2022

Date