

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, December 14, 2022, was called to order by Chairman Pierson at 10:03 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, Deputy Director Amy Parkinson, and attorney Tanja Cook.

Absent: Carrie Fowler

A quorum was achieved.

Motion by Commissioner Bedard, seconded by Commissioner Palus to approve the minutes of the Regular Meeting of November 9, 2022. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer, aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye.

Commissioner Bedard inquired about the Home Depot Supply expenditure. Director Lake explained that the invoices had not been received. It was found that they were previously obtained online, and access to the account was recently obtained.

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

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

Director Lake updated the Board on the occupancy data, vacant units, upcoming REAC inspections, paint quotes and the sources of income.

Director Lake advised the Board interviews were conducted for the Maintenance Mechanic position.

Attorney Cook gave an update on the Oaktree Sewer. She stated the meeting with Brian Konzen had not been scheduled to date. She anticipates it being scheduled after the holidays.

Attorney Cook also updated the Board on the pending eviction. She is having trouble getting the resident served.

Attorney Cook had a brief discussion regarding the MCT bike trail. There is no additional information regarding the trail's upgrade at this time.

Chairman Pierson reminded the Board of their OMA (Open Meetings Act) and FOIA (Freedom of Information Act) online training certification requirements.

Deputy Director Parkinson explained to the Board the utility allowances and the results of the new utility allowances that become effective January 1, 2023.

Motion by Commissioner Palus, seconded by Commissioner Bedard to approve Resolution 2022 R 3; A Resolution adopting Public Housing Utility Allowances. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye.

Director Lake explained that the write-offs does not mean the resident is no longer responsible for their outstanding balance. These amounts are turned over to iDROP and stay in their system for 7 years. Should they receive any money from the State of Illinois a percentage will be held back and sent to the housing authority. After 7 years they are removed from the iDROP system however, if an outstanding balance remains, they will be unable to get assistance anywhere until the balance is paid in full.

Motion by Commissioner Boyer, seconded by Commissioner Palus to approve Resolution 2022 R 4; A Resolution to write off certain uncollectible accounts for the Granite City Housing Authority sites. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye.

Motion by Commissioner Boyer, seconded by Commissioner Dixon to go into Closed Session under 2C1. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye.

Closed Session began 10:44 a.m.

Motion by Commissioner Boyer, seconded by Commissioner Dixon to return to Open Session. Roll call vote, Commissioner Bedard, aye, Commissioner Boyer aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye.

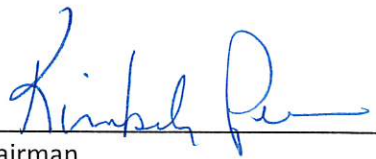
Open Session resumed 11:17 a.m.

Motion by Commissioner Boyer, seconded by Commissioner Dixon to adjourn the meeting. All aye, motion carried.

Meeting adjourned at 11:18 a.m.



Secretary



Chairman