

**REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE COUNTY OF JACKSON, ILLINOIS
January 24, 2018**

The regular meeting of the Housing Authority of the County of Jackson, Illinois was held on Wednesday, January 24, 2018 at 5:30 p.m. to conduct 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

Vice Chairwoman Mary Campbell called the meeting to order at 5:32 p.m. with the following members present: Chairwoman Brenda Hinton (via phone), Vice Chairwoman Mary Campbell and Commissioner Wileta Brown-Martin. Absent were Commissioner Mickey Korando and Commissioner Jennie Crawshaw. Also present were Director Tyler Young, Assistant Director Rosemary Finnegan and Attorney John Clemons.

Introduction of Visitors

Present were Accounting Payable Manager Sheila Rae and Property Manager Oueida Mills.

Approval of Minutes

Minutes of the December 20, 2017 meeting were presented to the Board for approval. A motion was made by Chairwoman Hinton to approve the minutes; which motion was seconded by Commissioner Brown-Martin. Upon roll call the ayes were three, nays none. Vice Chairwoman Campbell declared the motion carried and the minutes of December 20, 2017 were approved as published.

Approval of Payment of Bills

Bills for December 2017 were presented to the Board for approval of payment. After discussion, a motion was made by Commissioner Brown-Martin to approve the payment of the bills, which motion was seconded by Chairwoman Hinton. Upon roll call the ayes were three, nays none. Vice Chairwoman Campbell declared the motion carried and the payment of bills for December 2017 were approved for payment as shown on the attached lists.

Old Business

At this time there was no Old Business.

New Business

Executive Director Young handed out a letter to Board members explaining that it was from HUD regarding the Authority's vacancies. Executive Director Young stated that HUD had sent a copy to Jackson County Chairman John Rendleman and that he had already spoken with Mr. Rendleman about the letter. Executive Director Young stated that as the letter requested the Authority had developed a Corrective Action Plan, which was provided to the Board in their packets. Executive Director Young stated that over the last 6 months the Authority has rented a lot of units – 117, but it has also had a lot of move outs – 121, and that Jackson County has a very transient population. Executive Director Young stated that the letter states that the Authority needs to get its occupancy rates higher or HUD may decide to put the Authority in a zero-threshold status, which means the Authority would have to ask HUD anytime it wanted/needed to spend money. Vice Chairwoman Campbell asked if HUD had looked at the fact that the population in Jackson County in general has gone down. Assistant Director Finnegan informed the Board that HUD actually did a study where they came up with the fact that Jackson County for all housing had a vacancy rate of 11.50% and that the Authority rate is 11.08% but HUD would not accept that fact even though it was their own study. Executive Director Young stated that HUD's bottom line is get occupancy up – wants the Authority at 98% occupied – and to either rent the units, demolish the units or sell them.

Executive Director Young stated that since HUD is encouraging the Authority to demolish units – in the packets are diagrams showing units the Authority wants to submit to HUD to demolish. Executive Director

Young reviewed the first diagram which was for 8 units in Carbondale, the second diagram which was for 3 units in Elkhaville and the third diagram which was for 11 units in Murphysboro. Executive Director Young also reviewed information regarding selling the units in Grand Tower as the City was firmly against the Authority demolishing them. After further discussion the following Resolutions were introduced.

RESOLUTION 18-01

RESOLUTION TO APPROVE SUBMISSION OF APPLICATION FOR DEMOLITION TO HUD OF 405 A/B EAST CHESTNUT, 411 A/B EAST CHESTNUT, 406 A/B EAST ASHLEY AND 505 A/B NORTH BRUSH (IL53-02/CARBONDALE) AND 505 SOUTH 5TH, 507 SOUTH 5TH (IL53-09/ELKVILLE) AND 211 NORTH 3RD (IL53-17/ELKVILLE)

RESOLVED by the Board of Commissioners of the Housing Authority of the County of Jackson, Illinois to approve the Submission of Application for Demolition to HUD for the following units in AMP 2: 405 A/B EAST CHESTNUT, 411 A/B EAST CHESTNUT, 406 A/B EAST ASHLEY AND 505 A/B NORTH BRUSH (IL53-02/CARBONDALE) AND 505 SOUTH 5TH, 507 SOUTH 5TH (IL53-09/ELKVILLE) AND 211 NORTH 3RD (IL53-17/ELKVILLE).

A motion was made by Vice Chairwoman Campbell to adopt the foregoing Resolution, which motion was seconded by Commissioner Brown-Martin. Upon roll call the ayes and nays were as follows:

Ayes: Chairwoman Hinton, Vice Chairwoman Campbell and Commissioner Brown-Martin.

Nays: None.

Vice Chairwoman Campbell declared the motion carried and Resolution 18-01 was adopted.

