

**MINUTES OF A REGULAR BOARD MEETING  
OF THE HOUSING AUTHORITY OF JOLIET  
BOARD OF COMMISSIONERS  
WEDNESDAY, MARCH 16, 2016**

The Housing Authority of Joliet Board of Commissioners met for a Regular Board Meeting on Wednesday, March 16, 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 and Secretary  
Patrick Asher, Commissioner  
Maria Cottrell, Commissioner

**Absent**

Lorraine Guerrero, Commissioner  
Robert Hernandez, Commissioner

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

Before starting the Agenda Commissioner Meade asked if anyone would like to speak to the Board.

Barbara McGaughy spoke on behalf of the residents at the Fairview Housing Development. Residents have unfortunate living conditions, then two residents went before the Board. Also Ms. McGaughy has another matter to discuss with Mr. Simelton. Ms. Karri Crosley-Sims, 1509 Englewood, stated she has raccoons living in her attic and closet and was told she had to call animal control. Called animal control, they set traps and said there is a hole in her attic. The hole needs to be closed. She has been robbed three times in a year and visitors cars are being shot at. Also neighbor's cars have been shot at. Ms. Crosley-Sims is very concerned, she has a three year old daughter who is afraid of the raccoons.

Dominique Clerk, 833 Cardinal Lane, stated she has been living at Fairview since April, 2013, and Kathy the Housing Manager stated that she never reported that she has been working, has been working since she moved in at Fairview. Ms. Clerk said she has been taken to court to pay HAJ \$1,700 for unreported income. Then the Housing Manager put in that Ms. Clerk was still working and she wasn't. Problem with Maintenance, they come out whenever they want and never fix things accordingly. They came out three times to fix the toilet and it still doesn't flush all the way. The bathroom was leaking, because they didn't fix the toilet right, and leaking down to the utility room through the light fixture, and feels she was overcharged for that. Received a delivery from Aaron of a washer and dryer, the person who delivered it broke off the hot water valve and shut the water off, so turned on the water and water all over the place. Called Maintenance and waited one week for it to be fixed. Ms. Clerk received a bill for \$300 and if Aaron doesn't pay that amount she will have to pay it.

Ms. McGaughy stated that another resident Octavia Harris received a three day eviction notice for being arrested for retail theft. Ms. Harris claimed she never was arrested. The items that she took was for a small amount of money, so store pardoned her and police did not arrest her, but Joliet paper said she was arrested. She is not the only resident that has made bad decisions. Ms. McGaughy went into the unit and has mold in her kitchen and been there since August-September, 2015. Gave this information to the Housing Manager. The units at Fairview are all old. Saw mold on the outside of 800 to 808 Rosalind, across the street is Lockport and there is trash all over. Ms. McGaughy commented that there should be more concern and a little more could be done for these residents. Ms. McGaughy lived at Fairview in 1975 and it has gotten into a deteriorated state. There are rags in the windows, there are gangs, all the craziness that goes with the property. Please consider these people's lives, at least the children. Another concern is that staff is not concerned, according to what she has been told Mr. Jakielski has not seen his residents, especially his residents of color. He does not take time. The staff could do better. I'm thankful I don't have to live under these circumstances. They could show a little more concern a little more compassion to the people that live there. It says in our statement that it is affordable, decent, safe housing and reality it is not true. Hopefully the Housing Authority will take all this into consideration, because there is going to be some more craziness going on if they don't take note. Instead of just brushing it aside, like it doesn't matter and looking the other way. I think Kathy needs some class in diversity, dealing with other nationalities. She is going into court charging the fee of \$2,300, \$1,700 and these are low income people, they don't have that kind of money. One resident rent was \$1.00, how did it escalate up to \$2,300.

Commissioner Meade appreciated them coming to the Board Meeting and the situations will be looked into.

Mr. Simelton commented that with regard to Ms. McGaughy's other matter she will need to talk to Linda Lea, Chief Financial Officer.

The first item on the Agenda was Approval of Bills. Commissioner Asher made a motion to approve the Bills for the period February 1-29, 2016 in the amount of \$703,249.51 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  
Karen Williams  
Mittchelena Meade

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

Missed the first item on the Agenda Approval of Minutes. Commissioner Cottrell made a motion to approve the Board Meeting Minutes of February 17, 2016 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  
Karen Williams  
Mittchelena Meade

Thereupon the Chairman declared said motion carried and the Board Meeting Minutes of February 17, 2016 approved.

