



**ROCKFORD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
May Meeting Minutes
May 21, 2026**

Present: Jeff DiBenedetto, Chairman
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: Anisha Grimmett, Vice Chair

The meeting was called to order at 10:32 a.m.

MINUTES

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the minutes from the Regular April meeting held on April 16, 2026. Commissioner Coleman seconded the motion.

Ayes: Commissioners DiBenedetto, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

QUESTIONS/COMMENTS FROM THE AUDIENCE

Mr. John Tac Brantley spoke about the trip to the pyramid in Illinois and Great American cleanup in Blackhawk.

CHECKS

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

Ayes: Commissioners DiBenedetto, Sanchez, Coleman, Cameron

Nays: None

MOTION APPROVED

LIPH OCCUPANCY & HCV UTILIZATION

LIPH Occupancy

- Blackhawk 98.0%
- Park Terrace & Low-rise 94.0%
- North Main Manor 91.4%
- Olesen Plaza 95.4%
- Scattered Sites East 100%
- Scattered Sites West 95.7%

HCV Utilization

- 1567

UNFINISHED BUSINESS

- No Unfinished Business

NEW BUSINESS

Consent Agenda

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the \$35,740.97 Collection Loss Write-off for uncollectible vacated tenant accounts for the month of March. Commissioner Coleman seconded the motion.

Ayes: Commissioners DiBenedetto, Sanchez, Cameron, Coleman

Nays: None

MOTION APPROVED

Resolution# 2026-012

Commissioner Coleman moved that the RHA Board of Commissioners **approve** the amended RHA AI Usage Policy (previously approved Feb 19, 2026). Commissioner Sanchez seconded the motion.

Ayes: Commissioners DiBenedetto, Sanchez, Cameron, Coleman

Nays: None

MOTION APPROVED

Resolution# 2026-013

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the architectural and engineering services contract. Commissioner Coleman seconded the motion.

Ayes: Commissioners DiBenedetto, Sanchez, Cameron, Coleman

Nays: None

MOTION APPROVED

Resolution# 2026-014

Commissioner Sanchez moved that the RHA Board of Commissioners **approve** the amended collective bargaining agreement between RHA and building trades. Commissioner Coleman seconded the motion.

Ayes: Commissioners DiBenedetto, Sanchez, Cameron, Coleman
Nays: None
MOTION APPROVED

DISCUSSION

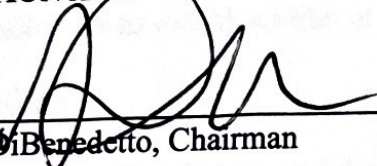
R.A.B – RESIDENT ADVISORY BOARD

Representative Ken Oliver reported that four residents at North Main Manor want to start a council there. Ken will follow up with them and report back.

The next meeting date of June 25 at 10:00 a.m. was confirmed.

At 12:02 p.m., with no further business, Commissioner Sanchez made a motion to adjourn. Commissioner Coleman seconded the motion.

Ayes: Commissioners DiBenedetto, Grimmett, Sanchez, Cameron, Coleman
Nays: None
MOTION APPROVED



Jeff DiBenedetto, Chairman

6-25-26

Date



Laura Snyder, Board Secretary

6/25/2026

Date