

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

October 26, 2016

The regular meeting of the Housing Authority of the County of Jackson, Illinois was held on Wednesday, October 26, 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 5:38 p.m. with the following members present: Acting Chairwoman Crawshaw, Commissioner Brenda Hinton, and Commissioner Mary Campbell. Absent was Chairwoman Mickey and Commissioner Larry Reinhardt. 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 September 28, 2016 meeting were presented to the Board for approval. A motion was made by Commissioner Campbell to approve the minutes; which motion was seconded by Commissioner Hinton. Upon roll call the ayes were three, nays none. Acting Chairwoman Crawshaw declared the motion carried and the minutes of September 28, 2016 were approved as published.

Approval of Payment of Bills

Bills for September 2016 were presented to the Board for approval of payment. After discussion a motion was made by Commissioner Hinton to approve the payment of the bills, which motion was seconded by Commissioner Campbell. Upon roll call the ayes were three, nays none. Acting Chairwoman Crawshaw declared the motion carried and the payment of bills for September 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 stated that based on what Attorney Clemons advised the Board, that the renaming of a street could create a problem for the Housing Authority in regards to street addresses, he did not know if the Board wanted to retable the item at this time. Commissioner Campbell asked if Executive Director Young had been able to speak with the family, to which Executive Director Young replied that he had spoken with the mother only. Acting Chairwoman Crawshaw stated that Executive Director Young probably needed to speak with the family and tell them what all this would entail. Commissioner Campbell stated she thought the Board had discussed renaming the basketball court instead. Acting Chairwoman Crawshaw stated that the item would be tabled again.

New Business

First on the Agenda was a Resolution to Approve Low Bid Vacancy Reduction, Phase 6 and Building Demolition IL53-02/Carbondale and IL53-14/Carbondale under Capital Fund Programs IL06P053-501-15 and IL01P053-501-16. Executive Director Young stated that on October 24, 2016 the following bids were opened:

<u>Bidder</u>	<u>Amount</u>
Ron Gobin Enterprises, Inc. Murphysboro, IL	\$349,288100

Wissinger Construction, Inc. Cairo, IL	\$398,376.00
DRT Construction, Inc. Murphysboro, IL	\$402,500.00
Evrard-Strang Construction, Inc. Marion, IL	\$456,900.00
SAB Construction Marion, IL	\$467,608.00

Executive Director Young reviewed the bid amounts and explained the work being done. Executive Director Young stated that there was no reason not to recommend the lowest bidder. After discussion the following resolution was introduced.

RESOLUTION 16-34

RESOLUTION TO APPROVE LOW BID VACANCY REDUCTION, PHASE 6 AND BUILDING DEMOLITION IL53-02/CARBONDALE AND IL53-14/CARBONDALE UNDER CAPITAL FUND PROGRAMS IL06P053-501-15 AND IL01P053-501-16

RESOLVED by the Board of Commissioners of the Housing Authority of the County of Jackson, Illinois to approve the low bid of Ron Gobin Enterprise, Inc. of Murphysboro, IL in the amount of Three Hundred Forty-nine Thousand Two Hundred and Eighty-eight Dollars (\$349,288.00) for Vacancy Reduction, Phase 6 and Building Demolition IL53-02/Carbondale and IL53-14/Carbondale under Capital Fund Programs IL06P053-501-15 and IL01P053-501-16.

A motion was made by Commissioner Hinton 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 and Commissioner Campbell.

Nays: None.

Acting Chairwoman Crawshaw declared the motion carried and Resolution 16-34 was adopted.

Next on the Agenda was a Resolution to Approve Low Proposal for Security Camera Installation IL53-11/Murphysboro under Capital Fund Program IL06P05350115. Executive Director Young stated that on October 25, 2016 the following bids were opened:

<u>Bidder</u>	<u>Amount</u>
Southern Illinois Video Systems, LLC Murphysboro, IL	\$23,597.00
Hackett Security, Inc. St. Louis, MO	\$28,107.10

Security Alarm Corporation Salem, IL	\$36,200.00
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Executive Director Young stated that there are currently 8 cameras on the first floor but that the Authority would like to put cameras on all the floors to help with security issues the Authority is having. Executive Director Young stated that there is no reason not to recommend the lowest bidder. After discussion the following resolution was introduced.

