



**ROCKFORD HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

**REGULAR OCTOBER MEETING
Minutes**

October 23, 2014

Present:	Jerry Lumpkins, Chair Phyllis Ginestra, Vice Chair Alice Jenkins, Commissioner	Staff: Tim Horning, RHA Legal Counsel Bridget Weeks, Executive Assistant
Absent:	Karen Hoffman, Commissioner Ric Cervantes, Commissioner	

The meeting was called to order at 5:14 PM.

MINUTES:

Commissioner Jenkins moved that the RHA Board of Commissioners accept the minutes from the Regular September meeting held on September 25, 2014. Commissioner Ginestra seconded the motion.

Ayes: Commissioners: Jenkins, Ginestra & Lumpkins

Nays: None

MOTION APPROVED

CHECKS:

Commissioner Ginestra moved to place the checks from September 2014 on file for audit. Commissioner Jenkins seconded the motion.

Ayes: Commissioners: Ginestra, Jenkins & Lumpkins

Nays: None

MOTION APPROVED

FINANCE, IT and HCV:

Michelle Cassaro, Chief Financial Officer, delivered the September year-end preliminary financial reports. A detailed explanation regarding the process in listing the items covered under the Energy Performance Contract was delivered. There will be a full report before the end of the year on EPC. For site financials, the year ended closely to what was projected for each site. There was an overview of each site discussed.

In the COCC, there is a net income, year to date. Preliminary numbers for the HCV program show a net income. We have added a position in the HCV department focusing on utilization and accountability.

The new Contracts and Procurement Manager, Lewis Downs, was introduced, welcomed and given the opportunity to say a few words.

ORGANIZATIONAL OVERVIEW, OPERATIONS AND HUMAN RESOURCES:

Ron Clewer, Chief Executive Officer, introduced the new Community Development Manager, Deryk Hayes. Deryk was introduced, welcomed and given the opportunity to say a few words.

The board packet will be delivered in a more timely fashion to the board prior to the board meeting

Safety and Wellness Committee has proposed an Emergency Preparedness Manual. This will be in place soon and an emergency preparedness community drill will also be conducted in the near future, as well. HUD will be a part of this preparedness planning.

We are moving forward with the Promise Zones application. RHA will partner with the city and many others on this application. RHA is the lead agency with the My Brother's Keeper initiative. November 14th there will be a meeting of community leaders and HUD regarding the MBK initiative.

There will be more discussion about the plan for Brewington. The draft is currently before HUD for review. This is the last opportunity to have a review for redevelopment options. If it

is approved next month at their special/annual meeting, we will bring forth a request to put in a Section 18 application.

Nan McKay will be coming in to help revise the Administrative Plan and the Admissions and Continued Occupancy Plan.

Ron delivered the HR report. There is still one position that needs to be filled, the Housing Operations Manager. This process is nearing the final stage and a decision will be made soon.

Contract negotiations are still underway for IAMAW.

NEW BUSINESS:

RESOLUTION #2014-72

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS APPROVES THE CONSENT AGENDA AS PRESENTED.

Commissioner Ginestra moved that the RHA Board of Commissioners approves the Consent Agenda. Commissioner Jenkins seconded the motion.

Ayes: Commissioners: Ginestra, Jenkins & Lumpkins

Nays: None

MOTION APPROVED

RESOLUTION #2014-73

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS APPROVE A CONTRACT EXTENSION FOR CONSTELLATION ENERGY FOR THE BULK PURCHASE OF NATURAL GAS IN AN ANTICIPATED AMOUNT NOT TO EXCEED \$350,000.

Commissioner Ginestra moved that the RHA Board of Commissioners approve a contract extension for Constellation Energy for the bulk purchase of natural gas in an anticipated amount not to exceed \$350,000. Commissioner Jenkins seconded the motion.

Ayes: Commissioners: Ginestra, Jenkins & Lumpkins

Nays: None

MOTION APPROVED

RESOLUTION #2014-74

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS AWARD A ONE-YEAR CONTRACT TO ROCKFORD REGION ECONOMIC DEVELOPMENT DISTRICT IN AN ANTICIPATED AMOUNT NOT TO EXCEED \$50,000.

Commissioner Jenkins moved that the RHA Board of Commissioners award a one-year contract to Rockford Region Economic Development District in an anticipated amount not to exceed \$50,000. Commissioner Ginestra seconded the motion.

Ayes: Commissioners: Jenkins, Ginestra & Lumpkins

Nays: None

MOTION APPROVED

RESOLUTION #2014-75

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS APPROVE THE REQUEST OF A LOAN TO BRIDGE ROCKFORD ALLIANCE, INC. FOR THE REPAIR AND REPLACEMENT OF THE DOWNSPOUTS AND GUTTERS AT 502-508 SOUTH 3RD STREET IN AN AMOUNT OF \$1500.00 AND ISSUE A PROMISSORY NOTE FOR THE SAME.

Commissioner Jenkins moved that the RHA Board of Commissioners approve the request of a loan to Bridge Rockford Alliance, Inc. for the repair and replacement of the downspouts and gutters at 502-508 South 3rd Street in an amount of \$1500.00 and issue a promissory note for the same. Commissioner Ginestra seconded the motion.

Ayes: Commissioners: Jenkins, Ginestra & Lumpkins

Nays: None

MOTION APPROVED

RESOLUTION #2014-76

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS APPROVE THE FY2015 PAYMENT STANDARDS

Commissioner Jenkins moved that the RHA Board of Commissioners approve the FY2015 payment standards. Commissioner Ginestra seconded the motion.

Ayes: Commissioners: Jenkins, Ginestra & Lumpkins

Nays: None

MOTION APPROVED

Crime stats will continue to be monitored, as well as, various measures being taken to ensure that enforcement approaches and encounters are conducted fairly on both sides.

RHA COMMISSIONERS:

None

R.A.B – RESIDENT ADVISORY BOARD (FORMERLY, H.O.M.E. BOARD):

Aisha Little, RAB President, gave a brief overview of the activities being held at each site and the progress of each council. The Fairgrounds Council may be holding a special election in the near future due to possible transition with the council officers.

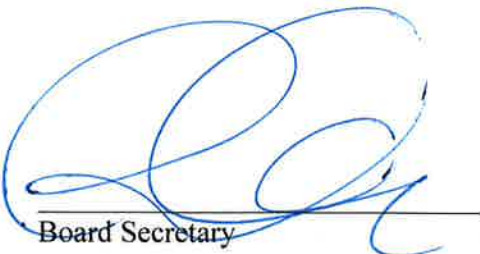
Wednesday, November 5th, an appreciation/holiday luncheon will be held at COCC following the monthly meeting. We will be adopting our new council handbooks during that time.

At 6:32 PM, Commissioner Ginestra made a motion to adjourn to go into closed session. Commissioner Jenkins seconded the motion.

At 6:54 PM, Commissioner Ginestra made a motion to come out of closed session. Commissioner Jenkins seconded the motion.

At 6:55 PM with no future business, Commissioner Ginestra made a motion to adjourn.

MOTION PREVAILED


Board Secretary
/bw


Chairman