RESOLUTION 18-02

RESOLUTION TO APPROVE SUBMISSION OF APPLICATION FOR DEMOLITION TO HUD OF 11 APARTMENTS AT AMP 1: 702, 704, 802, 809 AND 812 SOUTH 18TH STREET; 1906 ALEXANDER STREET; 713 SOUT 19TH STREET AND 1912, 1914, 1918 AND 1920 SHOMAKER DRIVE AT IL53-01/MURPHYSBORO

RESOLVED by the Board of Commissioners of the Housing Authority of the County of Jackson, Illinois to approve the Submission of Application for Demolition to HUD for the following units in AMP 1: 702, 704, 802, 809 AND 812 SOUTH 18TH STREET; 1906 ALEXANDER STREET; 713 SOUT 19TH STREET AND 1912, 1914, 1918 AND 1920 SHOMAKER DRIVE AT IL53-01/MURPHYSBORO.

A motion was made by Vice Chairwoman Campbell to adopt the foregoing Resolution, which motion was seconded by Commissioner Brown-Martin. Upon roll call the ayes and nays were as follows:

Ayes: Chairwoman Hinton, Vice Chairwoman Campbell and Commissioner Brown-Martin.

Nays: None.

Vice Chairwoman Campbell declared the motion carried and Resolution 18-02 was adopted.

RESOLUTION 18-03

RESOLUTION TO APPROVE SUBMISSION OF DISPOSITION APPLICATION TO HUD OF
16 APARTMENTS AND COMMUNITY ROOM AT AMP 1, IL53-06/GRAND TOWER

RESOLVED by the Board of Commissioners of the Housing Authority of the County of Jackson, Illinois to approve the Submission of Disposition Application to HUD for 16 units in AMP 1: IL53-06/Grand Tower, Illinois.

A motion was made by Vice Chairwoman Campbell to adopt the foregoing Resolution, which motion was seconded by Commissioner Brown-Martin. Upon roll call the ayes and nays were as follows:

Ayes: Chairwoman Hinton, Vice Chairwoman Campbell and Commissioner Brown-Martin.

Nays: None.

Vice Chairwoman Campbell declared the motion carried and Resolution 18-03 was adopted.

At this time Assistant Director Finnegan stated that Resolution 18-05 needed to be done before the Board discussed Resolution 18-04.

RESOLUTION 18-05

RESOLUTION TO APPROVE THE 2018 CORRECTIVE ACTION PLAN TO BE SUBMITTED TO HUD

RESOLVED by the Board of Commissioners of the Housing Authority of the County of Jackson, Illinois to approve the Submission of the 2018 Corrective Action Plan to HUD in the form attached hereto.

A motion was made by Vice Chairwoman Campbell to adopt the foregoing Resolution, which motion was seconded by Commissioner Brown-Martin. Upon roll call the ayes and nays were as follows:

Ayes: Chairwoman Hinton, Vice Chairwoman Campbell and Commissioner Brown-Martin.

Nays: None.

Vice Chairwoman Campbell declared the motion carried and Resolution 18-05 was adopted.

Next was a Resolution for the Board to approve regarding the Authority returning 107 Section 8 vouchers to HUD. Executive Director Young stated that the Authority currently has 557 Section 8 vouchers but is only utilizing 398. Assistant Director Finnegan stated that the Authority has been over 406 in approximately 10 years. Executive Director Young stated that they would like to top out at 450 and that the Authority is currently the largest voucher program in Southern Illinois. After discussion the following Resolution was introduced.

RESOLUTION 18-04

RESOLUTION TO APPROVE BEGINNING NEGOTIATIONS WITH HUD
TO RETURN 107 HOUSING CHOICE VOUCHERS

RESOLVED by the Board of Commissioners of the Housing Authority of the County of Jackson, Illinois to approve beginning negotiations with HUD to return 107 Housing Choice Vouchers, lowering the Authority's count from 557 to 450.

A motion was made by Vice Chairwoman Campbell to adopt the foregoing Resolution, which motion was seconded by Commissioner Brown-Martin. Upon roll call the ayes and nays were as follows:

Ayes: Chairwoman Hinton, Vice Chairwoman Campbell and Commissioner Brown-Martin.

Nays: None.

Vice Chairwoman Campbell declared the motion carried and Resolution 18-04 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 there was nothing out of the ordinary this month, evictions and a Land of Lincoln case that was time consuming for everyone. Attorney Clemons stated that January was the month for the Semi-Annual Review of Executive Session Minutes. Attorney Clemons stated that this was last done in July and at that time one Executive Session from January 2017 was left closed. Attorney Clemons stated this dealt with HUD correspondence. Attorney Clemons stated that there have been no Executive Sessions in the period from July to December 2017. After discussion a motion was made by Vice Chairwoman Campbell that the January 2017 Session remain closed at this time, which motion was seconded by Commissioner Brown-Martin. Upon roll call the ayes were three, nays none. Vice Chairwoman Campbell declared the motion carried.

Executive Director

Executive Director Young stated that he had nothing else to report as he covered it all in New Business.

Executive Session

At this time there was no need for Executive Session.

Adjournment

After a motion was made by Commissioner Brown-Martin, seconded by Chairwoman Hinton and unanimously carried, Vice Chairwoman Campbell declared the meeting adjourned at 6:40 p.m.

Chairperson

ATTEST:

Secretary