

**MINUTES OF REGULAR MEETING
SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONDAY, October 25, 2021 - 5:00 P.M.**

The Springfield Housing Authority Board of Commissioners held a Regular Meeting on Monday, October 25, 2021 at the SHA Administrative Office, 200 North Eleventh Street, Springfield, Illinois. Due to the COVID-19 pandemic, this meeting was also held via Zoom (telecommunication) and was called to order at 5:00 p.m.

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

Commissioners Absent:

Staff Present:

Jackie Newman	Executive Director
Melissa Huffstedtler	Deputy Director
Michelle Sergent	Director of Finance
Wendy Mendenhall	Director of HR
Adrienne Grover	Director of S8
Joe Antonacci	Director of Mod/Dev
Jonathan Schienschang	Construction Manager
Robin Dowis	Asset Manager
Becky Stehman	Asset Manager
Karen Cliburn	Budget Manager
Tamiko Bilbro	HCV Manager
David Herman	Attorney
Samantha Bobor	Attorney
Renee Bell	Contract Admin
Jessica Watson	Director Of FSS
Latina Faulkner	Executive Assistant

CHAIRMAN'S REMARKS

Chairman read the following comment and then turned the meeting over to Director Newman:

This meeting is being conducted electronically pursuant to Executive Order 2020-07 signed by Governor Pritzker and guidance provided by Legal Counsel. More importantly, based on what we know now about the coronavirus pandemic and prudent precautions as a result thereof, this meeting is being conducted in a way to provide the maximum amount of protection to our Board, staff and the community. We apologize for any inconvenience to anyone, but we ask for your understanding and compliance temporarily. Thank you.

EXECUTIVE DIRECTOR'S REMARKS

Director Newman highlighted a few items from her report to the board: Publicly acknowledged HCV 2022 housing payment standards effective October 1, 2021. Pleased to announce SHA has reached this occupancy goal of 100% as of September 30, 2021. Thanked staff for their hard work and dedication. SHA is dealing with staff shortage and restrictions.

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – October 25, 2021

MOTION TO APPROVE: Dan Long

SECOND: Luckist Turner

DISCUSSION:

VOTES IN FAVOR: ALL

VOTES AGAINST:

RESOLUTIONS AND BOARD ACTION

RESOLUTION #3445 – ADOPTING THE UTILITY ALLOWANCE SCHEDULES FOR HOUSING CHOICE VOUCHERS FOR RESIDENT PURCHASED UTILITIES

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: Adrienne Grover provided a quick summary of resolution; Nelrod has completed the study for utilities. Utilities are greater than 10% for HCV. Long asked how much has the utilities increased, what is the range? Adrienne gave an example; natural gas increased by 93%, Electric increased 7%, and sewer has increased by 22%.

VOTES IN FAVOR: ALL

VOTES AGAINST:

RESOLUTION #3446 – APPROVING A CONTRACT RENEWAL WITH RECTOR, REEDER & LOFTON P.C. FOR AUDIT SERVICES FOR FISCAL YEARS ENDING DECEMBER 31, 2021 AND DECEMBER 31, 2022

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: Michelle Sergent provided overview of audit service contract. Over 3 years ago the board approved a contract for a 5-year agreement with 3-year contract with two one-year renewals. Instead of two one-year renewals, this will close out the last two years. Commissioner Long commented, the contract says 32.5K but SHA is asking for 40K. Michelle answered, the contract is for 32.5K-the additional money is to add the Villas and Lincolnwood which has come on since the original contract.

VOTES IN FAVOR: ALL
VOTES AGAINST:

RESOLUTION #3447 – APPROVING A CONTRACT MODIFICATION FOR EQUIFAX WORKFORCE SOLUTIONS FOR INCOME VERIFICATION AND SOCIAL SECURITY NUMBER LOOKUP IN ADDITION OF THIRTY-FIVE THOUSAND DOLLARS (\$35,000.00)

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Michelle Sergent provided overview of contract with Equifax. 2021 this service was introduced to SHA. It is now being fully used by Housing Choice Voucher and Public Housing. This system serves as a 3rd party verification. A great way to verify wages and catch income that has not been reported. This system is the most up to date.

VOTES IN FAVOR: ALL
VOTES AGAINST:

RESOLUTION #3448 – APPROVING THE CONTRACT FOR ADMINISTRATIVE CAMERA REPLACEMENT AT 200 N. ELEVENTH STREET AND 1910 TRUMAN ROAD BY BECK TECH

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: Michelle Sergent gave overview of camera replacement contract. SHA cameras have not been updated since 2011. Also, no security cameras in the new addition. This contract will also cover Truman Rd. with a 360-degree camera view. With this 5-year contract, SHA is able to keep 30 days of active footage and can be added to staff devices. Commissioner Tuner asked how long are they stored now? Michelle Sergent answered 10 days. Chairman Schweizer asked was this in line with budget? Michelle answered, yes. SHA will be up to date with camera coverage and funds will be coming out of the COCC fund with everything completed by the 1st of March 2022.

VOTES IN FAVOR: ALL
VOTES AGAINST:

RESOLUTION #3449- APPROVAL OF THE SECTION 8 PROJECT BASED VOUCHER PROGRAM CONTRACT WITH RELATED MIDWEST

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: Adrienne Grover gave overview of the contract with Related. SHA received a request for proposal from Related requesting 25 vouchers in their rehabilitation with Poplar Place development. Related plans to rehab 75 buildings and turn them into 100. Some duplex and some single-family homes. 25 of the 100 units will be Housing Choice Voucher. This would be a good addition to the HCV program as it will expand quality and affordable housing.

VOTES IN FAVOR: ALL

VOTES AGAINST:

RESOLUTION NO. 3450- APPROVING A BONUS WITH INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL UNION No. 399

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: Wendy Mendenhall gave overview of the Collective bargaining agreement. This collective bargaining agreement was for 2 Engineers which is classified as Engineer A and Engineer B. Once a resolution is completed SHA update the addendum with the collecting bargaining agreement. SHA recommend Engineer A receive a bonus, not exceed maximum range for pay and for Engineer B, recommend an increase now and next increase following 1 year anniversary.

VOTES IN FAVOR: ALL

VOTES AGAINST:

RESIDENT COUNCIL REPORTS

None.

BOARD COMMENTS

None.


PUBLIC COMMENTS

Robin Dowis invited everyone to Bonansinga Highrise to see the newly painted mural created by an Art Association artist.

CLOSED SESSION- PERSONNEL

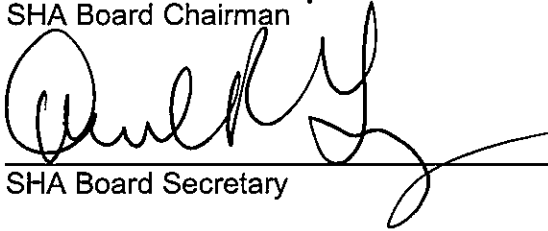
Minutes Respectfully Submitted By:
Latina Faulkner, Executive Assistant

Approved by:



SHA Board Chairman

October 25, 2021
Date



SHA Board Secretary

October 25, 2021
Date