

**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, August 8, 2013.

Vice Chairman Yuhas called the meeting to order and at this time opening ceremonies were conducted by citing the Pledge of Allegiance. Upon a call of the roll, those present and absent were as follows:

Present: Robert Yuhas, Vice Chairman
William Gosch, Commissioner
Shad Etchason, Commissioner
Shelith Hansbro, Commissioner
James E. Alpi, Secretary-Treasurer
James Jankowicz, Legal Counsel

Absent: Lisa Campbell-Hein, Chairperson

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

Vice Chairman Yuhas presented the Open Time of the agenda.

Hearing no comment, Vice Chairman Yuhas presented the Minutes from the Regular Meeting of July 11, 2013. Commissioner Etchason made a motion to accept the minutes as presented. Commissioner Hansbro seconded the motion.

Hearing no comment, Vice Chairman Yuhas called for a roll call vote. All voted "Aye". The motion carried.

Vice Chairman Yuhas presented the minutes of the Closed Session of July 11, 2013. Commissioner Etchason made a motion to accept the minutes as presented. Commissioner Gosch seconded the motion.

Hearing no comment, Chairman Yuhas called for a roll call vote. All voted "Aye". The motion carried.

Vice Chairman Yuhas presented the Rent Roll/L&O Summary Report for the month of July 2013. Commissioner Etchason moved to receive and file the report. Commissioner Hansbro seconded the motion.

Terri Goodman stated that there have been 37 power shut off notices. Ms. Rice, from Wabash Crossing stated they have the same problem. During December 1 to March 1 tenants often acquire an insurmountable amount to be paid and get evicted due to power being shut off.

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

Vice Chairman Yuhas presented the Housing Choice Voucher Program Occupancy report for the month of July 2013. Commissioner Etchason moved to receive and file the report. Commissioner Gosch seconded the motion.

Jim Alpi stated that the new number is 968. We are getting close to ending the downturn.

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Hopefully we will be able to start leasing again in the next couple weeks.

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

Vice Chairman Yuhas presented the Wabash Crossing Occupancy report for the month of July 2013. Commissioner Etchason moved to receive and file the report. Commissioner Gosch seconded the motion.

Ms. Rice, Manager of Wabash Crossing, stated that they have lost 6 tenants this week and will lose another 9 in the next month. Staff is working hard to get units turned over. They are currently 87% occupied in the subsidized units. Vice Chairman Yuhas inquired if school moves have been a factor. Ms. Rice said no. Vice Chairman asked what East Lake would like to see. Ms. Rice stated 99% across the board.

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

Vice Chairman Yuhas presented the General Fund Check Register Report for the month of July 2013. Commissioner Hansbro moved to receive and file the report and Commissioner Etchason seconded the motion.

Vice Chairman Yuhas asked who Maldy Gas Station is and if this is negotiated. Ms. Goodman stated this is one of the money saving ideas staff had. We have new credit cards for staff with a government rate.

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

Vice Chairman Yuhas presented the Financial Report for the period ending June. Commissioner Etchason made a motion to receive and file the report. Commissioner Gosch seconded the motion.

Mr. Alpi stated that staff has added another report this month with the Section 8 program. We continue to have a deficit budget but it is because of the way the Housing Authority receives its funding. Commissioner Yuhas asked how Decatur compares to other Housing Authorities. Mr. Alpi stated that Decatur is not unique. Most agencies are at some stage of month to month survival.

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

Vice Chairman Yuhas presented the following resolution for the commissioners' consideration and approval:

RESOLUTION NO. 13-26

AUTHORIZING AND APPROVING AWARD OF CONTRACT TO AREA DISPOSAL SERVICE, INC FOR SOLID REFUSE REMOVAL AND RECYCLING SERVICES FOR DECATUR HOUSING AUTHORITY

WHEREAS, the Authority did publicly solicit and receive competitive bids for Solid Refuse Removal and Recycling Services for all Decatur Housing Authority properties, and

WHEREAS, the term of the contract will be 24 months, and

WHEREAS, the low bid was submitted by Area Disposal Service, Inc., and

WHEREAS, funds are available within the Authority's Operating Budget, now, therefore

BE IT HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE DECATUR HOUSING AUTHORITY OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That award of contract to Area Disposal Service, Inc. for all work of the Base Proposal for Solid Refuse Removal and Recycling Services for Decatur Housing Authority be authorized and approved.

Section 2. That the contract amount is FIFTY SIX THOUSAND, NINE HUNDRED TWENTY-TWO AND 14/100 DOLLARS (\$56,922.14) for the Base Proposal, and the service continue uninterrupted for 24 months.

