

**MINUTES OF A REGULAR BOARD MEETING
OF THE HOUSING AUTHORITY OF JOLIET
BOARD OF COMMISSIONERS
WEDNESDAY, FEBRUARY 17, 2016**

The Housing Authority of Joliet Board of Commissioners met for a Regular Board Meeting on Wednesday, February 17, 2016 at 8:00 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 & Secretary
Patrick Asher, Commissioner

Absent

Lorraine Guerrero, Commissioner
Maria Cottrell, Commissioner
Robert Hernandez 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 Board Meeting Minutes of January 20, 2016 and Commissioner Williams seconded the motion. Upon roll call the ayes and nays were as follows:

AYES

NAYS

Roger Powell, Sr.
Patrick Asher
Karen Williams
Mittchelena Meade

Thereupon the Chairman declared said motion carried and the Board Meeting Minutes of January 20, 2016 approved.

The next item on the Agenda was Approval of Bills. Commissioner Asher made a motion to approve the Bills for the period January 1-31, 2016 in the amount of \$487,101.10 and Commissioner Williams seconded the motion. Upon roll call the ayes and nays were as follows:

AYES

NAYS

Roger Powell, Sr.
Patrick Asher
Karen Williams
Mittchelena Meade

Thereupon the Chairman declared said motion carried and the Bills in the amount of \$487,101.10 approved.

The next item on the Agenda was Approval of Resolutions.

Resolution No. 16-2794
Approving the Housing Authority of Joliet
Disposition of Personal Property

Commissioner Williams made the motion to approve Resolution No. 16-2794 and Commissioner Powell seconded the motion. Upon roll call the ayes and nays were as follows:

AYES

NAYS

Roger Powell, Sr.
Patrick Asher
Karen Williams
Mittchelena Meade

Thereupon the Chairman declared said motion carried and Resolution No. 16-2794 approved.

The next item on the Agenda was Old Business

DesPlaines Relocation Program. Mr. Simelton went over the Relocation Program for DesPlaines Development. 97 families have been relocated; 16 remain to be moved; 63 families stayed in Joliet; 34 families moved outside of Joliet; 3 families moved out of State.

Water's Edge Anticipated Project Schedule. Mr. Simelton went over schedule. Looking at March 17th all families should be moved out of DesPlaines. Secured the environmentalist to give assessment. Have not selected a contractor to do the abatement as yet.

The next item on the Agenda was New Business. None.

The next item on the Agenda was Departmental Reports

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

Housing Choice Voucher Program – Housing Choice Voucher Program Move-In Report for January, 2016; Voucher Management System Report for December, 2015; Housing Choice Voucher Family Self-Sufficiency (FSS) Report for January, 2016.

Conventional Public Housing Program – Public Housing Leases Executed During the Month of January, 2016; Unit Turnaround Time and Occupancy Rates. Turnaround time is currently at 14.6 days.

Finance and Accounting – TAR's Report for January, 2016; Investment Report for January, 2016; Financial Report for December, 2016.

Commissioner Williams enquired about how the process was going for replacing the Maintenance Custodian at Stryker. Mike Gentile, Facilities Manager, commented that he is going through the applications and hopes to have interviews the next couple of weeks.

Commissioner Meade asked if anything could be added to the net income in the Financial Report. Linda Lea, Chief Financial Officer, commented that it is down a little because in January started to pay insurances. Still have an issue with the Bridge Program because of the State of Illinois budget, they will be owing HAJ funds. Rents are coming down, also less expenses for DesPlaines. There has been a savings on utilities because of the mild weather this winter. Mr. Simelton commented that for DesPlaines, HAJ should receive repositioning funds for two years. Ms. Lea commented that for Section 8 taking on more voucher holders (DesPlaines residents) it takes HUD a little longer to catch up, we can request using funds in reserve to keep the department going.

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

AYES

NAYS

Roger Powell, Sr.
Patrick Asher
Karen Williams
Mittchelena Meade

Thereupon the Chairman declared said motion carried and the Board Meeting adjourned at 8:25 AM.

BY: _____
CHAIRMAN, BOARD OF COMMISSIONERS

SECRETARY