

**WINNEBAGO COUNTY HOUSING AUTHORITY  
MINUTES OF THE JUNE 17, 2021  
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**Call to Order, Roll Call, Pledge of Allegiance**

Vice-Chairman Conard called the meeting to order at 5:36 p.m. Following the call to order, roll call was taken.

The following Board Members were in attendance:

Present: Vice-Chairman Alanna D. Conard  
Commissioner Mustafa Abdall  
Commissioner Ronald E. Ballard  
Commissioner Tasha N. Reddic  
Commissioner Fred S. Wescott

Absent: Chairman Dina M. Getty  
Commissioner Danielle J. A. Potter

Also in attendance were Executive Director Alan Zais, Deputy Director Deb Alfredson, Finance Director Vickie Huwe, James R. Pirages of AGHL Law, and Ron Clewer of Gorman & Company, LLC.

Since the meeting was held in a room that did not have a United States flag, the Pledge of Allegiance was not recited.

**Introduction of Guests**

Executive Director Alan Zais welcomed Ron Clewer of Gorman & Company, LLC and asked Mr. Gorman to introduce himself. Mr. Clewer indicated that he is the Illinois Market President for Gorman & Company, LLC and in that capacity covers Illinois, Indiana, and Ohio. Prior to his affiliation with Gorman & Company, Mr. Clewer indicated that he was with the Alliance for Strong Families and Communities in Washington, D.C. and, prior to that position, was the Chief Executive Officer of the Rockford Housing Authority (RHA). The Commissioners welcomed Mr. Clewer to the meeting.

**Executive Director's Report**

Executive Director Alan Zais referred the Board to his written report that had accompanied the Board packet.

Alan noted that the Commissioners will be reviewing a resolution tonight to approve the submission for the Moving to Work Program ("MTW"). He indicated that the due date for Cohort Four has been moved to December 31, 2021 by HUD and added that the RHA is supposedly also going to apply for that Cohort. He indicated that there is also going to be a Cohort Five which he characterized as a "catch-up" for HUD to reach the legislatively-established goal of 100 authorities

involved in MTW. While Alan noted that he would ideally like to be part of Cohort Five, he said he did not think it was wise for the WCHA to wait for the last opportunity that Cohort Five presents.

Alan also addressed the recent fire (which occurred on June 14, 2021) at the Chemtool plant in Rockton, Illinois. He indicated that the fire was nearby the WCHA's D'Agnolo Garden Apartments Development in Rockton. He said that all of the residents were evacuated from D'Agnolo except for one resident who refused to leave. He said that some residents went to the Red Cross shelter that was set up in a school and that some went to family members. He said with the evacuation order soon ending, all of the residents have returned to D'Agnolo Garden Apartments except for two which will be housed in a hotel (for which Chemtool will be paying with the WCHA providing \$55.00 per day for meals). He said that the WCHA is also providing credits for residents to clean their clothes as well as vouchers for automobile cleaning, etc. He said that steps are being taken to wipe down walls, to power wash the exterior, etc., while at the same time taking into consideration the danger of runoff into the Rock River.

Alan said that he wanted to commend the WCHA staff and in particular Deb Alfredson, Jilly Graciana, and Lucia Hardin for all of their work during this difficult time. He also commended the residents who he said had handled the situation well and were calm and helpful during the process. He added that HUD is monitoring the situation and the possibility exists for the WCHA to receive emergency funding from HUD as a result. He also thanked the Commissioners for their support and offers of assistance since the June 14 incident. Vice-Chairman Conard thanked the staff for all that they have already done and for the ongoing tasks that they will be performing as a result of the Chemtool incident.

Alan concluded his remarks by acknowledging Finance Director Vickie Huwe and the praise that the WCHA has received from HUD as a result of the "zero finding" audit that was completed.

### **Consent Agenda**

Vice-Chairman Conard noted that there were two (2) items on the Consent Agenda. A motion to approve the items on the Consent Agenda was made by Commissioner Wescott and that motion was seconded by Commissioner Reddic. The motion to approve the items on the Consent Agenda was approved by unanimous roll call vote of the five (5) Commissioners present with none against and two (2) Commissioners absent.

### **Financial Report**

Finance Director Vickie Huwe noted that the May Financial Report had accompanied the Board packet.

### **Old Business**

None

**New Business**

None

**Commissioner Comments**

Commissioner Wescott reminded the Board of the plaques for veterans that he has made both prior to and since the pandemic. He said that so far he has completed more than 700 plaques for local veterans and is now expanding his efforts into Boone County. Commissioner Wescott distributed his business cards and said that the plaques can be made for both living and deceased veterans. He acknowledged financial support from many businesses/individuals, including that received from SupplyCore.

The Commissioners thanked Fred for his ongoing efforts with regard to the plaques for veterans program.

**Executive Session**

None

**Action Taken from Executive Session**

None

**Adjournment**

A motion to adjourn the meeting was made by Commissioner Reddic and that motion was seconded by Commissioner Abdall. The motion passed by unanimous voice vote of the five (5) Commissioners present with none against and two (2) Commissioners absent. The meeting adjourned at 5:51 p.m.

Respectfully submitted,

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Danielle J. A. Potter, Recording Secretary