



**ROCKFORD HOUSING AUTHORITY  
BOARD OF COMMISSIONERS**

**Regular March Meeting  
Minutes**

Thursday March 21, 2024

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

The meeting was called to order at 4:03pm

**MINUTES:**

Commissioner Sanchez moved that the RHA Board of Commissioners approve the minutes from the Regular January meeting held January 18, 2024. Vice Chair Grimmiett seconded the motion.

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

**Nays:** None

**MOTION APPROVED**

Commissioner Grimmiett moved that the RHA Board of Commissioners approve the minutes from the Special January meeting held January 25, 2024. Vice Chair Sanchez seconded the motion.

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

**Nays:** None

**MOTION APPROVED**

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

### **Ann Thompson-Kelly**

Ann briefly addressed the community building at Fairgrounds, expressing curiosity about RHA's plans for it. Additionally, she expressed interest in utilizing the building for community purposes.

### **John Brantley**

John provided a brief update on the upcoming events in the community. He also mentioned being involved in a car accident, reassuring that the insurance company will be replacing his vehicle. However, he expressed concern over distracted drivers, emphasizing the importance of being cautious on the road.

## **CHECKS:**

Commissioner Sanchez moved that the RHA Board of Commissioners approve of the checks from January 2024. Commissioner Wilson seconded the motion.

**Ayes:** Commissioners: Sanchez, Wilson, Cameron, Grimmnett, DiBenedetto

**Nays:**

**MOTION APPROVED**

Vice Chair Grimmnett moved that the RHA Board of Commissioners approve of the checks from February. Commissioner Sanchez seconded the motion.

**Ayes:** Commissioners: Grimmnett, Sanchez, Wilson, Cameron, DiBenedetto

**Nays:**

**MOTION APPROVED**

## **LIPH OCCUPANCY & HCV UTILIZATION**

### **LIPH Occupancy**

- Blackhawk 95%
- Park Terrace & Low-rise 91%
- North Main Manor 96%
- Fairgrounds 27%
- Olesen Plaza 94%
- Scattered Sites East 99%
- Scattered Sites West 98%

### **HCV Utilization**

- 1686

## **UNFINISHED BUSINESS**

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

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS APPROVE CAPITAL PAINTING FOR \$129,160.00 FOR OLESON PLAZA PAINTING PROJECT.

Vice Chair Grimmiett moved that the RHA Board of Commissioners approve Capital painting for \$129,160.00 for Oleson plaza painting project. Commissioner Wilson seconded the motion.

**Ayes:** Commissioners: Grimmiett, Wilson, Cameron, DiBenedetto

**Nays:** None

**Abstain:** Commissioners: Sanchez

**MOTION APPROVED**

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

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS TO EXECUTE A WRITTEN EMPLOYMENT CONTRACT WITH LAURA SNYDER AS CEO WITH A SALARY OF \$167,000.00 PER YEAR SUBJECT TO THE TERMS OF THE CONTRACT. THE SALARY INCREASE SHALL BE RETROACTIVE TO SEPTEMBER 1, 2023

Vice Chair Grimmiett moved that the RHA Board of Commissioners to execute a written employment contract with Laura Snyder as CEO with a salary of \$167,000.00 per year subject to the terms of the contract. The salary increase shall be retroactive to September 1, 2023  
Commissioner Sanchez seconded the motion.

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

**Nays:** None

**MOTION APPROVED**

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

Commissioner Wilson moved that the RHA Board of commissioners layover the review and approval of the Closed Meeting Minutes until the April Meeting, Vice-Chair Grimmiett seconded the motion.

**Ayes:** Commissioners: Wilson, Grimmiett, Snachez, Cameron, 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 December in the amount of \$14,313.32, Commissioner Grimmiett seconded the motion.

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

**Nays:** None

**MOTION APPROVED**

Commissioner Wilson moved that the RHA Board of Commissioners approve the Collection Loss Write-off for vacant uncollectible accounts for the month of January in the amount of \$45,851.87, Commissioner Sanchez seconded the motion.

**Ayes:** Commissioners: Wilson, Sanchez, Cameron, Grimmatt, DiBenedetto

**Nays:** None

**MOTION APPROVED**

## **NEW BUSINESS**

### **Resolution #2024-004**

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS approve the section 3 policy effective April 1, 2024.

Commissioner Wilson moved that the RHA Board of Commissioners approve the section 3 policy effective April 1, 2024. Commissioner Sanchez seconded the motion.

**Ayes:** Commissioners: Wilson, Sanchez, Cameron, Grimmatt, DiBenedetto

**Nays:** None

**MOTION APPROVED**

### **Resolution #2024-005**

Vice Chair Grimmatt moved that the RHA Board of commissioners layover the ACOP & Admin Policy changes until the April Meeting, Commissioner Sanchez seconded the motion.

**Note:** This item will be put on hold until HUD finalizes any changes

**Ayes:** Commissioners: Grimmatt, Sanchez, Cameron, Wilson, DiBenedetto

**Nays:** None

**MOTION APPROVED**

### **Resolution #2024-006**

RESOLUTION THAT THE RHA BOARD OF COMMISSIONERS APPROVED SECTION 18 DEMOLITION APPLICATION TO REMOVE THE FAIRGROUNDS VALLEY COMMUNITY BUILDING FROM THE DEMOLITION.

Commissioner Wilson moved that the RHA Board of Commissioners approved Section 18 demolition application to remove the Fairgrounds Valley community building from the demolition. Vice Chair Grimmatt seconded the motion.

**Ayes:** Commissioners: Wilson, Grimmatt, Sanchez, Cameron, DiBenedetto

**Nays:** None

**MOTION APPROVED**

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

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

Ken discussed the recently implemented "I Am Ok" program, where residents can place a placard on their door each day to indicate their well-being to neighbors.

He also highlighted the positive impact of having Fabbie Williams from FAB Fitness and Dance Academy conduct fitness and yoga classes with the residents. However, Ken expressed concern on behalf of some residents about the potential reduction in the number of class days or the program ending due to funding constraints.

COO Odessa Walker reassured Ken that she and Carandus are actively meeting to explore ways to sustain the program and ensure its availability to residents in the future.

### **BOARD DISCUSSION:**

At 5:08pm with no further business, Commissioner Wilson made a motion to adjourn. Commissioner Sanchez seconded the motion.

**Ayes:** Commissioners: Wilson, Snachez, Cameron, Grimmett, DiBenedetto

**Nays:** None

**MOTION PREVAILED**

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**Chairman, Jeff DiBenedetto**

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**Board Secretary, Laura Snyder**