

**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, December 8, 2011.

Vice Chair Campbell 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
William Gosch, Commissioner
Robert Yuhas, 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 Regular Meeting of November 10, 2011. Commissioner Yuhas moved to accept the Minutes as presented. Commissioner Gosch seconded the motion.

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

Vice Chair Campbell presented the Minutes from the Special Meeting of November 28, 2011. Commissioner Yuhas moved to accept the Minutes as presented. Commissioner Etchason seconded the motion. Hearing no comment, Vice Chair Campbell called for a roll call vote. All Voted "Aye".

Vice Chair Campbell presented the Rent Roll/L&O Summary Report for the month of November 2011. Commissioner Yuhas moved to receive and file the report. Commissioner Etchason seconded the motion.

Terri Goodman explained why the report was mailed separately. She stated HUD regulations require the rent roll report presented to the board to match what shows in the online system. The online system updates on the first Friday of the month. She stated that there will be some months where the report is sent to the board separately. Hearing no 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 November 2011. Commissioner Yuhas moved to receive and file the report. Commissioner Etchason seconded the motion.

Mr. Marsh stated that there are not too many people moving at this time of year.

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

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November 2011. Commissioner Etchason moved to receive and file the report. Commissioner Yuhas seconded the motion.

Mr. Marsh reported that the staff at Eastlake expect Wabash Crossing to be 100% occupied by the end of January. During the monthly meeting, there was discussion about the negative publicity about Wabash Crossing that was published in the Herald and Review. Staff at Eastlake said they would like to have a meet and greet for the community to decrease the negative opinion. They have received a good REAC score on the ACC units under the physical inspections. Commissioner Gosch asked about the security. Mr. Marsh stated that after speaking with the police chief it was noted that the numbers are not that bad in comparison to other areas in the city. Commissioner Yuhas asked about the maintenance position at Wabash. Ms. Goodman stated that their ad for a maintenance person was right above ours in the newspaper. Commissioner Yuhas asked about subcontracting maintenance with Eastlake. Mr. Marsh stated that we have just recently hired a new project manager and will consider that option moving forward. 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 November 2011. Commissioner Etchason moved to receive and file the report and Commissioner Yuhas seconded the motion.

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

Vice Chair Campbell presented the following resolution for Commissioners' consideration and approval:

RESOLUTION NO. 11-54

AUTHORIZING AND APPROVING THE SUBMISSION OF THE ACTUAL
MODERNIZATION COST CERTIFICATE FORM HUD-53001 FOR CFP IL06-
S012-50109

WHEREAS, all contract work in connection with the Capital Fund Recovery Formula Grant IL06-S012-50109 was completed as of July 5, 2011, and

WHEREAS all modernization costs and liabilities incurred by the Decatur Housing Authority have been fully paid in accordance with the American Recovery and Reinvestment Act, and

WHEREAS, there are no undischarged mechanics, laborers', contractors', or material-mens' liens against such modernization work on file in any public office and the time in which such liens could be filed has expired; 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 all work included in Capital Fund Recovery Formula Grant IL06-S012-50109 in the amount of \$1,473,178.00 has been completed.

Section 2. That the books of account be adjusted to fully reflect the completion of this grant activity and that this work should be audited as part of the IPA Audit for the fiscal year ending 3/31/2012.

Section 3. That the Executive Director or his designee be authorized to submit the Actual Modernization Cost Certificate Form HUD-53001, for IL06-S012-50109, in the

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amount of \$1,437,178.00 as required and in accordance with the Department of Housing & Urban Development Regulations.

Commissioner Yuhas moved to accept the resolution as presented. Commissioner Gosch seconded the motion.

Jim Alpi reported that Diane Hackert has done a wonderful job of administering this program and expending the stimulus funds and this cost certificate represents preliminary closeout so it can be audited during the next audit. 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 wants to thank the board for supporting the Meadows on Mound project and stated that there continues to be a need for senior affordable housing and we will be seeking more funding in the future.

Mr. Marsh also reported that there is a housing complex owned by a local agency that we may be able to acquire. He further stated that he has been speaking with IHDA to determine what the requirements are and will keep the board informed on the progress of that acquisition.

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

Commissioner Yuhas - "Aye",
Commissioner Gosch - "Aye"
Commissioner Etchason - "Aye"
Vice Chair Campbell - "Aye"

Motion carried unanimously. The meeting adjourned at 3:52 p.m.

(ATTEST)

Julian Marsh
Secretary-Treasurer

Susan A. Campbell Hein
Vice Chair Campbell