

**WINNEBAGO COUNTY HOUSING AUTHORITY  
MINUTES OF THE SEPTEMBER 16, 2021  
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

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

Chairman Getty called the meeting to order at 5:35 p.m. In light of the COVID – 19 pandemic and consistent with Governor Pritzker’s Executive Orders, Disaster Proclamation and Senate Bill 2135 (that was signed into law and became effective on June 12, 2020), the meeting was held via video conference and/or telephone conference. Following the call to order, roll call was taken.

The following Board Members participated:

Present:	Chairman Dina M. Getty Commissioner Mustafa Abdall Commissioner Ronald E. Ballard Commissioner Danielle J.A. Potter
Absent:	Vice Chairman Alanna D. Conard Commissioner Tasha N. Reddic Commissioner Fred S. Wescott

Also participating: Deputy Director Deb Alfredson and James R. Pirages of AGHL Law.

Executive Director Alan Zais and Finance Director Vickie Huwe also participated via video conference and in person at the Winnebago County Housing Authority (WCHA) offices at 3617 Delaware Street, Rockford, IL, so as to allow for public attendance (if any).

Inasmuch as the meeting was held via video/telephone conference, the Pledge of Allegiance was not recited.

**Introduction of Guests**

None

**Changes to Agenda**

Attorney Jim Pirages asked that Item X(A) on the Agenda be moved to this portion of the meeting. The consensus of the Board was to agree to this request.

Attorney Pirages then suggested to the Board that it consider suspending a by-law provision. Specifically, he cited to provisions of the by-laws (Article IV, Section 4) which provide that the “physical presence of four (4) Commissioners shall constitute a quorum for purposes of conducting its business”. He asked that a motion be considered to suspend that requirement in keeping with the provisions of Governor Pritzker’s Executive Orders, Disaster Proclamation as well as Senate Bill 2135. A motion to suspend that by-law provision was made by Commissioner Potter and that

motion was seconded by Commissioner Ballard. The motion was passed by unanimous roll call vote of the four (4) Commissioners present with none against and three (3) Commissioners absent.

### **Public Comments**

There was no one present from the public and, therefore, no public comments.

### **Executive Director's Report**

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

Alan proceeded to provide the Board with an update on the Thomas Place redevelopment which is currently being considered by Winnebago Homes Association (WHA). He advised the Board that HUD approval of the project-based vouchers is still pending approval. He also noted that the Illinois Housing Development Authority (IHDA) found the project ineligible for permanent supportive housing participation based upon its location in a flood plain and due to the anticipated construction costs. Alan said that he and the developer were surprised by IHDA's position because these issues had been discussed during the initial project meeting with IHDA's team which had been well aware of these issues and had not previously expressed any concerns about these factors.

Alan went on to note that he has sent a letter to Christine Moran, the Managing Director of the Multifamily Financing Department of IHDA, and is looking to meet with her, possibly on Tuesday, September 21, 2021. Alan went on to say that he does not want to commit the time and expense involved on this project unless we can obtain IHDA's support. He said that there is the possibility that Ms. Moran may reverse the decision and if that occurs the project will again be back on. He added that it is his feeling that the individual who has recently rejected the project on IHDA's behalf may not have been part of the team that initially reviewed it and, while noting that it is a delicate balancing act, believes that there is a 50/50 chance of that decision being reversed. He also went on to say that project-based vouchers must happen for the investors' requirements. Lastly, he stated that the draft of the Memorandum of Understanding (MOU) that has been prepared needs some work; he noted that he did not want to dedicate time and assets to that Memorandum of Understanding until these other issues are worked out.

### **Consent Agenda**

Chairman Getty noted that there was one (1) item on the Consent Agenda (approval of the August 26, 2021 Regular Meeting Minutes). A motion to approve the one (1) Resolution (Resolution No. 21 R 35) was made by Commissioner Potter and that motion was seconded by Commissioner Ballard. The motion to approve the item on the Consent Agenda was approved by unanimous roll call vote of the four (4) Commissioners present with none against and three (3) Commissioners absent.

## **Financial Report**

Finance Director Vickie Huwe noted that the Financial Report had accompanied the Board packet. She went on to state that the audit was recently finished and that the auditors will present the report at the next meeting in October; she advised the Board it was a good audit report with no “findings”.

## **Old Business**

None

## **New Business**

This item on the Agenda had been previously addressed under “Changes to Agenda” above.

## **Commissioner Comments**

Commissioner Potter inquired as to the status of the “Purpose Built Communities” initiative and whether there was any progress on that. Executive Director Alan Zais said that he had heard nothing about Purpose Built Communities in quite a while. He added, however, that the Rockford Housing Authority (RHA) is currently in the process of demolishing the Brewington Oaks development.

Commissioner Ballard added that he hopes and prays that everyone at the WCHA remains safe from the COVID virus.

## **Executive Session**

A motion to go into Executive Session pursuant to 5 ILCS 120/2(c)(21) for “[d]iscussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06” was made by Commissioner Ballard; that motion was seconded by Commissioner Abdall. The motion to go into Executive Session was approved by unanimous roll call vote of the four (4) Commissioners present with none against and three (3) Commissioners absent. The Executive Session commenced at 5:50 p.m.

A motion to come out of Executive Session was made by Commissioner Potter and seconded by Commissioner Abdall. The motion to come out of Executive Session was approved by unanimous roll call vote of the four (4) Commissioners present with none against and three (3) Commissioners absent. The Executive Session ended at 5:55 p.m.

## **Action Taken from Executive Session**

A motion was made by Commissioner Abdall and seconded by Commissioner Potter to continue to not make available for public inspection the minutes of the Executive Sessions of the meetings held on July 21, 2011, March 14, 2018, April 19, 2018 and September 18, 2018 and for the minutes of the Executive Sessions held on March 18, 2021 and May 20, 2021 to be made open and available to the public. That motion was seconded by Commissioner Potter. That motion was approved by

unanimous roll call vote of all four (4) Commissioners present with none against and three (3) Commissioners absent.

**Adjournment**

A motion to adjourn the meeting was made by Commissioner Potter and that motion was seconded by Commissioner Ballard. The motion passed by unanimous roll call vote of the four (4) Commissioners present with none against and three (3) Commissioners absent. The meeting adjourned at 5:57 p.m.

Respectfully submitted,

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Danielle J.A. Potter, Recording Secretary