

Changing lives one key at a time

**MINUTES OF REGULAR MEETING
 SPRINGFIELD HOUSING AUTHORITY
 BOARD OF COMMISSIONERS**

Monday, March 30, 2026 - 5:00 P.M.

The SHA Board of Commissioners held a Regular Meeting on Monday, March 30, 2026, 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 5:00 P.M.

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

Staff Present:

P	Dr. Jackie Newman	Chief Executive Officer
P	Melissa Huffstedtler	Chief Operations Officer
P	Wendy Mendenhall	Chief Human Resources Officer
P	Michelle Sergent	Chief Financial Officer
P	Troy Boyer	Director of Mod/Dev
P	Sarah Wallman	Director of Self-Sufficiency Programs
P	Stacy Huebsch	Finance Manager
P	Kylie Jackson	Director of HCV
P	Tammera Aper	Asset Manager
P	Monica Johnson	Asset Manager
P	Latina Faulker	HCV Manager
P	Alan Brinkoetter	Construction Manager
P	Ligia Anderson	Contract Administrator
P	Lauren Gordon Davis	Section 3 Compliance Manager
P	Terry Whitt Bailey	Executive Office Administrator
A	Anna Reif	Human Resources Assistant
P	Samantha Bobor	Giffin Winning Cohen & Bodewes (Attorney) (phone)

CHAIRMAN’S REMARKS

Chairman Tim Schweizer recognized former Springfield Housing Authority Executive Director Willis H. Logan who passed away on March 21, 2026. Chairman Schweizer acknowledged Mr. Logan’s contribution to the Springfield Housing Authority as the right person at the right time in

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the 1990's to lead the Springfield Housing Authority and to get the Springfield Housing Authority back on track. Mr. Logan retired from the Springfield Housing Authority in 2005. Chairman acknowledged Mr. Logan's long, successful and productive life and sends condolences to his family. Chairman turned the meeting over to Chief Executive Officer Dr. Jackie L. Newman.

CHIEF EXECUTIVE OFFICER'S REMARKS

CEO Newman echoed Chairman Schweizer's comments. Dr. Newman recognized Mr. Logan's contribution to the Springfield Housing Authority as Executive Director and SHA Commissioner before that. She provided that had an ability to listen to everyone's voices and get to a space of common ground. He always provided a steady hand at the helm of the organization. Dr. Newman acknowledged that Mr. Logan meant so much to the City of Springfield and the community. She advised that his funeral services were set for Friday, April 10, 2026 and that the Springfield Housing Authority intends to prepare and share a proclamation regarding Mr. Logan's contributions to the Springfield Housing Authority.

In other business, Dr. Newman advised the Board that the SHA continues to follow Executive Orders issued by this administration and shared that as new details emerge regarding the bipartisan 21st Century Road to Housing Act, the SHA stands ready to comply. Dr. Newman provided that the Act's goal is to increase affordable housing utilizing public and private partnerships and to streamline barriers to the development of affordable housing. Dr. Newman provided that HUD is requiring a new financial expenditure and reporting model for public housing this year. Dr. Newman also advised that the increase in rents is leading many housing authorities to be in "shortfall" status. HUD has advised the Springfield Housing Authority that it meets the definition of shortfall and has advised the SHA to stop issuing vouchers and bill for portable vouchers porting to the Springfield Housing Authority from other jurisdictions.

