

WCHA Regular Meeting Agenda

04/15/2024

3:30 p.m.

WCHA Community Room

410 E. Eureka Ave., Eureka, IL 61530

Please review and bring: Regular Board Packet

- ❖ Call to Order, Roll Call
- ❖ Motion to approve March 18, 2024 Regular Meeting Minutes
- ❖ Recognition of Guests/Audience Participation
- ❖ Executive Session – Pursuant to 2C(1) of the Open Meetings Act – Litigation
- ❖ Committee Reports
 - Finance committee
 - Personnel committee
 - Visionary committee
- ❖ Executive Director's Report – Motion to approve Financial Reports & Review December 31, 2023
 - Vacancies
 - Section 8
 - HUD
 - Rural Development –
 - Maintenance – Work Order Report
 - Evictions
- ❖ Resident Council Report
- ❖ Old Business
 - Discussion of HUD notification
- ❖ New Business
 - Discussion and possible approval of Minonk Concrete (2024-02)
 - Discussion and possible approval of Eureka Staining/Painting (2024-03)
 -
 - Discussion and vote on approval of the Executive Director the authorization to enter into agreement with HUD
- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on May 20, 2024.

WOODFORD COUNTY HOUSING AUTHORITY MISSION STATEMENT

To serve and empower the citizens of Woodford County by providing adequate and affordable housing with proactive administration of programs to promote self-sufficiency and improve the quality of life.

**Woodford County Housing Authority
Regular Board Minutes**

Regular Board Meeting held at Eureka Community Room **April 15, 2024.**

Chairperson Prather called the meeting to order at 3:35 p.m.

Those present were: Chairperson, Tammy Prather, Vice-Chairperson, Diana Boschulte; board members; Eric Pigman; Dale Greenhalgh; Laura Siscoe; Sue Knepp; Erik Brewer; and Diane Gregoire, Executive Director.

Com. Siscoe made a motion to approve Regular Meeting minutes from March 18, 2024, 2nd by Com. Knepp, motion carried.

Recognition of Guests/Audience Participation: No visitors

Com. Pigman makes a motion to go into executive session – pursuant to 2C(1) of the Open Meetings Act – Litigation at 3:37 p.m. 2nd by Com. Greenhalgh, motion carried. Com. Siscoe makes a motion to go back into regular session at 3:54 p.m. 2nd by Com. Pigman.

Finance committee – nothing at this time

Personnel committee – nothing

Visionary committee – nothing

Director's Report

Financial Reports & Review – For December 31, Low Rent was over budget by \$15,610.34, under for Admin. Fee by \$4,536.07 and Under for HAP by \$6,159, Prairie Haven was under by \$8,502.73, Washburn was under by \$482.14, Prairieton was under by \$2,058.53, and Management Fund over by \$715.99. Vice-Chr. Boschulte made a motion to approve as presented and reviewed, 2nd by Com. Greenhalgh, motion carried.

Vacancies – As of April 11, 2024, we have 1 at Pleasant Valley.

Section 8 – Diane explains that for March we have 155 in payment and spent \$76,523 and the average payment was \$494, one Hard to House families, 73 elderly/disabled households with 2 portables to DuPage.

HUD – Diane says we are all submitted.

Rural Development – Actuals are being submitted.

Maintenance – Looks pretty good

Evictions – Nothing right now.

Resident Council Report – nothing to report

Discussion of and possible approval of Minonk Concrete (Resolution 2024-02) –

Diane reviews the items the bid and there is discussion. Com. Brewer makes a motion to approve \$9,880 from Lone Wolf Concrete, 2nd by Com. Knepp, all in favor, motion carried.

Discussion of and possible approval of Eureka Staining/Painting (Resolution 2024-03) There is discussion and Com. Knepp makes a motion to approve the bid at \$11,700 Dunbar Painting, 2nd by ViceChr. Boschulte, all in favor, motion carried.

Discussion and vote on approval of Executive Director the authorization to enter into agreement with HUD. Com. Knepp makes a motion to approve (Resolution 2024-04) 2nd by Com. Pigman, motion carried all in favor.

Diane reviews the solicitation of a company that wants to purchase Prairie Haven. Not really in the market to sell.

Com. Pigman makes a motion to adjourn the meeting at 4:42 p.m. 2nd by Vice-Chair.Boschulte, motion carried.

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Tammy Prather
Chairperson