

WCHA Regular Meeting Agenda

07/15/2024

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 June 24, 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 May 31, 2024
 - Vacancies
 - Section 8
 - HUD
 - Rural Development –
 - Maintenance – Work Order Report
 - Evictions
- ❖ Resident Council Report
- ❖ Old Business
- ❖ New Business
 - Discussion & Possible approval of Prairieton Concrete Bids (Resolution 2024-09)
 - Discussion & Possible approval of Update to Admin. Plan (Resolution 2024-10)
 - Discussion & Possible approval of Update to ACOP (Resolution 2024-11)
- ❖
- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on August 19, 2024.

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 **July 15, 2024.**

Chairperson Prather called the meeting to order at 3:40 p.m.

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

Com. Siscoe made a motion to approve Regular Meeting minutes from June 24, 2024, 2nd by Com. Brewer, 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 May 31, 2024 Low Rent was over budget by \$6447.16, under for Admin. Fee by \$1483.07 and over for HAP by \$4251, Prairie Haven was under by \$6,327.84, Washburn was under by \$1706.6, Prairieton was over by \$405.36, and Management Fund under by \$769.82. Diane answers the question from last month...\$304 was a credit for rent that was overcharged. Vice-Chair Boschulte, made a motion to approve as presented and reviewed, 2nd by Com. Greenhalgh, motion carried.

Vacancies – As of July 10, 2024, we have 1 at Prairieton. Very good.

Section 8 – Diane explains that for June we had 156 in payment and spent \$78,472 and the average payment was \$503, one Hard to House families, 72 elderly/disabled households with 2 portables to DuPage and 2 to Joliet.

HUD – Diane says HUD says to see more people for HCV, Public Housing looks good, information for closing out grants.

Rural Development – They haven't notified us of the switch in new regional office person.

Maintenance – It is good but list will grow with annual inspections coming on.

Evictions – One has been given notice the other we are talking with our attorney

Resident Council Report – nothing to report

Discussion & Possible approval of Prairieton Concrete Bids – Resolution 2024-09 – ViceChair Boschulte makes a motion to approve the bid for the Prairieton Concrete Project to Lone Wolf Concrete at \$19,320, 2nd by Com. Siscoe (All voted in favor), motion carried.

Discussion & Possible approval of Administrative Plan Update – Resolution 2024-10

– There is discussion that the plan has been adjusted with the local residency preference no longer included as per the agreement. Vice-Chair Boschulte makes a motion to approve as presented 2nd by Com. Brewer, all in favor motion carried.

Discussion & Possible approval of Admissions and Continued Occupancy Plan

Update – Resolution 2024-11 – There is discussion. Com. Brewer makes a motion to approve the plan as presented, 2nd by Com. Greenhalgh, all in favor motion carried.

Com. Brewer makes a motion to adjourn the meeting at 4:44 p.m. 2nd by Vice-Chair Boschulte, motion carried.

Respectfully submitted,

Diane Gregoire
Executive Director

Respectfully submitted,

Tammy Prather
Chairperson