

**MINUTES OF MEETING OF DECATUR HOUSING AUTHORITY  
OF THE CITY OF DECATUR, ILLINOIS**

Regular Meeting

The Board of Commissioners of Decatur Housing Authority met in Regular session at the Don F. Davis Center, 1808 East Locust Street, Decatur, Illinois at 3:30 p.m. on Thursday, March 8, 2012.

Vice Chair Campbell Hein called the meeting to order and upon a call of the roll, those present (all attended in person) and absent were as follows:

Present:        Lisa Campbell Hein, Vice Chair  
                  Robert Yuhas, Commissioner  
                  William Gosch, Commissioner  
                  Shad Etchason, Commissioner  
                  Julian Marsh, Secretary-Treasurer  
                  James A. Jankowicz, Legal Counsel

Absent:         Leroy Smith Jr. Chairman

There being a quorum present and the meeting duly convened, business was transacted as follows:

Vice Chair Campbell presented the Open Time of the agenda. Hearing no comment the meeting proceeded as follows.

Vice Chair Campbell presented the Minutes from the Annual Meeting of February 9, 2012. Commissioner Etchason stated that his name was misspelled on the first page and on the bottom of page 5 under Old and New business, there is a name missing after commissioner. Commissioner Yuhas moved to accept the Minutes as amended. Commissioner Etchason seconded the motion.

Hearing no comment, Vice Chair Campbell called for a roll call vote. All voted "Aye" except Vice Chair Campbell who abstained. The Motion carried.

Vice Chair Campbell presented the Minutes of the Closed Session held February 9, 2012. Commissioner Etchason moved to accept the Minutes as presented. Commissioner Yuhas seconded the motion.

Hearing no comment, Vice Chair Campbell called for a roll call vote. All voted "Aye" except Vice Chair Campbell, who abstained. The motion carried.

Vice Chair Campbell presented the Rent Roll/L&O Summary Report for the month of February 2012. Commissioner Yuhas moved to receive and file the report. Commissioner Gosch seconded the motion.

Terri Goodman stated that maintenance has been working really hard. All but 5 of the Scattered Sites are leased or assigned. Hearing no further comment, Vice Chair Campbell called for a roll call vote. All voted "Aye". The Motion carried.

Vice Chair Campbell presented the Housing Choice Voucher Program Occupancy report for the month of February 2012. Commissioner Etchason moved to receive and file the report. Commissioner Gosch seconded the motion.

Brenda Kraus stated that they have signed many leases but they have had several go off

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the program. Commissioner Yuhas asked why they left the program. Ms. Kraus stated that we don't ask in the Housing Choice Voucher program. Ms. Goodman stated that we do ask in public housing. Ms. Kraus stated that she does know that one voucher holder left for college and one went into a nursing home. Ms. Kraus stated that we can start asking in the future.

Hearing no further comment, Vice Chair Campbell called for a roll call vote. All voted "Aye". The Motion carried.

Vice Chair Campbell presented the Wabash Crossing Occupancy report for the month of February 2012. Commissioner Yuhas moved to receive and file the report. Commissioner Gosch seconded the motion.

Mr. Marsh reported that East Lake is doing a much better job. The line of communication between East Lake and the Housing Authority is very open. We continue to have monthly meetings. They scored 99.7 on their last REAC inspection. There are two issues we are working on with them. The operations/management and getting the HOPE VI program closed out. The new finance director was here to discuss close out so that should be wrapped up soon. Commissioner Yuhas asked if they owe the Housing Authority money. Mr. Marsh stated yes. Hearing no further comment, Vice Chair Campbell called for a roll call vote. All voted "Aye". The Motion carried.

Vice Chair Campbell presented the General Fund Check Register Report for the month of February 2012. Commissioner Yuhas moved to receive and file the report and Commissioner Gosch seconded the motion.

Commissioner Yuhas asked how many people we carry on the Central States insurance. Terri Goodman reported that there are 33 people on the insurance. Commissioner Yuhas stated that the cost is far above market rate. Ms. Goodman reported that the administrative staff is covered the same as the union workers. The next proposal will have it broken out and list employee, spouse, and family premiums. Commissioner Yuhas asked for more information on the insurance plan. Ms. Goodman agreed to provide more information.

Commissioner Etchason inquired about the Virginia State reimbursement on the last page. Mr. Marsh stated that this is for the tenant in the ROSS program attending college.

Hearing no further comment, Vice Chair Campbell called for a roll call vote. All voted "Aye". The Motion carried.

Old/New Business:

Mr. Marsh stated that he is really pleased with how things are going. The union contract negotiations are underway and should be completed this month. Commissioner Etchason asked what the term is. Mr. Marsh stated 3 years. We will be discussing the health insurance with the business agent so if we get to the point where employees are contributing to that healthcare plan then all employees are treated the same.

Commissioner Gosch stated that he attended the Resident Council meeting at the Lexington and before the meeting was called to order they said the Pledge of Allegiance. He thought that would be a good idea for the DHA board. All commissioners concurred the staff should purchase a flag.

Commissioner Etchason then made the motion to go into Closed Session to conduct the  
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remainder of the six-month review of Closed Session Minutes pursuant to 5 ILCS 120/2 (c) (21) and to consider the appointment, employment, compensation, discipline, performance or dismissal of an employee pursuant to 5 ILCS 120/2 (c) (1). Commissioner Gosch seconded the motion. All voted "Aye". The motion carried.

The Board of Commissioners then went into Closed Session during its March 8, 2012 Regular Meeting at 3:45.

At 4:27 the Board returned to open session.

Commissioner Yuhas moved and Commissioner Etchason seconded the motion to open closed minutes from August 11, 2011, September 8, 2011, and February 9, 2012 and keep all other minutes as discussed in the Closed Session of this date closed. Hearing no comment, Vice Chair Campbell called for a roll call vote. All voted "Aye". Motion carried.

Mr. Marsh commented on HUD's letter dated February 24, 2012, reminding board members that no federal funds may be used for lobbying. Lobbying is only permissible if non-federal funds are used and accurate disclosure forms are filed, as required by federal law.

Vice Chair Campbell Hein stated that there was no further business to come before the board. Commission Yuhas moved to adjourn and Commissioner Gosch seconded the motion. Upon a call of the roll, the Commissioners voted as follows:

Vice Chair Campbell – "Aye"

Commissioner Yuhas – "Aye"

Commissioner Etchason – "Aye" and

Commissioneer Gosch – "Aye".

Motion carried unanimously. The meeting adjourned at 4:40 p.m.

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Vice Chairperson Campbell

(ATTEST)

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Secretary-Treasurer

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