

**MINUTES OF REGULAR MEETING
SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS****Monday, August 25, 2025 - 5:00 P.M.**

The SHA Board of Commissioners held a Regular Meeting on Monday, August, 2025, at the SHA Administrative Office, 200 North Eleventh Street, Springfield, Illinois. This meeting was held in person and via Zoom (telecommunication) and was called to order at 5:02 P.M.

Commissioners Present: Chairman Tim Schweizer
Commissioner Dan Long
Commissioner Luckist Turner
Commissioner Joshua Johnson

Staff Present:

P	Dr. Jackie Newman	Executive Director
P	Melissa Huffstedtler	Deputy Director
P	Wendy Mendenhall	Director of Human Resources
P	Michelle Sergent	Director of Finance
A	Troy Boyer	Director of Mod/Dev
A	Sarah Wallman	Director of Self-Sufficiency Programs
A	Stacy Huebsch	Finance Manager
A	Kylie Jackson	Director of HCV
A	Tamera Aper	Asset Manager
A	Monica Johnson	Asset Manager
A	Latina Faulker	HCV Manager
A	Alan Brinkoetter	Construction Manager
A	Ligia Anderson	Contract Administrator
A	Lauren Gordon Davis	Section 3 Compliance Manager
A	Angela West	Executive Office Administrator
P	Samantha Bobor	Giffin Winning Cohen & Bodewes (Attorney) (virtual)

CHAIRMAN'S REMARKS

Chairman Tim Schweizer turned the meeting over to Executive Director Dr. Jackie L. Newman.

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EXECUTIVE DIRECTOR'S REMARKS

In addition to the written report provided, Director Newman provided the following updates:

August is "Advocacy Month" for NAHRO. There have been several social media posts by the Secretary of HUD that have resulted in tenants and/or landlords contacting the SHA regarding the status of future funding, potential cuts to the HCV program, program participant time limits, etc. The SHA will continue to communicate with its families through its newsletters and website as it advocates on behalf of public housing programs. The SHA may provide additional opportunities and/or information to concerned constituents on how to contact their elected officials.

The elevator project at Bonansinga Hi-Rise is progressing.

The siding, windows and doors project at Johnson Park is progressing.

The Madison Park Place rehab project is progressing. The SHA anticipates management staff moving back on site around November 2025.

Public Housing staff is working to meet HUD's 100% occupancy goals by September 30.

Angela West's, Executive Office Administrator, last day of employment at the end of this week. The SHA appreciates her twelve months of service to the SHA and that the SHA understands she is moving back to work in the field of education.

Discussion was held regarding the proposed federal budgets, social media posts regarding funding cuts and/or time limits. Director Newman advised the Board of monthly calls with the HUD Chicago Field Office staff and that they aren't able to provide much information regarding the proposals. There have been 23% cuts to the HUD office staffing levels this year. Director Newman provided that the monthly financial report reports a broad sense of occupancy and a financial snapshot of the SHA. General discussion regarding 100% occupancy goals and leasing rates.

APPROVAL OF PAST MEETING MINUTES

July 28, 2025

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE



RESOLUTION #2025-24 – ADOPTING THE UTILITY ALLOWANCE SCHEDULES FOR HOUSING CHOICE VOUCHERS FOR RESIDENT PURCHASED UTILITIES**MOTION TO TABLE:** Commissioner Long**SECOND:** Commissioner Turner

DISCUSSION: - Director Newman advised that this Resolution required to be tabled because the proposed changes were still under the public comment period. This Resolution should be included in the September 2025 Board agenda for review and approval.

VOTES IN FAVOR: ALL**VOTES AGAINST:** NONE**RESIDENT COUNCIL REPORTS** – None

PUBLIC COMMENTS – Director Newman requested Michelle Sergent, Director of Finance, to provide an agency financial update after six months of operations. Michelle Sergent provided the following information:

The budgets are prepared based on known factors and projections for the upcoming year. The budgets are provided to the Board each December. Quarterly financials are provided to the Board. The SHA staff is intentional regarding short, medium and long-term budget line items. The SHA is watching the House/Senate/President's proposed budgets for 2026 and/or possible continuing resolutions. The SHA has been fiscally responsible and holds health reserves. HUD requires housing authorities to hold 4-6 months of operating reserves. An overview of each budget was provided including status of income and expenses after six months of operations through June 30, 2025.

BOARD COMMENTS – Commissioner Long commended the SHA team for a successful Employee Appreciation Luncheon on August 15.

CLOSED SESSION – PERSONNEL**MOTION TO ENTER CLOSED SESSION:** Commissioner Long**SECOND:** Commissioner Turner

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VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

Closed Session commenced at 5:46pm.

MOTION TO RETURN TO OPEN SESSION: Commissioner Long

SECOND: Commissioner Turner

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

Closed Session Adjourned and Open Session recommenced at 6:07pm.

ADJOURNMENT

MOTION FOR ADJOURNMENT: Commissioner Turner

SECOND: Commissioner Johnson

VOTES IN FAVOR: ALL

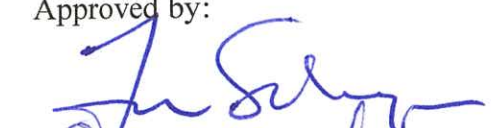
VOTES AGAINST: NONE

The meeting adjourned at 6:08pm

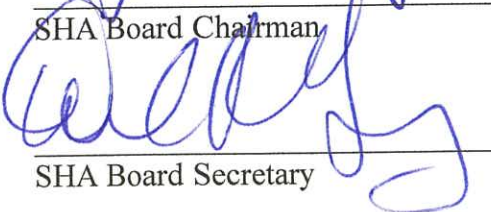
Respectfully Submitted By:

Melissa Huffstedtler
Deputy Director

Approved by:



SHA Board Chairman



SHA Board Secretary

September 22, 2025
Date

September 22, 2025