RESOLUTION 16-35

RESOLUTION TO APPROVE LOW PROPOSAL FOR SECURITY CAMERA INSTALLATION IL53-11/MURPHYSBORO UNDER CAPITAL FUND PROGRAM IL06P05350115

RESOLVED by the Board of Directors of the Housing Authority of the County of Jackson, Illinois to approve the low bid of Southern Illinois Video Systems, LLC for Security Camera Installation IL53-11/Murphysboro under Capital Fund Program IL06P05350115 in the amount of Twenty-three Thousand Five Hundred and Ninety-Seven Dollars (\$23,597.00).

A motion was made by Commissioner Hinton 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 and Commissioner Campbell.

Nays: None.

Acting Chairwoman Crawshaw declared the motion carried and Resolution 16-35 was adopted.

Next was a Resolution to Approve Emergency Tuckpointing and Waterproofing at IL53-11/Murphysboro under Capital Fund Program IL06P05350115. Executive Director Young stated that on the east side of the building at 300 N. 7th water is coming in. Executive Director Young stated that there was some tuck pointing done on the west side of the building 4-5 years ago. Executive Director Young stated that HUD has already given its approval for the work to be done. Executive Director Young stated that on October 24, 2016 the following bids were opened:

<u>Bidder</u>	<u>Amount</u>
Evans-Mason, Inc. Springfield, IL	\$53,345.00
Schmoltdt & Daniels Masonry, Inc. Decatur, IL	\$56,725.00
RL Contractors, Inc. Butler, IL	\$60,000.00

After discussion the following resolution was introduced.

RESOLUTION 16-36

RESOLUTION TO APPROVE LOW BID FOR EMERGENCY TUCKPOINTING

AND WATERPROOFING IL53-11/MURPHYSBORO
UNDER CAPITAL FUND PROGRAM IL06P05350115

RESOLVED by the Board of Directors of the Housing Authority of the County of Jackson, Illinois to approve the low bid of Evans-Mason, Inc. of Springfield, Illinois for Emergency Tuckpointing and Waterproofing IL53-11/Murphysboro under Capital Fund Program IL06P05350115 in the amount of Fifty-three Thousand Three Hundred and Forty-five Dollars (\$53,345.00).

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

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

Nays: None.

Acting Chairwoman Crawshaw declared the motion carried and Resolution 16-36 was adopted.

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.

Attorney

Attorney Clemons stated that he had given a memo directed to Executive Director Young in regards to the situation with the City of Grand Tower - the charging of \$500 for a lock and requiring the Housing Authority to pay for gas bills left owing by previous tenants before the City will turn on the gas for the next tenant. There followed a discussion regarding this matter. After discussion, a motion was made by Commissioner Hinton that Executive Director Young write an apology letter to the Mayor of Grand Tower and the City Council for the problem that had transpired in Grand Tower, which motion was seconded by Commissioner Campbell. Upon roll call the ayes were three, nays none. Acting Chairwoman Crawshaw declared the motion carried.

Executive Director

Executive Director Young stated that three representatives from HUD in Chicago visited the Authority last month. Executive Director Young stated that they were once again surprised at how spread out over the county our Authority is. Executive Director Young stated that they could not find any problems with the Authority financially and that the Authority has not received any report from their visit yet.

Executive Director Young informed the Board that the Authority is currently at 85.6% occupancy with 680 units occupied. Executive Director Young stated that the Maintenance Department is doing a good job turning around units.

Executive Director Young informed the Board that Maintenance Technician Brad Etherton is back at work after having been off on Workman's Comp due to a knee injury from lifting a stool.

Executive Director Young stated that the shooting that occurred in Murphysboro, which resulted in one young man being shot in the head three times and one young man being shot in the leg, did take place in one of the Authority's developments. Executive Director Young emphasized that none of the people involved in the shooting were Authority residents, that it involved individuals who were visiting a resident.

Executive Director Young informed the Board that the Authority just paid its yearly PILOT to the Jackson County Treasurer’s office, which was over \$97,000.00 this year. Executive Director Young stated that most of the monies go to Carbondale and Murphysboro as this is where most of the Authority’s units are.

Executive Director Young informed the Board that he would be involved in depositions in Carbondale tomorrow. Executive Director Young stated that this involved several slip/fall cases from 2012/2013. Executive Director Young stated that the Authority’s insurance company has hired an attorney to represent the Authority.

Executive Director Young stated that the Authority would be selling some equipment it no longer utilizes – a tractor with a mower deck and then some other attachments. Executive Director Young stated the Authority would set a base bid and advertise for bids.

Commissioner Hinton brought up the date for the meeting in November. Executive Director Young stated that it falls on the 23rd, the day before Thanksgiving. After discussion, it was the Board consensus to move the meeting to Wednesday, November 16th at 5:30 p.m.

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 6:30 p.m.

Chairperson

ATTEST:

Secretary