

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE GRANITE CITY HOUSING AUTHORITY
HELD AT 2517 NAMEOKI ROAD, GRANITE CITY, IL 62040

The Regular Meeting of the Board of Commissioners held on Wednesday, October 12, 2022 was called to order by Chairman Pierson at 10:00 a.m.

Roll was called and commissioners present were Tim Bedard, JB Boyer, Charlotte Dixon, Bob Palus, and Kim Pierson. Also present were Director Teri Lake and Attorney Tanja Cook.

Absent: Carrie Fowler

A quorum was achieved.

Motion by Commissioner Palus, seconded by Commissioner Bedard to approve the minutes of the Regular Meeting of September 14, 2022. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer, aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye. All aye, motion carried.

Commissioner Bedard inquired about the invoices from CTS. Director Lake explained that CTS takes care of IT and all support, the phone system and all support and the security cameras. Director Lake continued by stating that CTS sent over an architectural map showing the locations of all cameras. The maps showed camera placement at Anchorage and Oaktree however, there are no cameras at either site. Cameras for these sites have been added to the 5-year plan. A tech from CTS was out and confirmed the cameras at The Commons were indeed working however, they were not showing when accessed online. This issue has been resolved.

Motion by Commissioner Bedard, seconded by Commissioner Palus to approve the October, 2022 expenditures as presented. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer, aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye. All aye, motion carried.

Director Lake advised the Board that the financials showed a positive cash flow across the authority even though the subsidy money was not included. Director Lake finished by saying she was finally granted access to draw down all subsidy money and it will be reflected in October.

Director Lake told the Board that representatives from Royal Banks will be in Thursday, October 13 to discuss their analysis of the Authority's account and what they can provide to the Authority.

A brief discussion was held regarding the investment accounts at Busey Bank, and Illinois Funds. Director Lake is going to check with the Fee Accountant to see if they are aware

of how this money came to be. It was suggested to add Deputy Director Parkinson to the Busey Bank account.

Commissioner Palus asked about the management fees listed on the financials. Director Lake explained that the Authority was paid management fees from each development.

Motion by Commissioner Boyer, seconded by Commissioner Palus to approve the September 2022 financials. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye. All aye, motion carried.

Director Lake advised the Board she is still awaiting HUD's "fix" to the fire unit in their Secure Systems. She reminded the Board the unit has been filled it is just not registered in the PIC System due to a date error when the unit was taken offline.

Attorney Cook informed the Board that a meeting is being coordinated regarding the sewer system at Oaktree. An update will be given in November.

Motion by Commissioner Boyer, seconded by Commissioner Dixon to add Deputy Director Parkinson to the Busey Bank account. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye. All aye, motion carried.

Director Lake let the Board know that the Authority is still due approximately \$70k from the Illinois Clean Energy grant received for the Passive House. It was also found that one of the solar panels was not working. The grant agreement had a stipulation that the solar panels were to work at all times. The representative from Illinois Clean Energy will be sending the grant agreement and any other documents available.

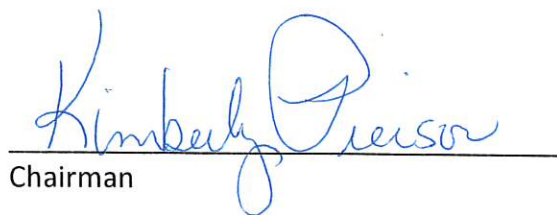
Motion to approve Resolution 2022 R 1; A Resolution Authorizing the Approval of the Capital Fund Annual Plan and 5 year Plan. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye. All aye, motion carried.

Motion by Commissioner Palus, seconded by Commissioner Bedard to adjourn the meeting. All aye, motion carried.

Meeting adjourned at 10:35 a.m.



Secretary



Chairman