

**BOONE COUNTY HOUSING AUTHORITY
MAY 21, 2021, REGULAR MEETING
MINUTES**

Call to Order, Roll Call

Chairman Allen Sisson called the meeting to order at 9:18 a.m. (In light of the COVID-19 pandemic and consistent with Gov. Pritzker's Executive Orders, the meeting was held in person and also held telephonically).

Following the call to order, roll call was taken.

The following Board members were present:

Present:	Chairman Allen Sisson
	Vice Chairman Robert Johns (telephonically)
	Commissioner Elsie Brown (telephonically)
	Commissioner Ray Morse
	Commissioner Jen Jacky
	Commissioner Julaine Drake
	Commissioner Ron Wait

Absent:

Also present: Staff members Alan Zais and Deb Alfredson. Participating telephonically Kristin Andrews and Christina Coon.

Introduction and Welcome of Commissioner Jen Jacky

The commissioners welcomed Jen Jacky to the board. Jen gave some of her background and said she looked forward to serving.

Public Hearing on the FY2021 Housing Choice Voucher Administrative Plan

Ray Morse moved to open the public hearing. The motion was seconded by Elsie Brown and approved by all commissioners present. Alan Zais said that the notice had been published and posted, and that no comments were received and no one from the public was present. Ron Wait moved to close the public hearing. The motion was seconded by Ray Morse and approved by all commissioners present.

Introduction of Guests

None.

Changes to the Agenda

None.

Public Comment

None.

Executive Director Report

Alan Zais noted that he had provided a written report to the board. Alan said that he had met with the Veterans Administration (va), and they requested the housing authority to project base five of the Veterans Assisted Supportive Housing vouchers, which they felt would aid both the VA and the families served in finding housing. Julaine Drake asked how many were leased and Christina Coon said that nine of the fifteen vouchers were still available to be leased. Kristin Andrews said the difficulty they were facing was in receiving referrals from the VA. Allen Sisson asked if Bob Ryder was still the area representative, and Kristin said they had spoken with his office and told them how to refer families to the VA office. Alan said that if the board consented to project basing the five VASH, he would expect to involve VA representation in reviewing the Request For Proposal and with the selection process. Alan said that with board approval, the next step would be for him to request from HUD approval for proceeding.

Ray Morse moved to proceed with the process of project basing five VASH vouchers. The motion was seconded by Julaine Drake and approved by all commissioners present.

Alan said that he would like to put the Moving to Work participation for the June regular board meeting, so that it would be in place to give the board the option to piggy back on a Winnebago County Housing Authority (WCHA) possible approval, as BCHA would not be eligible in itself as a voucher only agency.

Resolution No. 21 R 9, “Resolution Approving the Minutes of the April 16, 2021 Regular Meeting of the Board of Commissioners”

Ron Wait moved to approve Resolution No. 21 R 9. The motion was seconded by Elsie Brown. Ron Wait noted that the minutes had the incorrect date for the next regular meeting in the adjournment section and that it be changed to May 21, 2021. The motion to accept the amended minutes was then approved by all commissioners present.

Resolution No. 21 R 10, “Resolution Approving Revisions to the FY2021 Housing Choice Voucher Administrative Plan”

Ron Wait moved to approve Resolution No. 21 R 10. The motion was seconded by Julaine Drake. The motion was approved by all commissioners present.

Resolution No. 21 R 11 “Resolution Authorizing the Executive Director to Enter Into a Lease Agreement with Joy Commerical LLC for the Boone County Housing Authority Office”

Elsie Brown moved to approve Resolution No. 21 R 11. The motion was seconded by Ron Wait. Alan said that a study was done of the area, presented some of the square footage rents and noted that the new lease was very affordable in review. Julaine Drake asked the term of the lease, and Alan said that it was five years and that the new owners operated the store next door to the BCHA office, and that the owner had been responsive and helpful. The motion was approved by all commissioners present.

Financial Report

Alan noted that she had provided a written report and that she was out of the office on annual leave. Alan said that Vickie wanted to relay to the board that the housing authority was now completely out of the red and in the black with the finances. Allen explained to the board that the housing authority had found itself with heavy legal expense in defending its policies from legal action with Prairie State legal services.

Ray Morse moved to accept the financial report. The motion was seconded by Robert Johns and approved by all commissioners present.

Old Business

None.

New Business

None.

Commissioner Comments

None.

Executive Session

None.

Action Take from Executive Session

None.

Adjournment

Julaine Drake moved to hold the next meeting at 9:00 a.m. on June 18, 2021 at the Boone County Housing Authority office, 2036 North State Street, Belvidere, Illinois, 61008, and adjourn the meeting at 9:47 a.m. The motion was seconded by Elsie Brown and approved by all commissioners present.

Respectfully submitted,

Recording Secretary

Commissioner _____ moved to approve
these minutes, seconded by Commissioner _____

The foregoing minutes were approved by the Boone County Housing Authority on this
18st day of June, 2021.

Chairman Allen Sisson _____

Vice Chairman Robert Johns _____

Commissioner Ron Wait _____

Commissioner Ray Morse _____

Commissioner Julaine Drake _____

Commissioner Elsie Brown _____

Commissioner Jen Jacky _____