

WCHA Regular Meeting Agenda

12/16/2024

3:30 p.m.

WCHA Community Room

410 E. Eureka Ave., Eureka, IL 61530

Please review and bring: Regular Board Packet

- ❖ Call to Order, Roll Call
- ❖ Motion to approve November 18, 2024 Regular Meeting Minutes
- ❖ Recognition of Guests/Audience Participation
- ❖ Committee Reports
 - Finance committee
 - Personnel committee
 - Visionary committee
- ❖ Executive Director's Report – Motion to approve Financial Reports & Review September 30, 2024
 - Vacancies
 - Section 8
 - HUD
 - Rural Development –
 - Maintenance – Work Order Report
 - Evictions
- ❖ Resident Commissioner Report
- ❖ Old Business
- ❖ New Business
 - Discussion and possible approval of Windows South Eureka (Resolution 2024-16)
 - Discussion and possible approval of Painting in Eureka (Resolution 2024-17)
 - Discussion and possible approval of Painting in Minonk (Resolution 2024-18)
 - Discussion and possible approval of Carpet in Minonk (Resolution 2024-19)
 - Discussion and possible approval of Asphalt Sealing South Lot Minonk (Resolution 2024-20)
 - Discussion and possible approval of Rural Development Budgets 2025 (Resolution 2024-21)
 - Discussion and possible approval of PHA Low Rent 2025 Budget (Resolution 2024-22)
 - Discussion and possible approval of Screen doors all Low Rent units (Resolution 2024-23)
- ❖ January and February Board Meeting dates due to Holidays January 27, 2025 & February 24, 2025
- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on January 27, 2025.

WOODFORD COUNTY HOUSING AUTHORITY MISSION STATEMENT

To serve and empower the citizens of Woodford County by providing adequate and affordable housing with proactive administration of programs to promote self-sufficiency and improve the quality of life.

**Woodford County Housing Authority
Regular Board Minutes**

Regular Board Meeting held at Eureka Community Room **December 16, 2024.**

Chairperson Prather called the meeting to order at 3:39 p.m.

Those present were: Chairperson, Tammy Prather, Vice-Chairperson, Diana Boschulte; board members; Eric Pigman (excused); Dale Greenhalgh; Laura Siscoe; Sue Knepp; Erik Brewer; and Diane Gregoire, Executive Director.

Com. Brewer made a motion to approve Regular Meeting minutes from November 18, 2024, 2nd by ViceChair. Boschulte, motion carried.

Recognition of Guests/Audience Participation: no one

Finance committee – nothing
Personnel committee –nothing
Visionary committee – nothing

Director’s Report

Financial Reports & Review – For September 30, 2024 Low Rent was under budget by \$5470.78, over for Admin. Fee by \$2054.85 and under for HAP by \$9392.50, Prairie Haven was under by \$5213.53, Washburn was under by \$1434.71, Prairieton was under by \$1171.55, and Management Fund over by \$904.94. Com. Knepp made a motion to approve as presented and reviewed, 2nd by Com. Greenhalgh, motion carried.

Vacancies – As of December 13, 2024, we do not have any.

Section 8 –November there were 159 in payment costing \$86,325 in HAP at an average of \$543 per unit, 1 HTH with 74 Disabled/Elderly Head of Household. There are 7 portables at the total cost of \$14,568 in HAP and \$421 in Admin. Fees.

HUD – Diane states that we have been notified that we are 60 days out from obligation deadline. Monday is our monthly call.

Rural Development – We are ok with the rent increase and are going forward with the budgets.

Maintenance – Still one page.

Evictions – None to lawyer yet

Resident Commissioner Report – nothing at this time

Old Business – nothing

New Business

Discussion and possible approval of Windows South Eureka (Resolution 2024-16)

There is discussion and Com. Siscoe makes a motion to approve \$55,395 as presented, 2nd by Vice Chair. Boschulte, all in favor, motion carried. All in favor when polled.

Discussion and possible approval of Painting in Eureka (Resolution 2024-17) – After some discussion Com. Knepp makes a motion to approve \$7500 as presented, 2nd by Com. Brewer, motion carried. All in favor when polled.

Discussion and possible approval of Painting in Minonk (Resolution 2024-18) – After some discussion Com. Siscoe makes a motion to approve \$7900 and \$4300, 2nd by Com. Knepp, as presented, motion carried. All in favor when polled.

Discussion and possible approval of Carpet in Minonk (Resolution 2024-19) – After some discussion Com. Siscoe makes a motion to approve \$11,123.59 2nd by Com. Greenhalgh, as presented, motion carried. All in favor when polled.

Discussion and possible approval of Asphalt Sealing in Minonk (Resolution 2024-20) – After some discussion Vice Chair. Boschulte makes a motion to approve \$2468 2nd by Com. Greenhalgh, as presented, motion carried. All in favor when polled.

Discussion and possible approval of Rural Development Budgets for 2025 (Resolution 2024-21) – After some discussion Com. Siscoe makes a motion to approve as presented, 2nd by Com. Knepp, motion carried. All in favor when polled.

Discussion and possible approval of PHA Low Rent 2025 Budget (Resolution 2024-22) – After some discussion Com. Knepp makes a motion to approve as presented, 2nd by Vice Chair Boschulte, motion carried. All in favor when polled.

Discussion and possible approval of Screen Doors all Low Rent units (Resolution 2024-23) – After some discussion Vice Chair. Boschulte makes a motion to approve \$29,725 as presented, 2nd by Com. Siscoe, motion carried. All in favor when polled.

Reviewed the utility chart and Budget Revision 2024.

January and February Board meetings will be move due to Holidays...January 27, 2025 and February 24, 2025.

Vice Chair. Boschulte makes a motion to adjourn the meeting at 4:57 p.m. 2nd by Com. Greenhalgh, motion carried.

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Tammy Prather
Chairperson