

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

**REGULAR MEETING
MONDAY, FEBRUARY 24, 2020 – 5:00 P.M.**

**Administrative Office
200 North Eleventh Street
Springfield, Illinois**

The Springfield Housing Authority Board of Commissioners will hold a Regular Meeting on Monday, February 24, 2020 – 5:00 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.

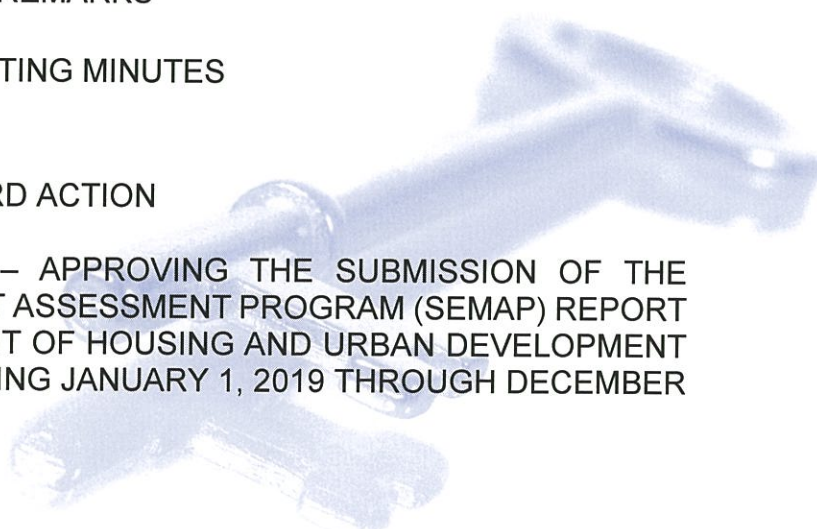
SPRINGFIELD HOUSING AUTHORITY

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
 - January 27, 2019
- V. RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 3366 – APPROVING THE SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) REPORT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE PERIOD COVERING JANUARY 1, 2019 THROUGH DECEMBER 31, 2019



RESOLUTION NO. 3367 – APPROVAL OF THE SETTLEMENT AGREEMENT WITH OMEGA DEMOLITION REGARDING LITIGATION FOR FINAL PAYMENT OF THE SANKEY DEMOLITION PROJECT IN THE AMOUNT OF \$36,990.95

RESOLUTION NO. 3368 – APPROVING AUTHORIZATION FOR PLACEMENT AGREEMENT WITH SHOTSPOTTER, INC.

VI. RESIDENT COUNCIL REPORTS

VII. COMMENTS

VIII. ADJOURNMENT

**SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS – REGULAR MEETING
MONDAY, FEBRUARY 24, 2020 – 5:00 P.M.
200 NORTH ELEVENTH STREET
SPRINGFIELD, ILLINOIS**

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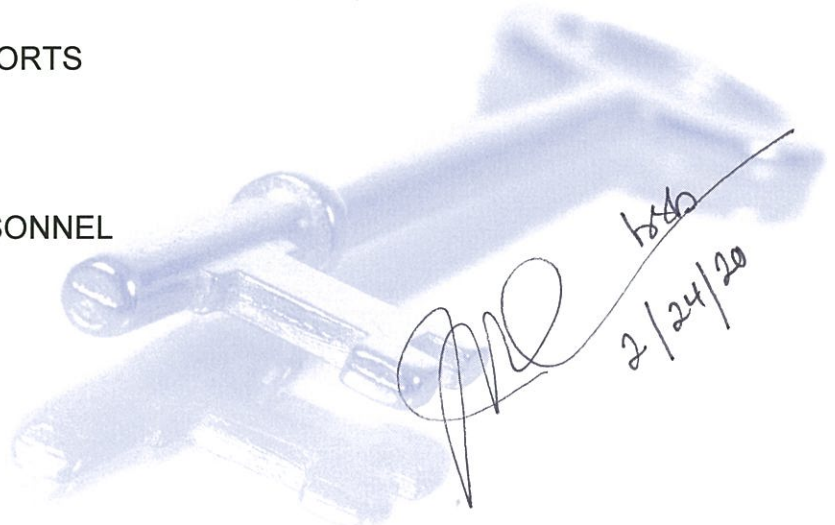
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- VI. RESIDENT COUNCIL REPORTS
- VII. COMMENTS
- VIII. CLOSED SESSION - PERSONNEL
- IX. OPEN SESSION
- X. ADJOURNMENT



