

Chairman asked if the renovation would require people to move out in all cases. Director and Melissa responded yes, there will be extensive renovation. We plan to close in July.

Director stated she wanted to follow up on a resolution that was approved last board meeting for the criminal history background check. The company that was going to conduct our background checks is not able to fulfill its obligations. We worked with both Samantha and internally to figure out the next steps. Identi-check, Inc. is filling the gap right now. There is an RFP out. The board will likely see another resolution regarding this. The new vendor was only going to be open two days a week with a very short window. SHA seeks a vendor who is open Monday-Friday

Chairman asked if the contract that was approved is null and void. Director answered yes. This vendor did not have the capacity to handle our load.

APPROVAL OF PAST MEETING MINUTES

December 12, 2022

MOTION TO APPROVE: Dan Long

SECOND: Luckist Turner

DISCUSSION: none.

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

RESOLUTIONS AND BOARD ACTION

RESOLUTION #3529 – APPROVAL OF THE HOUSING CHOICE VOUCHER SECTION 8 PROJECT-BASED VOUCHER PROGRAM CONTRACT WITH GROWTH INTERNATIONAL, INC. FOR TAYLOR RESIDENCES

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: Chairman asked Melissa to explain once for the next two resolutions since they are similar. A vote will be completed separately. Melissa agreed. Melissa stated the SHA has a rolling RFP for PBV. At the beginning of the year, we post an RFP on the website and Landlords who are interested in applying can do so. The voucher is tied to the unit and not the tenant. The housing authority has the ability to project base up to a certain percentage of its budget authority, and we are far under that. In December and January, we received proposals from Growth International, a subsidiary of Abundant Faith. They are planning on developing Taylor residences, which is a development that will serve seniors in a duplex-style setting on Taylor Ave. We also received PBV applications from BEAR Development for PBV at Madison Park Place. A committee reviewed these applications, including Tamiko Bilbro and Kylie Jackson. Taylor Residences are proposing 24 PBV in a 40-unit property. Madison Park Place is proposing 67 PBV.

Chairman asked as it relates to Taylor residences, is this new construction that Growth International is going to do, and if it will be on the footprint of the Abundant Faith Complex. Melissa replied this PBV is conditioned on receiving funding. For MMP we already have a pre-application approval with IHDA.

Commissioner Long asked if the 25 PBVs for Related Midwest are in use now. Melissa answered Related Midwest is Poplar Place, referencing the list provided, there are development listed that are not yet constructed. Those at Poplar Place with TBV will be allowed to return. The PBV is in addition to the TBV.

A vote for this resolution was conducted. All in favor. None against.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESOLUTION #3530 – APPROVAL OF THE HOUSING CHOICE VOUCHER SECTION 8 PROJECT-BASED VOUCHER PROGRAM CONTRACTS WITH BEAR REAL ESTATE GROUP FOR MADISON PARK PLACE REDEVELOPMENT

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Chairman asked Melissa to explain once for the next two (resolutions 3529 & 3530) resolutions since they are similar. A vote will be completed separately. Melissa agreed.

A vote for this resolution was conducted. All in favor. None against.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESOLUTION #3531 – APPROVING A CONTRACT WITH HENSON ROBINSON COMPANY FOR THE PURPOSE OF HVAC PTAC REPLACEMENT IN AMP 3 PROPERTIES IN THE CONTRACT AMOUNT OF \$99,917.00

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Ligia gave an overview. Henson Robinson came in as the lowest responsible and responsive bidder. They were present during our pre-bid meeting and submitted the bid timely. They also provided the required bid bond as specified and easily cleared the attorney review. Based on the MOD/Development review we feel confident to recommend Henson Robinson as our HVAC-awarded Contractor for this contract since they have completed HVAC work for us before along with three open contracts as well. Scope of work 30 PTAC replacements for Bonansinga Hi-Rise

Chairman asked if those PTAC units had been there a while. Melissa answered yes, our engineers have gone to the properties and have identified a total of 40 units. Chairman asked if there were any complaints of coldness. Melissa answered no. Voting yes will get us to our 90% obligation on the 2021 capital funds that are due February 22nd.