The next item on the Agenda was Approval of Bills. Commissioner Asher made a motion to approve the Bills for the period February 1-29, 2016 in the amount of \$703,249.51 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  
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. 16-2795**  
**Approving the Housing Authority of Joliet**  
**Disposition of Personal Property**

Most of the disposed items are from the DesPlaines Development. Commissioner Asher made a motion to approve Resolution No. 16-2795 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  
Karen Williams  
Mittchelena Meade

Thereupon the Chairman declared said motion carried and Resolution No. 16-2795 approved.

**Resolution No. 16-2796**  
**Approving Service Agreement Between the**  
**Housing Authority of Joliet and**  
**Ridge Landscape Services re: the Lawn**  
**Maintenance, Turf Fertilization, Weed**  
**Control, and Fall Aeration Services at**  
**All Properties**

Seven companies showed interest in the contract but only received one bid. Commissioner Williams commented that this Company does poor work, possibly need more supervision. Henry Vianzon, Technical Services, commented that when he called other companies to see if they wanted to bid they commented that they could not submit a bid because they could not comply with Davis-Bacon.

Commissioner Meade made a motion to approve Resolution No. 16-2796 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  
Karen Williams  
Mittchelena Meade

Thereupon the Chairman declared said motion carried and Resolution No. 16-2796 approved.

The next item on the Agenda was Old Business.

Approval for emergency replacement of two hot water heaters at the John O. Holmes Complex, 400 N. Bluff, in the amount of \$33,044.23. Mr. Simelton commented that the water heaters went out on a Friday night. They do the whole building, holds 125 gallons of water.

Commissioner Asher made the motion to approve the replacement of two hot water heaters at the John O. Holmes Complex in the amount of \$33,044.23 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  
Karen Williams  
Mittchelena Meade

Thereupon the Chairman declared said motion carried and approved the replacement of two hot water heaters.

DesPlaines Relocation Program. Mr. Simelton comment that all the Residents at DesPlaines have moved out.

DesPlaines Gardens (AMP 1) Redevelopment (*VERBAL*) John Chow, Chief Development and Operations Officer, commented that relocation is completed and the next step is have the asbestos abatement and bid out for an asbestos abatement contractor. Asbestos abatement should begin the beginning of April, 2016 and take about 30 days; demolition begins May, 2016 closing of construction financing mid-June, 2016; start construction July, 2016; initial occupancy May, 2017; end construction looking at November, 2017.

DesPlaines Gardens Reunion, Thursday, March 3, 2016, Open House. Commissioner Meade acknowledged was really nice and a great job putting it together.

Mr. Simelton commented that staff is concerned with Fairview Housing Development and, in time, plan to demolish it and do nothing with the property. Plan on increasing the lighting and cameras from DesPlaines and adding to Fairview and Bluff developments. The cameras only capture the incident. What would be best for us if the Police increased patrol.

The next item on the Agenda was New Business.

U.S. Department of Housing and Urban Development correspondence dated February 22, 2016 from William E. Wilkins, Director, Office of Public Housing, Region V, re: Recovery Agreement and Action Plan Close-out.

City of Joliet correspondence dated February 26, 2016 from Scott D. Gapsevich, Engineering Supervisor, re: approval of construction drawings, storm detention analysis, etc. for Water's Edge.

The next item on the Agenda was Departmental Reports.

Commissioner Cottrell enquired about where we are on the FSS Program and the Homeownership Program. Mr. Chow commented that as far as the FSS Program, working on guidelines, reassessing and improving program.

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

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

Conventional Public Housing Program – Public Housing Leases Executed During the Month of February, 2016 – Unit Turnaround Time and Occupancy Rates.

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

Commissioner Williams commented there are no lights at the Adlai Stevenson Building patio area. Also need lighting in back parking lot over door. Roy Finley, Facilities Manager, will handle.

With no further action to bring before the Board Commissioner Asher made a motion to adjourn 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  
Karen Williams  
Mittchelena Meade

Thereupon the Chairman declared said motion carried and the Board Meeting adjourned at 8:45 AM.

BY: \_\_\_\_\_  
CHAIRMAN, BOARD OF COMMISSIONERS

\_\_\_\_\_  
SECRETARY