APPROVAL OF PAST MEETING MINUTES

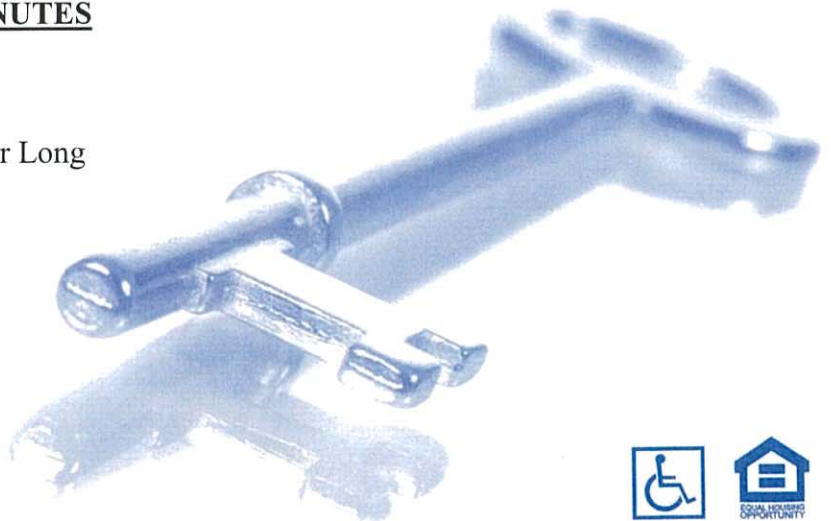
January 26, 2026

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE



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RESOLUTION #2026-01 APPROVING A CONTRACT FOR VACANT UNIT REHAB IN AMP 2, 1836 TAYLOR AVENUE IN THE CONTRACT AMOUNT OF FIFTY-FIVE THOUSAND FOUR HUNDRED NINETY DOLLARS (\$55,490.00)

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Johnson

DISCUSSION: - Ligia Anderson, Contract Administrator, provided an overview of the bids received and staff recommendation for contract approval. Commissioner Long inquired if the unit was vacant or occupied. SHA staff advised that the unit is vacant. Commissioner Long inquired if the status of the two minor bid irregularities. Ligia provided that the outstanding items would be taken care of at contract signing.

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

RESOLUTION #2026-06 APPROVING A CONTRACT WITH RON FURMAN AND SONS PAVING FOR THE PURPOSE OF PARKING LOT REPAVING AMP 2 – 1841 STANTON AND 1530 SEVEN PINES IN THE CONTRACT AMOUNT OF ONE HUNDRED SEVENTY-THREE THOUSAND THREE HUNDRED TEN DOLLARS (\$173,310.00)

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: - Ligia Anderson, Contract Administrator, provided that there are two separate parking lots on two separate properties in AMP 2 that require parking lot upgrades. Ligia provided an overview of the contract award recommendation and advised that awarding this contract further aids the SHA in meeting Capital Fund obligation requirements. Commissioner Long inquired about the legal review letter and bid irregularities. Ligia advised that this was Furman's first time going through the IFB process and he did not receive the addendums to the IFB posted on eProcurement. Attorney Bobor advised that the addenda did not impact pricing or the scope of work. All bidding irregularities have been resolved. Commissioner Johnson inquired about the differential between the bids. SHA staff provided that the other bid was outsourcing/subcontracting.

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VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

RESOLUTION #2026-07 APPROVING A CHANGE MODIFICATION #1 FOR IFB 2025-01 WITH R & C PAINT-DRYWALL, INC. TO INCREASE THE CONTRACT AMOUNT BY \$35,000.00

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Johnson

DISCUSSION: - Ligia Anderson, Contract Administrator, provided that the current vacant unit painting contract will expire before a new contract can be executed. The requested change order is to ensure vacant units can still be painted before a new vacant unit painting contract is executed. There was a brief discussion regarding the occupancy status of all properties.

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

RESIDENT COUNCIL REPORTS – None

PUBLIC COMMENTS – None

BOARD COMMENTS – None

CLOSED SESSION

5ILCS 120/2 (c)(2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

MOTION TO ENTER CLOSED SESSION: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: - None

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE



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Meeting entered closed session at 5:20pm

MOTION TO RETURN TO OPEN SESSION: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: - None

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

Meeting entered open session at 6:00pm

ADJOURNMENT

MOTION FOR ADJOURNMENT: Commissioner Turner

SECOND: Commissioner Johnson

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

The meeting adjourned at 6:02pm

Respectfully Submitted By:

Melissa Huffstedtler
Chief Operations Officer

Approved by:



SHA Board Chairman



SHA Board Secretary

April 27, 2026
Date

April 27, 2026

