

**BOONE COUNTY HOUSING AUTHORITY  
JANUARY 15, 2021, REGULAR MEETING  
MINUTES**

**Call to Order, Roll Call**

Chairman Allen Sisson called the meeting to order at 9:05 a.m. (In light of the COVID-19 pandemic and consistent with Gov. Pritzker's Executive Orders, the meeting was held telephonically).

Following the call to order, roll call was taken.

The following Board members were present:

Present:	Vice Chairman Robert Johns Commissioner Elsie Brown Commissioner Ray Morse Commissioner Ron Wait
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Absent:	Chairman Allen Sisson Commissioner Julaine Drake
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Also participating telephonically: Staff members Kristin Andrews, Vickie Huwe, Deb Alfredson and Christina Coon.

Executive Director Alan Zais participated telephonically and in person at the Boone County Housing Authority office at 2036 North State Street, Belvidere, Illinois, to allow for public attendance.

**Introduction of Guests**

None.

**Changes to the Agenda**

Alan Zais explained the proposed change to the agenda and indicated that it is being proposed that Item X(A) on the Agenda -- that addresses the "Temporary suspension of by-law provisions pursuant to Executive Order 2020-07 signed by Gov. Pritzker on March 16, 2020" -- be moved with the Board's consent so that it may be reviewed first and before other actions are taken. Ron Wait approved to move the agenda item. The motion was seconded by Ray Morse and approved by all Commissioners present.

Alan noted that pursuant to the Executive Order, various provisions of the Open Meetings Act, including those that require that members of the public body be physically present at such meetings and those limiting remote participation by members of the public body, had been suspended. In keeping with the Executive Order, Alan noted that the provisions of the Boone County Housing Authority's (BCHA) by-laws which require, among other things, the physical presence of Board members for a quorum, that the meeting be held at the regular meeting place of the BCHA at 2036 North State Street, etc. be suspended in keeping with the provisions of the Executive Order. A motion to suspend those by-law provisions was made by Elsie Brown and the motion was seconded by Ray Morse. The motion was approved by all the Commissioners present.

## **Public Comment**

None.

## **Executive Director Report**

Alan Zais reported that he provided a report for the board. Alan further spoke about the Mainstream Voucher award, which would significantly add to both the assistance that could be brought to Boone County residents, and also to the BCHA administrative funding. Alan said that reaching the target population is a challenge, and that the program is done in a point-of-entry through Rockford Human Services, which covers the homeless programs for Boone County. Alan also made the board aware of the Winnebago County Housing Authority name change to NI ReACH.

Robert asked how families could learn about the Mainstream vouchers, and Christina said that they are part of the open wait list and presented the three qualifiers: homeless, a disabled adult and no one in the family over 62 years of age. Christina said BCHA would work with the City Rockford Human Services for the homeless verification. Kristin also confirmed that the Mainstream vouchers must be correlated into the regular wait list. Robert asked if there were many families that could utilize these vouchers in Boone County, and Kristin said that she had talked to Angie Walker at Rockford Human Services, which would start promoting the program and reaching out to families. Ron Wait asked how many Mainstream vouchers were received, and Christina said 40 vouchers were awarded. Alan said that there were an additional 104 vouchers that were being used in Winnebago and Stephenson Counties. Alan said they had met with Freeport Mayor Jodi Miller about the program promotion in Freeport.

Ron Wait asked if the funding would be taken back by HUD if unused, and Alan said it would be recaptured, and he had moved the program funding implementation to 04/01/21.

## **Resolution No. 21 R 1, "Resolution Approving the Minutes of the December 18, 2020 Regular Meeting of the Board of Commissioners"**

Ray Morse moved to approve Resolution No. 21 R 1. The motion was seconded by Elsie Brown. The motion was then approved by all commissioners present.

## **Financial Report**

Vickie Huwe noted that she had included a report for the board. Vickie said the audit was complete and cost \$6,200 which put the account in the negative for the month.

Ray Morse moved to accept the financial report. The motion was seconded by Ron Wait 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**

Ron Wait moved to hold the next meeting at 9:00 a.m. on February 19, 2021 at the Boone County Housing Authority office, 2036 North State Street, Belvidere, Illinois, 61008, and adjourn the meeting at 9:17 a.m. The motion was seconded by Ray Morse 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 19th day of February, 2021.

Chairman Allen Sisson \_\_\_\_\_

Vice Chairman Robert Johns \_\_\_\_\_

Commissioner Ron Wait \_\_\_\_\_

Commissioner Ray Morse \_\_\_\_\_

Commissioner Julaine Drake \_\_\_\_\_

Commissioner Elsie Brown \_\_\_\_\_