

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE GRANITE CITY HOUSING AUTHORITY
HELD AT 2517 NAMEOKI ROAD, GRANITE CITY, IL 62040

The Regular Meeting of the Board of Commissioners held on Wednesday, December 13, 2023, was called to order by Chairman Bedard at 10:03 a.m.

Roll was called and commissioners present were Tim Bedard, Charlotte Dixon, Tim Elliott, and Frank Faulkner. Also, present was Executive Director Teri Lake and Ethan Campagna.

Absent: Andrea Klumpp, Bob Palus and Wilma Powell

A quorum was achieved.

Motion by Commissioner Faulkner, seconded by Chairman Dixon to approve the minutes of the Regular Meeting of November 8, 2023. All aye, motion carried.

Motion by Commissioner Faulkner, seconded by Commissioner Dixon to approve the November 2023 expenditures as presented. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Elliott, aye, Commissioner Faulkner, aye. All aye, motion carried.

A discussion was held on the expenditures. Carl updated the Board on the new NSPIRE inspection protocols and the purchases made to assure the Authority is in compliance.

The Board discussed the financial report. Although the Authority is in good shape, they find the financial report hard to follow and confusing. Commissioner Faulkner asked how the YTD income could go down from October to November if the Authority received money in November. This amount should always go up being year-to-date income. Executive Director Lake made a call to BDO, to speak with Christine Falcone, the Authority's Fee Accountant, to get clarification on the report. After a lengthy discussion with Christine, several questions and clarifications it was concluded, in brief, that the software that produces the report itself is confusing and not as user friendly as others.

Motion by Commissioner Faulkner, seconded by Commissioner Elliott to approve the November 2023 financials. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Elliott, aye, Commissioner Faulkner, aye. All aye, motion carried.

Director Lake updated the Board on the occupancy data, vacant units, and the sources of income. She continued by advising the Board that the Authority had a NFP Board that was to be disbanded and never was. There is a bank account that has been sitting at US Bank and each month a small amount of fees are deducted from it. Further information will be obtained from US Bank and the steps to disband the NFP Board will need to be followed.

There was no update available on the Oaktree Sewer project. Ethan Compagna will be meeting with former attorney, Tanja Cook, to be updated on all ongoing issues the authority had upon her resignation.

Chairman Bedard addressed the Board about the need for a security system in the Administration Building after an incident early in the month.

Motion by Commissioner Faulkner, seconded by Commissioner Dixon to investigate the cost for various security systems in the office. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Elliott, aye, Commissioner Faulkner, aye. All aye, motion carried.

Motion by Commissioner Faulkner, seconded by Commissioner Elliott to approve Resolution 2023 R 12: A Resolution to write off certain uncollectible accounts for Granite City Housing Authority sites. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Elliott, aye, Commissioner Faulkner, aye. All aye, motion carried.

Commissioner Klumpp arrived at 11:35 a.m.

Motion by Commissioner Faulkner, seconded by Commissioner Elliott to approve Resolution 2023 R 13: A PHA Board Resolution approving a revision to the 2023 Operating Budget. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Elliott, aye, Commissioner Faulkner, aye. All aye, motion carried.

Motion by Commissioner Elliott, seconded by Commissioner Faulkner to approve Resolution 2023 R 14: A PHA Board Resolution approving the 2024 Operating Budget. Roll call vote, Commissioner Bedard, aye, Commissioner Dixon, aye, Commissioner Elliott, aye, Commissioner Faulkner, aye. All aye, motion carried.

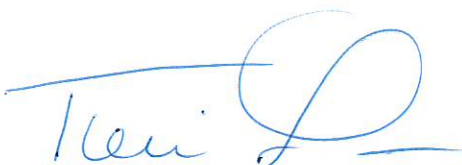
Motion by Commissioner Klumpp, seconded by Commissioner Dixon to approve hiring Ethan Campagna from the Scroggins Law Office LTD. All aye, motion carried.

Motion by Commissioner Faulkner, seconded by Chairman Elliott to adjourn the meeting. All aye, motion carried.

The meeting was adjourned at 11:53 a.m.



Chairman



Secretary