



**ROCKFORD HOUSING AUTHORITY  
BOARD OF COMMISSIONERS**

**Regular January Meeting  
Minutes**

Thursday January 18, 2024

<b>Present:</b>	Jeff DiBenedetto, Chairman Anisha Grimmiett, Vice Chair Jaime Sanchez, Commissioner	<b>Staff:</b>	Laura Snyder, CEO Odessa Walker, COO Tim Horning, RHA Legal Counsel Angel Mackey, Executive Assistant Jennifer Matlick, Human Services Assistant
<b>Absent:</b>	Jessica Wilson, Commissioner Simone Cameron, Commissioner		

The meeting was called to order at 4:00pm

**MINUTES:**

Commissioner Sanchez moved that the RHA Board of Commissioners approve the minutes from the Regular November meeting held November 16, 2023. Vice Chair Grimmiett seconded the motion.

**Ayes:** Commissioners: Sanchez, Grimmiett, DiBenedetto

**Nays:** None

**MOTION APPROVED**

## **QUESTIONS/COMMENTS FROM THE AUDIENCE**

### **John Brantley**

During the meeting, John Brantley introduced students from Rockford Schools, representing four different schools. These students, who have attended tutoring sessions at the library focused on math, have shown improvement in their grades and will receive certificates.

There is a shortage of laptops and funding. The group is seeking assistance from RHA for funding for computers and ongoing financial support.

Odessa Walker highlighted parents can sign up with Carandus Brown for Connect Home, and upon completion, they will receive a laptop. Laura Snyder suggested putting the tutor in touch with Carandus for further collaboration.

On February 19, 2024, John Brantley will be taking the children to see the Color Purple movie at the Coronado Theater. A discussion will follow, along with dinner.

John provided an overview of the financials for both 2023 and January 2024.

### **CHECKS:**

Vice Chair Grimmiett moved that the RHA Board of Commissioners approve of the checks from November 2023. Commissioner Sanchez seconded the motion.

**Ayes:** Commissioners: Grimmiett, Sanchez, DiBenedetto

**Nays:**

**MOTION APPROVED**

Vice Chair Grimmiett moved that the RHA Board of Commissioners approve of the checks from December 2023. Commissioner Sanchez seconded the motion.

**Ayes:** Commissioners: Grimmiett, Sanchez, DiBenedetto

**Nays:**

**MOTION APPROVED**

## **LIPH OCCUPANCY & HCV UTILIZATION**

### **LIPH Occupancy**

- Blackhawk 96%
- Park Terrace & Low-rise 98%
- North Main Manor 96%
- Fairgrounds 27%
- Olesen Plaza 97%
- Scattered Sites East 99%
- Scattered Sites West 99%

### **HCV Utilization**

- 1689

## **UNFINISHED BUSINESS**

### **Resolution #2023-016**

Vice Grimmiett moved that the RHA Board of commissioners layover the approval of the North Main Manor and Olesen Plaza Paint Project until the February Meeting due to not having a quorum Chairman DiBenedetto seconded the motion.

**Ayes:** Commissioners: Grimmiett, DiBenedetto

**Nays:** None

**Abstain:** Commissioners: Sanchez

### **Resolution #2023-019**

CEO Employment Contract: The board went into closed session at 5:19pm and came out of closed session at 5:50pm. Vice Chair Grimmiett moved that the RHA Board of Commissioners layover the CEO Employment Contract until the special January meeting, Chairman DiBenedetto seconded the motion.

**Ayes:** Commissioners: Grimmiett, DiBenedetto, Sanchez

**Nays:** None

**MOTION APPROVED**

### **Resolution #2023-024**

Commissioner Sanchez that the RHA Board of commissioners layover the review and approval of the Closed Meeting Minutes until the February Meeting, Vice Chair Grimmiett seconded the motion.

**Ayes:** Commissioners: Sanchez, Grimmiett, DiBenedetto

**Nays:** None

**MOTION APPROVED**

## **CONSENT AGENDA**

Commissioner Sanchez moved that the RHA Board of Commissioners approve the Collection Loss Write-off for vacant uncollectible accounts for the month of October in the amount of \$29,290.37, Commissioner Grimmiett seconded the motion.

**Ayes:** Commissioners: Sanchez, Grimmiett, DiBenedetto

**Nays:** None

**MOTION APPROVED**

Vice Chair Grimmiett moved that the RHA Board of Commissioners approve the Collection Loss Write-off for vacant uncollectible accounts for the month of November in the amount of \$23,580.35, Commissioner Sanchez seconded the motion.

**Ayes:** Commissioners: Grimmiett, Sanchez, DiBenedetto

**Nays:** None

**MOTION APPROVED**

## **NEW BUSINESS**

### **Resolution #2024-002**

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS APPROVE THE ILLINOIS PAID LEAVE FOR ALL WORKERS ACT POLICY, WITH IMPLEMENTATION DATE OF 1/1/2024.

Vice Chair Grimmiett moved that the RHA Board of Commissioners approve the Illinois Paid Leave for All Workers Act Policy, with implementation date of 1/1/2024. Commissioner Sanchez seconded the motion.

**Ayes:** Commissioners: Grimmiett, Sanchez, DiBenedetto

**Nays:** None

**MOTION APPROVED**

### **Resolution #2024-003**

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS APPROVE THE FY23 PHA PLAN

Commissioner Sanchez moved that the RHA Board of Commissioners approve the FY23 PHA Plan. Vice Chair Grimmiett seconded the motion.

**Ayes:** Commissioners: Sanchez, Grimmiett, DiBenedetto

**Nays:** None

**MOTION APPROVED**

## **R.A.B – RESIDENT ADVISORY BOARD**

### **Ken Oliver, RAB President**

Expressed the need for assistance with food boxes. When received, there is currently no efficient way to deliver them to residents. Direct delivery is an option, but it would require additional funding from RHA.

Odessa suggested that Ken send an email invitation for a meeting.

A health and resource fair is scheduled for January 31st at Midvale. Fabbie from Fab Dance Academy and Fitness will conduct yoga classes every Monday, and UI will be offering health and food classes every Tuesday.

### **BOARD DISCUSSION:**

#### **Resolution #2024-001**

Chairman DiBenedetto made a motion for the board to have a special meeting to address unfinished business item #2023-019 CEO Contract and to discuss and identify the properties for the Youth Build Grant. The decision was made through a vote that this meeting will be held Thursday, January 25, 2024, at 4:00 pm., Vice Chair Grimmert seconded the motion.

**Ayes:** Commissioners: DiBenedetto, Grimmert, Sanchez

**Nays:** None

**MOTION PREVAILED**

### **CLOSED SESSION:**

At 5:19pm Vice Chair Grimmert made a motion to go into Closed session pursuant to 5 ILCS 120/2 (c) (1) to discuss employment and compensation of RHA CEO, Commissioner Sanchez seconded the motion.

**Ayes:** Commissioners: Grimmert, Sanchez, DiBenedetto

**Nays:** None

**MOTION PREVAILED**

At 5:50pm Commissioner Sanchez made a motion to come out of Closed session. Vice Chair Grimmert seconded the motion.

**Ayes:** Commissioners: Grimmert, Dixon, Sanchez, DiBenedetto

**Nays:** None

**MOTION PREVAILED**

At 5:50pm with no further business, Commissioner Sanchez made a motion to adjourn. Vice Grimmert seconded the motion.

**Ayes:** Commissioners: Sanchez, Grimmert, DiBenedetto

**Nays:** None

**MOTION PREVAILED**

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**Chairman, Jeff DiBenedetto**

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**Board Secretary, Laura Snyder**