



**ROCKFORD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
June Meeting Minutes
June 25, 2026**

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
Sheri Glover, Executive Asst.
Andrea Guthrie, Executive Asst.

Absent:

The meeting was called to order at 10:05 a.m.

MINUTES

Vice Chair Grimmiett moved that the RHA Board of Commissioners **approve** the minutes from the Regular May meeting held on May 21, 2026. Commissioner Sanchez seconded the motion.

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

Nays: None

MOTION APPROVED

QUESTIONS/COMMENTS FROM THE AUDIENCE

There were no questions/comments from the audience.

CHECKS

Commissioner Cameron moved that the RHA Board of Commissioners **approve** the May checks. Commissioner Sanchez seconded the motion.

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

Nays: None

MOTION APPROVED

LIPH OCCUPANCY & HCV UTILIZATION

LIPH Occupancy

Blackhawk	97.4%
Park Terrace & Low-rise	97.5%
North Main Manor	91.9%
Olesen Plaza	96.6%
Scattered Sites East	99.3%
Scattered Sites West	94.9%

HCV Utilization

- 1563

UNFINISHED BUSINESS

- There was no unfinished business.

NEW BUSINESS

Consent Agenda

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the \$37,640.97 Collection Loss Write-off for uncollectible vacated tenant accounts for the month of April. Vice Chair Grimmiett seconded the motion.

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

Nays: None

MOTION APPROVED

Resolution# 2026-015

Vice Chair Grimmiett moved that the RHA Board of Commissioners **approve** the FY2025 audit as presented by SVA Certified Public Accountants, S.C. Commissioner Cameron seconded the motion.

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

Nays: None

MOTION APPROVED

Resolution# 2026-016

Vice Chair Grimmiett moved that the RHA Board of Commissioners **approve** a commitment for year two of the treatment of bed bug services. Commissioner Sanchez seconded the motion.

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

Nays: None

MOTION APPROVED

Resolution# 2026-017

Commissioner Cameron moved that the RHA Board of Commissioners **approve** a window, siding, and gutter service contract to the two firms RUIZ Construction Systems, and Contemporary Hammer Works. Vice Chair Grimmiett seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmiett, Coleman, Cameron. *Commissioner Sanchez abstained.*

Nays: None

MOTION APPROVED

Resolution# 2026-018

Vice Chair Grimmiett moved that the RHA Board of Commissioners **approve** a roofing services contract to Ruiz Construction Systems, Distinctive Roofing, and CPR Roofing. Commissioner Cameron seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmiett, Coleman, Cameron. *Commissioner Sanchez abstained.*

Nays: None

MOTION APPROVED

DISCUSSION

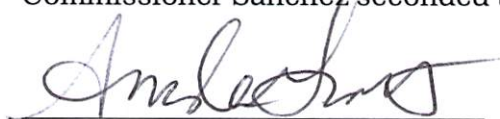
R.A.B – RESIDENT ADVISORY BOARD

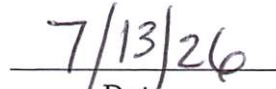
Representative Ken Oliver reported that there are four residents at North Main Manor that are interested in starting a council there. Ken is scheduled to meet with them on Monday, June 29.

There is excitement regarding the Senior Summer Fest being held on July 23, but there may be an issue with the distance from the bus drop off point to the location of the summer fest. It is quite a distance to walk and there are residents that may not be able to go the distance. Stephanie Penix will be using the RHA bus for transport and Ken is working with some local churches to provide rides.

Chairman DiBenedetto moved that the next meeting date be changed from Thursday, July 16 at 10:30 a.m. to Monday, July 13, 2026, at 10:30 a.m. Vice Chair Grimmiett seconded the motion.

At 10:53 a.m., with no further business, Vice Chair Grimmiett made a motion to adjourn. Commissioner Sanchez seconded the motion.


Anisha Grimmiett, Vice Chair


Date


Laura Snyder, Board Secretary


Date