

**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, February 8, 2023, was called to order by Chairman Pierson at 10:08 a.m.

Roll was called and commissioners present were Tim Bedard, Charlotte Dixon, Bob Palus, and Kim Pierson. Also present were Director Teri Lake, Deputy Director Parkinson 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 January 11, 2023. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye. All aye, motion carried.

Motion by Commissioner Palus, seconded by Commissioner Dixon to approve the January 2023 expenditures as presented. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye. All aye, motion carried.

Director Lake advised the Board there was a positive cash flow across the authority.

Motion by Commissioner Palus, seconded by Commissioner Dixon to approve the January 2023 financials. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye. All aye, motion carried.

There were no members of the public present.

Director Lake updated the Board on the occupancy data, vacant units, and the sources of income.

Director Lake inquired about the tool allowance for the maintenance employees. This had been previously discussed and placed on hold until after the first of the year. After discussion it was decided the approval of the tool allowance and policy would be placed on the agenda for the March 2023 board meeting.

Director Lake explained and discussed the Capital Fund Program with the Board along with the budget revision that was completed and approved by HUD.

Attorney Cook gave an update on the Oaktree Sewer. She spoke with the City of Granite City's attorney and Engineer. She will be sending out a list of the items they want done before the City of Granite City will accept the street. She will also be contacting Marsha Maller of TWN, Inc. The approval of the expenditures for the Oaktree Sewer will be placed on the March 2023 agenda.

Chairman Pierson advised the Board that May will be her last meeting. She expressed that she would like to tie up some loose ends before then to include contracts, employee handbook and the Board by-laws.

There was no closed session.

The Board was provided proposals for the foundation issue at 2402-2404 Winters Drive. A brief discussion followed.

Motion by Commissioner Palus, seconded by Commissioner Bedard to approve Resolution 2023 R 1: A Resolution approving the proposal from Spartan Ram Jack St. Louis for the repair of 2402-2404 Winters Drive. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Palus, aye, Commissioner Pierson, aye. All aye, motion carried.

The Board was provided the bid results for the 2023 lawn maintenance contract. A brief discussion followed. Director Lake recommended Ideal Landscape Group for Anchorage Homes, Oaktree Villas, Granite City Commons, Green Community and the Administration Building. She recommended JD Outdoor Service for the undeveloped land.

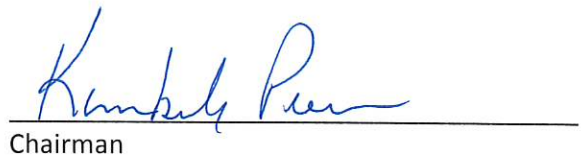
Motion by Commissioner Palus, seconded by Commissioner Bedard to approve Resolution 2023 R 2: A Resolution approving the bids from Ideal Landscape Group for Anchorage Homes, Oaktree Villas, Granite City Commons, Green Community and the Administration Building and the bid from JD Outdoor Service for the undeveloped land. Roll call vote, Commissioner Bedard, 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 10:57 a.m.



Secretary



Chairman