

**MINUTES OF A REGULAR BOARD MEETING
OF THE HOUSING AUTHORITY OF JOLIET
BOARD OF COMMISSIONERS
WEDNESDAY, JANUARY 20, 2016**

The Housing Authority of Joliet Board of Commissioners met for a Regular Board Meeting on Wednesday, January 20, 2016 started at 8:20 AM. The meeting was held at the Housing Authority of Joliet's Administration Offices, 6 South Broadway Street, Joliet, Illinois. The following were present and absent:

Present

Mittchelena Meade, Chairman
Karen Williams, Vice Chairman
Roger Powell, Sr., Treasurer and Secretary
Patrick Asher, Commissioner
Maria Cottrell, Commissioner
Robert Hernandez, Commissioner

Absent

Lorraine Guerrero, Commissioner

Also present at the Board Meeting were Michael Simelton, Chief Executive Officer, Attorney Eric Hanson and HAJ Staff.

The first item on the Agenda was Approval of Minutes. Commissioner Asher made a motion to approve the Board Meeting Minutes of December 16, 2015 and Commissioner Hernandez seconded the motion. Upon roll call the ayes and nays were as follows:

AYES

Roger Powell, Sr.
Patrick Asher
Maria Cottrell
Robert Hernandez
Karen Williams
Mittchelena Meade

NAYS

Thereupon the Chairman declared said motion carried and Board Meeting Minutes of December 16, 2015 approved.

The next item on the Agenda was Approval of Bills. Commissioner Hernandez made a motion to approve the Bills in the amount of \$552,606.35 for the period December 1-31, 2015 and Commissioner Powell seconded the motion. Upon roll call the ayes and nays were as follows:

AYES

NAYS

Roger Powell, Sr.
Patrick Asher
Maria Cottrell
Robert Hernandez
Karen Williams
Mittchelena Meade

Thereupon the Chairman declared said motion carried and the Bills approved.

The next item on the Agenda was Approval of Resolutions.

Resolution No. 16-2793
Approving the Housing Authority of Joliet's
Housing Choice Voucher Program
Payment Standards

Each year HUD publishes Fair Market Rents which sets the Payment Standards for the Housing Choice Voucher Program. Commissioner Hernandez made a motion to approve Resolution No. 16-2793 and Commissioner Williams seconded the motion. Upon roll call the ayes and nays were as follows:

AYES

NAYS

Roger Powell, Sr.
Patrick Asher
Maria Cottrell
Robert Hernandez
Karen Williams
Mittchelena Meade

Thereupon the Chairman declared said motion carried and Resolution No. 16-2793 approved.

The next item on the Agenda was New Business.

U.S. Department of Housing and Urban Development correspondence dated December 28, 2015 from William E. Wilkins, Director Illinois State Office of Public Housing, Region V, re: Preliminary Closeout – FY 2014 Family Self-Sufficiency Program (FSS). This is a preliminary close out and them it will be audited.

The next item on the Agenda was New Business. (continued)

Lawrence ‘Larry’ M. Walsh, Jr., State Representative, 86th District, Illinois Housing of Representatives, correspondence dated December 28, 2015 re: Congratulations for “High Performer” designation.

Mayor to read this Proclamation regarding recognition of the Housing Authority of Joliet’s High Performer Designation at the Regular Council Meeting, January 19, 2016. Mr. Simelton commented that Councilman Terry Morris read the proclamation last night at the City of Joliet Regular Council Meeting.

The next item on the Agenda was Department Reports.

Capital Fund Program – Capital Fund Program (CFP) Obligation Disbursement Summary.

Housing Choice Voucher Program – Housing Choice Voucher Program Move-In Report for December, 2015 – Voucher Management System Report for November, 2015 – Housing Choice Voucher Family Self-Sufficiency (FSS) Report for December, 2015.

Conventional Public Housing Program – Public Housing Leases Executed During the Month of December, 2015 – Unit Turnaround Time and Occupancy Rates Report for December, 2015.

Finance and Accounting – TAR’s Report for December, 2015 – Investment Report for December, 2015 – Financial Report for November, 2015.

Commissioner Hernandez asked how the move outs are going at the DesPlaines Development. Tina Pourroy, HCV Manager, commented that 50% of the residents have moved out, but have not heard back from about 20%; 15 to 20 residents have decided to port out.

Lisa Johnson, Administrative Assistant, commented that there will be an Open House on Thursday, March 3, 2016 at 4:30 PM to 8:30 PM at the DesPlaines Community Center. Pastor Glenda McCullum will host the open house. There will be some residents that would like to share their stories. It will be put on the Housing Authority of Joliet facebook page.

Commissioner Hernandez asked about it there has been any bed bug problems. Mike Gentile, Facilities Manager, commented that at this time there are none active that he knows about. If there is a situation Electric Bug is on it right away. Bed bugs can be brought in not only from second hand stores but also from bought items from stores like Macy’s, which has happened. There is a protocol to follow with residents. Property Managers are responsible to instruct tenants on the bed bug protocol. Residents might have to pay a fee if they do not comply with reasonable policy related request.

Commissioner Asher made a motion to go into Executive Session to discuss pending issues and Commissioner Williams seconded the motion. Upon roll call the ayes and nays were as follows:

AYES

NAYS

Roger Powell, Sr.
Patrick Asher
Maria Cottrell
Robert Hernandez
Karen Williams
Mittchelena Meade

Thereupon the Chairman declared said motion carried and the meeting went into Executive Session.

The Board Meeting went back into Open Session at 9:05 AM.

With no further action to bring before the Board Commissioner Williams made a motion to adjourn and Commissioner Hernandez seconded the motion. Upon roll call the ayes and nays were as follows:

AYES

NAYS

Roger Powell, Sr.
Patrick Asher
Maria Cottrell
Robert Hernandez
Karen Williams
Mittchelena Meade

Thereupon the Chairman declared said motion carried and the Board Meeting adjourned.

BY: _____
CHAIRMAN, BOARD OF COMMISSIONERS

SECRETARY