Changing lives one key at a time

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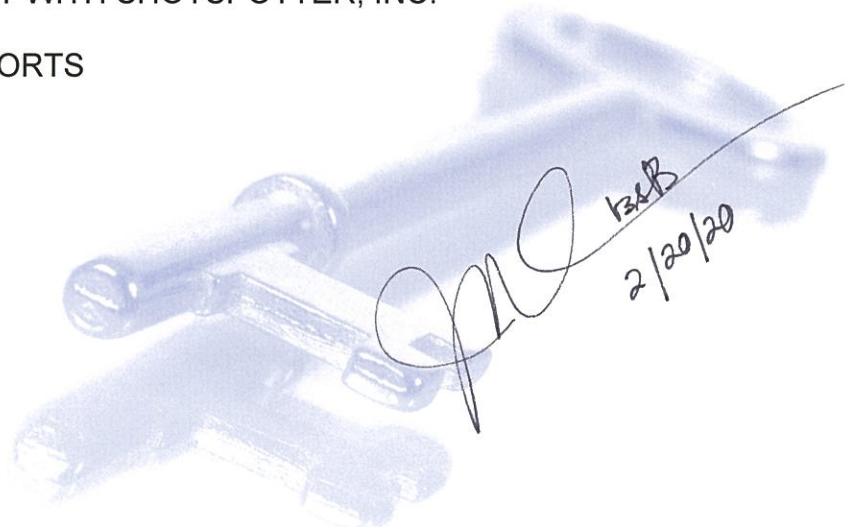
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**MINUTES OF REGULAR MEETING
SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONDAY, JANUARY 27, 2020 - 5:00 P.M.**

The Springfield Housing Authority Board of Commissioners held a Regular Meeting on Monday, January 27, 2020 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
Joe Antonacci	Director of Mod/Dev
Adrienne Grover	Director of S8
Darryl Jones	Asset Manager
Robin Dowis	Asset Manager
Sarah Thomas	Asset Manager
Stacy Huebsch	Finance Manager
Karen Cliburn	Budget Manager
Jessica Watson	Contract Administrator
Randy Segatto	Attorney
Candi Clouse-Guccione	HCV Administrative Assistant
Brenda Bruner	Executive Assistant

EXECUTIVE DIRECTOR'S REMARKS

Director Newman highlighted the RAD project at Lincolnwood Estate, stating that everything should be completed by late Spring. Hoping to hold an "Open House" either late spring or early summer. As it relates to affordable housing in the Springfield/Sangamon County area she would like to do a market study to see what areas we may be missing—we believe its housing for the near-elderly. Her report to the board stands as submitted.

A meeting with Capital City Coalition (CCC), not-for-profit arm, will be coming soon. They will instrumental in our leveraging funding to be able to expand affordable housing.

Chairman asked who would do that kind of market study. Director responded that there are individual companies; as well as IHDA having a list. But we would certainly reach out to HUD to see if they have any recommendations as well. Melissa added that we've used Novogradac in the past; and a couple other companies similar to them, for other projects we have completed.

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – December 16, 2019

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Commissioner Long noted a small change in the minutes from the last meeting. The revision fell under Resolution #3353, in which Commissioner Long requested that a list of expenditures be provided to the Board from the \$260,000 received from Peoria Housing for their management fee for staff. Melissa stated that this information will be forwarded to the board. Brenda noted the revision would be completed before forwarding to SHA's website and before placing them in the record book.

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

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 3364: APPROVING A CONTRACT WITH JENNINGS PAINTING, INC. FOR THE PURPOSE OF VACANT UNIT PAINTING NOT TO EXCEED CONTRACT AMOUNT OF \$200,000.00 OR UNTIL DECEMBER 31, 2020, WHICHEVER IS APPLICABLE FIRST

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Jessica stated there were nineteen vendors who downloaded this RFP; and four who bid the project. The lowest most responsive bidder was not able to meet the capacity with their staff. We are looking to give them some smaller scopes of work. Jennings bid came in at \$1.81 and \$1.71 per square foot at the hi-rises. Commissioner Long asked if someone would explain what a header was. Melissa stated that it is a part that is over the doors, causing the price to be higher to fix them.

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

RESOLUTION NO. 3363: APPROVING MANAGEMENT AGREEMENT BETWEEN THE SPRINGFIELD HOUSING AUTHORITY AND UNION BAPTIST PLAZA

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Robin stated there are only small changes to this agreement with Union Baptist Plaza.

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

RESIDENT COUNCIL REPORTS

None.

COMMENTS

None.

CLOSED SESSION

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Separate notes completed and recorded.

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

OPEN SESSION

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Separate notes completed and recorded.

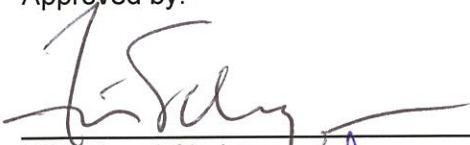
VOTES IN FAVOR: Schweizer, Long, Turner, Robinson, and Gass
VOTES AGAINST: None

ADJOURNMENT

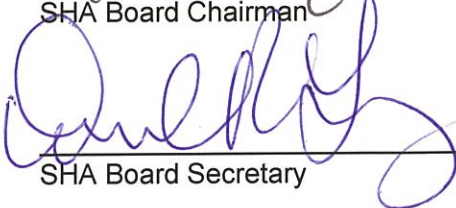
Motion to adjourn was made by Commissioner Turner; vote was unanimous in favor of the motion.

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

Approved by:



SHA Board Chairman



SHA Board Secretary

February 24, 2020
Date

February 24, 2020
Date