

**REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE COUNTY OF JACKSON, ILLINOIS**

December 28, 2016

The regular meeting of the Housing Authority of the County of Jackson, Illinois was held on Wednesday, December 28, 2016 at 5:30 p.m. for the purpose of conducting regular monthly business. The meeting was held at the Housing Authority offices located at 300 North Seventh Street, Murphysboro, Illinois.

Call to Order/Roll Call

Acting Chairwoman Jennie Crawshaw called the meeting to order at 5:35 p.m. with the following members present: Acting Chairwoman Crawshaw, Commissioner Brenda Hinton, Commissioner Larry Reinhardt and Commissioner Mary Campbell. Absent was Chairwoman Mickey. Also present were Director Tyler Young, Jr. and Attorney John Clemons.

Introduction of Visitors

Property Manager Oueida Mills and Accounting Payable Manger Sheila Rae were present.

Approval of Minutes

Minutes of the October 26, 2016 meeting were presented to the Board for approval. A motion was made by Commissioner Hinton to approve the minutes; which motion was seconded by Commissioner Reinhardt. Upon roll call the ayes were four, nays none. Acting Chairwoman Crawshaw declared the motion carried and the minutes of October 26, 2016 were approved as published.

Approval of Payment of Bills

Bills for October and November 2016 were presented to the Board for approval of payment. After discussion, a motion was made by Commissioner Campbell to approve the payment of the bills, which motion was seconded by Commissioner Reinhardt. Upon roll call the ayes were four, nays none. Acting Chairwoman Crawshaw declared the motion carried and the payment of bills for October and November 2016 were approved for payment as shown on the attached lists.

Old Business

Under Old Business was the item tabled at August meeting regarding the naming of a street in Lake Heights, Carbondale. Executive Director Young restated that the Authority had received a request from the Troy Hudson family regarding naming a street in the Lake Heights, Carbondale area after Troy Hudson. Executive Director Young stated that Attorney Clemons had researched and advised the Board that the renaming of a street could create a problem for the Housing Authority in regards to street addresses. Executive Director Young stated that he had spoken with Ms. Hudson and the family is agreeable to the naming of the basketball court in Lake Heights after Troy Hudson. After discussion, a motion was made by Commissioner Reinhardt that the basketball court located in the Lake Heights, Carbondale area be named after Troy Hudson, which motion was seconded by Commissioner Campbell. Upon roll call they ayes were four, nays none. Acting Chairwoman Crawshaw declared the motion carried.

New Business

First on the Agenda was a Resolution to Approve Write Off of Bad Debts for Three Month Period Ending December 27, 2016. Executive Director Young stated that this is something recommended that the Authority do every quarter. After discussion the following Resolution was introduced:

RESOLUTION 16-37

RESOLUTION TO APPROVE WRITE OFF OF BAD DEBTS FOR
THREE MONTH PERIOD ENDING DECEMBER 27, 2016

RESOLVED by the Board of Commissioners of the Housing Authority of the County of Jackson, Illinois to approve the Write Off of Bad Debts for Period Ending December 27, 2016 in the amount of Twelve Thousand Five Hundred Eighty-Four Dollars and Fifty-Five Cents (\$12,584.55).

A motion was made by Commissioner Reinhardt to adopt the foregoing Resolution; which motion was seconded by Commissioner Campbell. Upon roll call the ayes and nays were as follows:

Ayes: Vice Chairwoman Crawshaw, Commissioner Hinton, Commissioner Reinhardt and Commissioner Campbell.

Nays: None.

Acting Chairwoman Crawshaw declared the motion carried and Resolution 16-37 was adopted.

Next on the Agenda was a Discussion of HUD No Smoking Rule in Public Housing. Acting Chairwoman Crawshaw asked Executive Director Young how the Authority was going to keep residents from smoking in apartments. Executive Director Young stated that it was going to be hard. Executive Director Young stated that HUD has come out with this new rule and that he wanted the Board to be aware of this rule in case they received any phone calls. Executive Director Young stated that the HUD rule states that you can no longer smoke in any building and that you must be 25 feet away from any building. Executive Director Young stated that HUD is giving Authorities 18 months from the date the rule was published to develop a policy to cover this new rule. Executive Director Young stated that HUD's reasoning is that it will help with maintenance turnaround of apartments and second hand smoke for residents who do not smoke. There followed discussion regarding this matter.

Reports

Capital Fund Program

Executive Director Young stated that the Capital Fund Program report was in the Board packets. Executive Director Young reviewed and summarized the Capital Fund Program report for the Board. There was a discussion regarding apartments that are being repaired because of fires.

Attorney

Attorney Clemons stated that his report covered two months during which time thirteen evictions were filed. Attorney Clemons stated that on the legal end things have been quiet. Attorney Clemons stated that he had sent the required legal letter off to the auditors.

Executive Director

Executive Director Young stated that the cameras had been installed in the 300 North 7th Street high-rise and that they are helping a lot. Executive Director Young stated that the Authority would like to install cameras on all floors in the other high-rises, but must do one at a time as it costs approximately \$20,000.00

Executive Director Young informed the Board that the Authority continues to battle its occupancy issue and that the Authority continues to rent apartments, but that the Authority loses people due to eviction, moving out and even switching to the Section 8 Program. Executive Director Young stated that HUD was surprised that residents will cross programs. Executive Director Young stated that the Authority is currently at 85% occupancy with 674 units occupied.

Executive Director Young stated that the Authority sold some equipment it no longer utilizes – a tractor with a mower deck, post hole digger, bush hog and a couple of snow blades. Executive Director Young

stated the Authority got \$3,200.00 for the tractor. There was a discussion regarding the possibility of selling a stadium vacuum that the Authority no longer uses.

Executive Director Young informed the Board that there was a self-evaluation form in their packets for the Walker Hill Apartment Complex. Executive Director Young stated that this complex is owned by the Jackson County Development Corporation and is in Grand Tower. Executive Director Young reviewed each question and answer for the Board. Executive Director Young stated that Walker Hill is always difficult to rent as the rental assistance has been taken away on several of the units and that currently only five of the twelve units are occupied. There followed discussion regarding the selling of the Public Housing units located in Grand Tower.

Executive Session

At this time there was no need for an Executive Session.

Adjournment

After a motion was made, seconded and unanimously carried, Acting Chairwoman Crawshaw declared the meeting adjourned at 6:0 p.m.

Chairperson

ATTEST:

Secretary