



ROCKFORD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
January Meeting Minutes
January 15, 2026

Present: Jeff DiBenedetto, Chairman
Anisha Grimmett, Vice Chair
Jaime Sanchez, Commissioner
Keyana Coleman, Commissioner

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

Absent: Simone Cameron, Commissioner

The meeting was called to order at 10:38 a.m.

MINUTES

Vice Chair Grimmett moved that the RHA Board of Commissioners **approve** the minutes from the Regular November meeting held on November 20, 2025. Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmett, Sanchez, Coleman

Nays: None

MOTION APPROVED

QUESTIONS/COMMENTS FROM THE AUDIENCE

There were no questions from the audience.

CHECKS

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the November checks. Vice Chair Grimmett seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmett, Sanchez, Coleman

Nays: None

MOTION APPROVED

LIPH OCCUPANCY & HCV UTILIZATION

LIPH Occupancy

- Blackhawk 94.0%
- Park Terrace & Low-rise 94.0%
- North Main Manor 95.0%
- Olesen Plaza 96.0%
- Scattered Sites East 99.8%
- Scattered Sites West 97.0%

HCV Utilization

- 1562

UNFINISHED BUSINESS

- No Unfinished Business

NEW BUSINESS

Consent Agenda

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the \$43,064.26 Collection Loss Write-off for uncollectible vacated tenant accounts for the month of October. Vice Chair Grimmert seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmert, Sanchez, Coleman

Nays: None

MOTION APPROVED

Vice Chair Grimmert moved that the RHA Board of Commissioners **approve** the \$37,084.24 Collection Loss Write-off for uncollectible vacated tenant accounts for the month of November. Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmert, Sanchez, Coleman

Nays: None

MOTION APPROVED

Resolution# 2026-01

Vice Chair Grimmert moved that the RHA Board of Commissioners **approve** the 2026 Board Plan of Work. Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmert, Sanchez, Coleman

Nays: None

MOTION APPROVED

Resolution# 2026-02

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the extension and delivery of an EPC Equipment and Lease Purchase Agreement. Vice Chair Grimmert seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmert, Sanchez, Coleman

Nays: None

MOTION APPROVED

Resolution# 2026-03

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the contract for Park Terrace GFI and panel swap to Geostar Mechanical, Rockford, Illinois. Commissioner Coleman seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmert, Sanchez, Coleman

Nays: None

MOTION APPROVED

DISCUSSION

R.A.B – RESIDENT ADVISORY BOARD

Representative Ken Oliver reported that they had to cancel their RAB council meeting for this month because there were two sites where residents were getting sick from the most recent viruses. Due to a higher number of illnesses, Ken visited the Midvale facility to speak to residents about wearing face masks to help minimize the number of people that get affected at our sites.

Beginning in March or April, when it gets warm again, Ken and the other board members will visit the other sites that don't have councils and see if they can drum up support for councils there.

CLOSED SESSION

At 12:33 p.m., Vice Chair Grimmert made a motion to go into closed session pursuant to 5 ILCS 120/2 (c) (1), (2). Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmert, Sanchez, Coleman

Nays: None

MOTION APPROVED

At 12:55 p.m., Vice Chair Grimmert made a motion to come out of closed session. Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmert, Sanchez, Coleman

Nays: None

MOTION APPROVED

Chairman DiBenedetto mentioned the importance of the board members submitting their 2025 evaluations for Laura and that one-on-one meetings should be scheduled.

The next meeting date of February 19 at 10:30 a.m. was confirmed.

At 1:00 p.m., with no further business, Vice Chair Grimmatt made a motion to adjourn. Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmatt, Sanchez, Coleman

Nays: None

MOTION APPROVED



Jeff DiBenedetto, Chairman

2-19-26
Date



Laura Snyder, Board Secretary

2-19-26
Date