

**MINUTES OF REGULAR MEETING
SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONDAY, MARCH 27, 2023 - 5:00 P.M.**

The Springfield Housing Authority Board of Commissioners held a Regular Meeting on Monday, March 27, 2023, at the SHA Administrative Office, 200 North Eleventh Street, Springfield, Illinois. This meeting was also held in person as well as via Zoom (telecommunication) and was called to order at 5:02 p.m.

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

Staff Present:

Jackie Newman	Executive Director
Melissa Huffstedtler	Deputy Director
Stacy Huebsch	Finance Manager
Wendy Mendenhall	Director of HR
George Jennings	Section 3 Compliance Manager
Ligia Anderson	Contract Manager
Karen Cliburn	Budget Manager
Samantha Bobor	Giffin Winning Cohen & Bodewes (Attorney)
Latina Faulkner	Executive Assistant

CHAIRMAN'S REMARKS

Chairman called the meeting to order at 5:10, thanked everyone for their attendance, and turned the floor over to Director Newman.

EXECUTIVE DIRECTOR'S REMARKS

Director stated Melissa and her spent last week in DC at the Legislative Conference. It was nice and they are going to be able to spend some time in our elected officials' offices. The President has submitted his budget but we continue to advocate and promote the legislative agenda of NAHRO and PHADA, we are members of both. We want to continue advocating and supporting affordable housing preservation and expansion. We are encouraging all elected officials not to cut HUD's portion or to prorate any amount. On the HCV side, typically they will fund 100% of the HAP payment, but they will prorate the administrative fees that it takes to operate the program. Our advocacy is for full funding of the administrative fees, full funding for Public Housing, and capital funds. There are several initiatives by HUD in terms of furthering fair housing so there are interim rules that are out for housing authorities such as NSPIRE, a new inspection protocol that's going to be required across both Public Housing and HCV. NSPIRE is expected to go live on July 1st. We have not received a whole lot of guidance about it. On Friday they released some preliminary scoring, but no real guidance. We will position ourselves to be ready by July.

Director continued stating that SHA has been working internally on the Move to Work (MTW) plan. Melissa has condemned an MTW group and is working through the waivers. This group determines which

waivers will request, and how we are going to shape our agency as SHA transitions into an MTW agency. We will fold that into the PHA plan process that will come to the board in October. We anticipate being fully ready to move into our MTW status. Families will have a chance to comment during the public comment period.

APPROVAL OF PAST MEETING MINUTES

February 27, 2023

MOTION TO APPROVE: Dan Long

SECOND: Luckist Turner

DISCUSSION: none.

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

RESOLUTIONS AND BOARD ACTION

RESOLUTION #3540 – APPROVING A CONTRACT MODIFICATION WITH INNOVATIVE CONSTRUCTION MANAGEMENT SERVICES FOR KITCHEN/BATHROOMS/FLOORING CONTRACT IFB 2022-09 IN THE AMOUNT OF TEN THOUSAND THREE HUNDRED SIXTY-SEVEN DOLLARS AND 00/100 (\$10,367.00)

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: Ligia stated originally this contract was to demo and redo the flooring. This modification is to add the kitchen, demo, rehab, and two bathrooms.

Commissioner Long asked if the renovation was in one part. Melissa replied one unit only included the floor but after the tenant moved out, the AMP 2 staff identified the kitchen, bathroom, and floors should be replaced. The change took us over the threshold.

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

RESOLUTION #3541 – APPROVING A CONTRACT WITH R&C PAINT-DRYWALL, INC. FOR A BLANKET CONTRACT FOR VACANT UNIT PAINTING NOT TO EXCEED TWO HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$250,000.00)

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: Ligia stated that SHA has an existing contract for \$200 thousand dollars. Eight months later, we have used it up. This contract is to increase it to \$250 thousand dollars to get us to the end of the year. R&C Paint-Drywall is excited about another opportunity to bid again. They provide timely and efficient work for SHA. They understand our need for excellence and professional painting services. R&C Paint-Drywall 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 cleared the attorney review.

Commissioner Long asked if this was a new vendor. Melissa replied this vendor received the contract last time. This is their second year. Commissioner Long stated he thought Jennings Paint had the contract. Melissa replied Jennings Paint bid but that R&C Paint-Drywall won the contract. They have done a great job for SHA for a lower price than Jennings. There were three bids that came in. The other was Tiles and Styles who came in much higher. Commissioner Long commented he is glad to see this has worked out. Chairman commented if they are doing a good job in a timely manner, that's good. Kylie commented as soon as she gives it to them, within 3-4 days the units are turned.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESOLUTION #3440A – APPROVING THE SPRINGFIELD HOUSING AUTHORITY SECTION 3 POLICY

MOTION TO APPROVE: Commissioner Long
SECOND: Commissioner Turner

DISCUSSION: George stated in 2021 the Section 3 Policy changed from having to allow the residents of Public Housing to work on any contracted work. Now it's about creating employment opportunities for low-income people. Including those who are not residents. The issue SHA is having is that the state of Illinois has a salary history ban in place which make it difficult to certify people as Section 3. The changes to the policy are how we are going to be very specific to never ask a person their salary history. We plan to create some Section 3 opportunities for the residents.

Chairman stated that based on the highlights that are in the revisions you have been busy working. Melissa added George has been doing a great job. He really understands the rules and requirements. Melissa reiterated what George stated.

Commissioner Long stated there are no specific hiring or contracting goals. Melissa stated with Section 3, no. There is no requirement to have a 30% or 40% minority participation. The goals of Section 3 are to have labor hours worked by low-income workers. They meet the criteria by being a resident of Public Housing, participating in the HCV program, or being members of the general community. Commissioner Long asked if they can be counted for up to five full years after the date of certification or hire. Melissa gave an example; if Wendy hires a Public Housing resident or low-income worker and they start working for the housing authority on April 1st. On that date they were certified as a low-income worker or resident, SHA totals its total labor hours, and they are counted in that 5% worker for 5 years even if their income in the 2nd, 3rd, or 4th year is above the threshold. 2022 would have been the 1st year of reporting. HUD

does not have a reporting tool. Approval of this policy will put SHA in the position to start collecting and tracking the data.

VOTES IN FAVOR: ALL
VOTES AGAINST: NONE

RESIDENT COUNCIL REPORTS

PUBLIC COMMENTS

Commissioner Long asked if the documents for the Capital City Coalition (CCC) get corrected. Melissa replied the Madison Park Place resolutions didn't have changes. The LOI changes have been updated. Still waiting for the updated agreement from Creighton Castle. There will be a CCC board meeting soon.

BOARD COMMENTS

ADJOURNMENT

Motion to adjourn made by Luckist Turner. Parties Disbursed

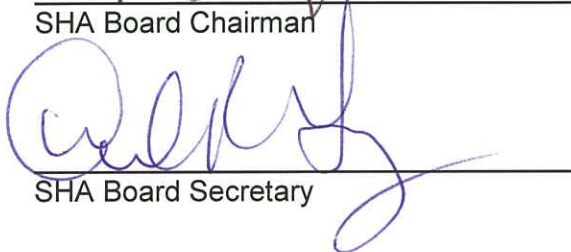
Minutes Respectfully Submitted By:
Latina Faulkner, Executive Assistant

Approved by:



SHA Board Chairman

April 24, 2023
Date



SHA Board Secretary

April 24, 2023
Date