

**REGULAR MEETING OF THE HOUSING AUTHORITY  
OF THE COUNTY OF JACKSON, ILLINOIS  
September 28, 2016**

The regular meeting of the Housing Authority of the County of Jackson, Illinois was held on Wednesday, September 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 5:32 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 Assistant Director Rosemary Finnegan and Attorney John Clemons.

**Introduction of Visitors**

Property Manager Oueida Mills was present.

**Approval of Minutes**

Minutes of the August 24, 2016 meeting were presented to the Board for approval. A motion was made by Commissioner Reinhardt to approve the minutes; which motion was seconded by Commissioner Hinton. Upon roll call the ayes were four, nays none. Acting Chairwoman Crawshaw declared the motion carried and the minutes of August 24, 2016 were approved as published.

**Approval of Payment of Bills**

Bills for August 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 four, nays none. Acting Chairwoman Crawshaw declared the motion carried and the payment of bills for August 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. Assistant Director Finnegan stated that Executive Director Young had no new information for the Board at this time. Acting Chairwoman Crawshaw that the item would just remain tabled until the next meeting.

**New Business**

First on the Agenda was a Resolution to Approve Write Off of Bad Debts for Three Month Period Ending September 27, 2016. After discussion the following Resolution was introduced.

RESOLUTION 16-33

RESOLUTION TO APPROVE WRITE OFF OF BAD DEBTS FOR  
PERIOD ENDING SEPTEMBER 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 September 27, 2016 in the amount of Seventeen Thousand Seven Hundred Eighty-one Dollars and Fifteen Cents (\$17,781.15).

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 16-33 was adopted.

## **Reports**

### **Capital Fund Program**

Assistant Director Finnegan stated that the Capital Fund Program report was in the Board packets. There was a discussion regarding how it is verified that contractors are completing the work they do for the Authority properly.

### **Attorney**

Attorney Clemons stated that he did not think the Authority has ever filed so many evictions in one month. Attorney Clemons stated that the report he provides runs from Board meeting to Board meeting to comprise the 30-day period and that this month 10 of the 14 evictions filed went to court.

At this time Executive Director Young came into the meeting. Executive Director Young stated that he had been taking the visiting HUD personnel around to the Authority property's. Executive Director Young stated that the maintenance personnel had done a great job in getting the grounds looking nice. Executive Director Young stated that they went from Murphysboro to Grand Tower to Ava to Elkhart to DeSoto to Carbondale – hitting every single project. Executive Director Young stated that HUD has been wanting the Authority to put its Property Managers on-site, but once they saw how spread out our projects are they immediately stated that the Authority could not do that. Acting Chairwoman Crawshaw informed Executive Director Young that he should just continue with the Executive Director's Reports.

### **Executive Director**

Executive Director Young informed the Board that these HUD personnel are trying to help the Authority get to 90% occupancy and that he thinks they have a better understanding of what we have been trying to tell them about our vacancy issues. Assistant Director Finnegan stated that Commissioner Reinhardt came to the meeting yesterday with a lot of statistics regarding Jackson County which was very helpful. Executive Director Young stated that he really appreciated Commissioner Reinhardt coming to the meeting. Executive Director Young stated that he had contacted Chairwoman Korando, but that the night before the meeting she ended up having to go to the hospital. Assistant Director Finnegan stated that the HUD personnel stated they would work with the Authority on getting a waiver for the higher FMRs, which is one reason the Authority has been losing a lot of residents and would work with the Authority on the Grand Tower units – that if the Authority sells the units to get the price for them low enough or if the Authority goes the demo route to allow the Authority to do so even if we don't have the approval of the City. There followed additional discussion regarding the Grand Tower units.

Executive Director Young stated that he had advertised a couple of vehicles for sale in the Carbondale Times. Executive Director Young stated that he received one bid for each vehicle. Executive Director Young stated that he had advertised the starting bid for the 1996 Ford Taurus with 71,000 miles at \$1,300.00 and the bid was for \$1,600.00. Executive Director Young stated that he had advertised the starting bid for the 2003 Ford Taurus with 153,000 miles (which was driven by the Section 8 Inspector) for \$1,100.00 and the bid was for \$1,150.00.

Executive Director Young brought up the tabled item of renaming the street for Troy Hudson. Acting Chairwoman Crawshaw informed Executive Director Young that the item had been re-tabled until the next meeting. There was a discussion of possibly naming the basketball court instead.

Executive Director Young mentioned the bill the Authority had received from the City of Grand Tower stating he had not had the opportunity to talk with Attorney Clemons. Attorney Clemons stated that he had nothing to report and would be working on writing up his opinion of the matter.

**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 5:59 p.m.

---

Chairperson

ATTEST:

---

Secretary