



**ROCKFORD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
October Meeting Minutes
October 16, 2025**

Present: Jeff DiBenedetto, Chairman
Anisha Grimmiett, Vice Chair
Jaime Sanchez, Commissioner
Keyana Coleman, Commissioner
Simone Cameron, Commissioner

Staff: Laura Snyder, CEO
Odessa Walker, COO
Tim Horning, RHA Legal Counsel
Andrea Guthrie, Executive Asst.

Absent:

The meeting was called to order at 10:39 a.m.

MINUTES

Vice Chair Grimmiett moved that the RHA Board of Commissioners **approve** the minutes from the Regular September meeting held on September 12, 2025. Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmiett, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

QUESTIONS/COMMENTS FROM THE AUDIENCE

No audience members wished to speak.

CHECKS

Commissioner Coleman moved that the RHA Board of Commissioners **approve** the September checks. Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmiett, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

LIPH OCCUPANCY & HCV UTILIZATION

LIPH Occupancy

- Blackhawk 100%
- Park Terrace & Low-rise 100%
- North Main Manor 100%
- Olesen Plaza 99.5%
- Scattered Sites East 100%
- Scattered Sites West 99.3%

HCV Utilization

- 1627

UNFINISHED BUSINESS

- No Unfinished Business

NEW BUSINESS

Consent Agenda

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the \$39,053.34 Collection Loss Write-off for uncollectible vacated tenant accounts for the month of August. Commissioner Coleman seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmatt, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

Resolution# 2025-22

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the Procurement Policy for year 2025. Vice Chair Grimmatt seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmatt, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

Resolution# 2025-23

Vice Chair Grimmatt moved that the RHA Board of Commissioners **approve** the temporary construction easement with the State of Illinois for 602 Chestnut and 628 Winnebago Street. Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmatt, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

Resolution# 2025-24

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the November 20, 2025, board meeting start-time change from 4:00 p.m. to 10:30 a.m. Commissioner Coleman seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmiett, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

DISCUSSION

R.A.B – RESIDENT ADVISORY BOARD

Representative Ken Oliver noted that the completed offices look great. He mentioned that his team is still awaiting the renovation of their own office and is eager to move back in. They're hoping to organize and store their files, which will help prepare the space for future work in the community room and the completion of the first-floor renovations.

CLOSED SESSION

At 11:38 a.m. Vice Chair Grimmiett made a motion to go into closed session pursuant to 5 ILCS 120/2(c)(1) to discuss the effects of the Government shutdown on RHA, and the EPC extension. Commissioner Sanchez seconded.

Ayes: Commissioners DiBenedetto, Grimmiett, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

At 11:58 a.m. Vice Chair Grimmiett made a motion to come out of closed session. Commissioner Sanchez seconded.

Ayes: Commissioners DiBenedetto, Grimmiett, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

At 11:59 a.m., with no further business, Commissioner Sanchez made a motion to adjourn. Vice Chair Grimmiett seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmiett, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED



Jeff DiBenedetto, Chairman

11-20-25

Date



Laura Snyder, Board Secretary

11-20-25

Date