Commissioner Long stated the contract says AMP 3 however it's only Bonansinga. Melissa answered yes, we are focusing on Bonansinga.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESOLUTION #3532 – APPROVAL OF THE SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF THE CLOSE-OUT FOR THE 2018 CAPITAL FUND GRANT (IL06P004501-18) IN THE AMOUNT OF \$2,219,786.00

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Melissa gave an overview of this resolution. This year, the thing that closed it out was the security camera at the scattered sites which was approved in September. We come to the board at the front end and come back to the board at the back end when all the work has been completed and we have spent all the funds. The final draw for the 2018 Capital Funds was in December 2022. This allows us to send our closeout package to HUD and allows the auditors to review the 2018 Capital Funds with the 2022 financial statements. We completed kitchen, bathroom, floors, appliances, vacant unit paint, etc. The goal is to have no more than three Capital Fund years open. This year we will focus on 2019 & 2020 to get those closed out.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESOLUTION #3533 – APPROVING A CHANGE MODIFICATION WITH CENTRAL ILLINOIS SECURITY, INC. FOR SECURITY CAMERA INSTALLATION AMP'S 1 & 2 CONTRACT RFP 2022-02 IN THE AMOUNT OF FIFTEEN THOUSAND TWO HUNDRED THIRTEEN DOLLARS (\$15,213.00)

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Ligia gave an overview of this resolution. This is in addition to the first change order. We are adding 3 more cameras and backup boxes. Melissa added, there will be 3 cameras for tampering purposes and backup power boxes.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESOLUTION #3534 – APPROVING THE REPLACEMENT OF THE FIRE PANEL AND INCOMPATIBLE DEVICES AT THE HILDEBRANDT HI-RISE FROM JOHNSON CONTROLS IN AN AMOUNT NOT TO EXCEED \$ 90,000

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Michelle gave an overview of this resolution. The toilet above our general mechanic room ran all the way down to the fire panel and shorted it. Hildebrandt is now on fire watch. It is way too costly to move it. We also looked into another vendor. Because it is an emergency getting the fire system back up, getting off fire watch, and getting this resolved quickly, we are going with Johnson Controls. Michelle stated she made a claim with the AHRMA insurance and believes they will cover it. They are in the process of looking at the claim. We might have an out-of-pocket payment of \$2500. If not, it will come out of AMP 3 budget.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESIDENT COUNCIL REPORTS

none

PUBLIC COMMENTS

Director asked Melissa to introduce the new Section 3 Compliance Manager. Melissa introduced George Jennings to the board, stating he joined the team in November, actually on his birthday. He has been studying all things Section 3 related. The board may see revisions to our policies. George comes from a public policy background. George added he is in grad school at UIS. He is happy to be here and is grateful for the opportunity. Melissa mentioned the Construction Manager left last week and George has stepped up to assist.

Melissa stated we have a presentation for Director Newman. Director has celebrated her 38th employee workaversary. She is the longest employee here at SHA and I think she is working her way to being the longest Director/CEO. We thank you for your leadership we wouldn't know what to do without you. Dan commented with GREAT staff. Director thanked everyone.

BOARD COMMENTS

ADJOURNMENT

Motion to adjourn made by Luckist Turner. Parties Disbursed

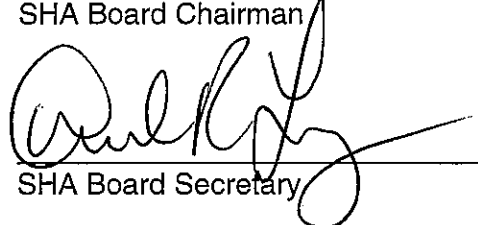
Minutes Respectfully Submitted By:
Latina Faulkner, Executive Assistant

Approved by:



SHA Board Chairman

February 27, 2023
Date



SHA Board Secretary

February 27, 2023
Date