Section 3. That the Executive Director or Contracting Officer be authorized to execute all necessary documents.

Commissioner Etchason made a motion to accept the resolution as presented. Commissioner Gosch seconded the motion.

Mr. Alpi stated that every two years we go out for bid for this service. We will save approximately \$12,000 over the next two years with Area Disposal Service, Inc.

Hearing no further comment, Vice Chairman Yuhas called for a roll call vote. All voted "Aye". The motion carried.

Vice Chairman Yuhas presented the following resolution for the commissioners' consideration and approval:

RESOLUTION NO. 13-27

AUTHORIZING AND APPROVING AWARD OF CONTRACT TO CAD CONSTRUCTION, INC. FOR RE-ROOFING AT SCATTERED SITES, AMP ILL 12-22, 12-23, 12-24 & 12-28, PROJECT CFP IL06-P012-50113

WHEREAS, the Authority did solicit and receive bids for Re-Roofing at Scattered Sites, ILL 12-22, ILL 12-23, ILL 12-24, and ILL 12-28, and

WHEREAS, the low bid was submitted by CAD Construction, Inc., and

WHEREAS, staff has completed a cost analysis of the bid, and

WHEREAS, the bid is within the budgeted amount, and

WHEREAS, funds are available within the Authority's Capital Fund Program IL06-P012-50113; now, therefore

BE IT HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE DECATUR HOUSING AUTHORITY OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That award of contract to CAD Construction, Inc. for Re-Roofing at Scattered Sites, ILL 12-22, ILL 12-22, IL 12-24, and ILL 12-28, Project CFP IL06-P012-50113 is authorized and approved.

Section 2. That the contract amount is TWO HUNDRED SIXTEEN THOUSAND, AND NO/100 DOLLARS (\$216,000), and the time for completion is 150 days from issuance of the Notice to Proceed.

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Section 3. That the Executive Director or Contracting Officer is authorized to execute all necessary documents.

Commissioner Etchason made a motion to accept the resolution as presented. Commissioner Hansbro seconded the motion.

Mr. Alpi stated that we received 4 bids for this work with the low bid received from CAD Construction, Inc. They anticipate using local labor.

Hearing no further comment, Vice Chairman Yuhas called for a roll call vote. All voted "Aye". The motion carried.

Old and New Business

Mr. Alpi stated that we received a renewed Continuum of Care Grant for \$156,000. Ten thousand is for administration and the rest is for resident services.

Mr. Alpi further stated that he is very pleased to report the Section 8 Department reached high performer status with their REAC scores being 27% higher.

Mr. Alpi stated that the Attorney General's office is working with a consultant on the rules and regulations for the administration of the National Foreclosure Settlement Grant. Mr. Alpi would like to thank Commissioner Etchason for making a call on our behalf.

Mr. Alpi stated that a realtor emailed the authority a listing with information for Oakwood Estates at 1454 W. Mound Rd. The listing price is \$3,350,000. The Housing Authority staff will investigate and inform the board.

Commissioner Etchason made a motion to go into closed session to review closed session minutes, pursuant to 5 ILCS 120/2 (c) (21) and to discuss or 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. Upon a call of the roll all voted "Aye".

The Board of Commissioners then went into closed session at its Regular Meeting of August 8, 2013 at 4:24 p.m.

The Board of Commissioners returned to open session at 4:41 p.m.

Commissioner Etchason moved and Commissioner Hansbro seconded the motion to open the closed session minutes of February 14, 2013. Upon a call of the roll all voted "Aye".

Vice Chairman Yuhas stated that there was no further business to come before the board. Commissioner Hansbro moved to adjourn. Commissioner Gosch seconded the motion. Upon a

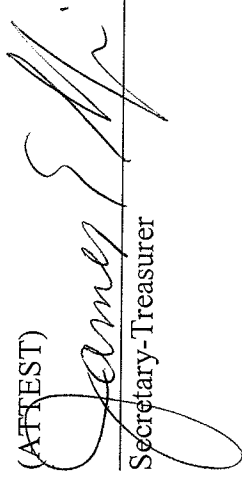
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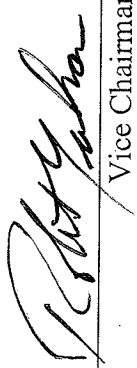
call of the roll the Commissioners voted as follows:

Vice Chairman Yuhas – “Aye”
Commissioner Gosch, - “Aye”
Commissioner Etchason, - “Aye” and
Commissioner Hansbro – “Aye”

The Board adjourned at 4:43 p.m.

(ATTEST)


Secretary-Treasurer


Vice Chairman Yuhas