



**ROCKFORD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
February Meeting Minutes
February 19, 2026**

Present: Jeff DiBenedetto, Chairman
Anisha Grimmett, 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: No absentees

The meeting was called to order at 10:34 a.m.

MINUTES

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the minutes from the Regular January meeting held on January 15, 2026. Vice Chair Grimmett seconded the motion.

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

Nays: None

MOTION APPROVED

QUESTIONS/COMMENTS FROM THE AUDIENCE

There were no questions from the audience.

CHECKS

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

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

Nays: None

MOTION APPROVED

LIPH OCCUPANCY & HCV UTILIZATION

LIPH Occupancy

- Blackhawk 96.43%
- Park Terrace & Low-rise 95.41%
- North Main Manor 93.60%
- Olesen Plaza 95.36%
- Scattered Sites East 100.00%
- Scattered Sites West 95.70%

HCV Utilization

- 1557

UNFINISHED BUSINESS

- No Unfinished Business

NEW BUSINESS

Consent Agenda

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the \$26,117.41 Collection Loss Write-off for uncollectible vacated tenant accounts for the month of December. Commissioner Cameron seconded the motion.

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

Nays: None

MOTION APPROVED

Resolution# 2026-04

Commissioner Cameron moved that the RHA Board of Commissioners **approve** the proposed correction to the November 2024 board minutes. Commissioner Coleman seconded the motion.

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

Nays: None

MOTION APPROVED

Resolution# 2026-05

Vice Chair Grimmatt moved that the RHA Board of Commissioners **approve** the proposed Artificial Intelligence Policy. Commissioner Coleman seconded the motion.

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

Nays: None

MOTION APPROVED

DISCUSSION

R.A.B – RESIDENT ADVISORY BOARD

Representative Ken Oliver reported that he is collaborating with residents to form a new Park Terrace council, following the current council’s pending resignations. He expects the new council to be in place within about a week. His office is now ready for use again, and he is glad to have moved back in.

CLOSED SESSION

At 11:23 a.m., Vice Chair Grimmatt made a motion to go into closed session Pursuant to 5 ILCS 120/2 (c) (1) to discuss the evaluation, employment, and compensation of the RHA CEO; and the Police Contract.

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

Nays: None

MOTION APPROVED

At 11:53 a.m., Vice Chair Grimmatt made a motion to come out of closed session. Commissioner Cameron seconded the motion.

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

Nays: None

MOTION APPROVED

The next meeting date of March 19 at 10:30 a.m. was confirmed. Chairman DiBenedetto reported he will not be available.

At 11:55 a.m., with no further business, Vice Chair Grimmatt made a motion to adjourn. Commissioner Cameron seconded the motion.

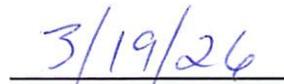
Ayes: Commissioners DiBenedetto, Grimmatt, Sanchez, Cameron, Coleman

Nays: None

MOTION APPROVED



Anisha Grimmatt, Vice Chair



Date



Laura Snyder, Board Secretary



Date