

**WINNEBAGO COUNTY HOUSING AUTHORITY
MINUTES OF THE JULY 18, 2024
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

Call to Order, Roll Call, Pledge of Allegiance

Chairman Getty called the meeting to order at 5:00 p.m. Following the call to order, roll call was taken.

The following Commissioners were present:

Present:	Chairman Dina M. Getty Vice Chairman Alanna D. Conard Commissioner Elsie Brown Commissioner Frank Gambino
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Absent:	Commissioner Ronald E. Ballard Commissioner Danielle J.A. Potter
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Also present were the following: Deputy Director Deb Alfredson; Finance Director Vickie Huwe; and James R. Pirages of AGHL Law.

Chairman Getty led the Board of Commissioners in reciting the Pledge of Allegiance.

Introduction of Guests

No guests were present.

Changes to Agenda

None.

Public Comments

None.

Executive Director's Report

Deputy Director Deb Alfredson provided the Executive Director's report in Alan Zais' absence. She noted that there have been recent challenges with evictions as law enforcement is requiring six (6) representatives of the WCHA to be available to assist with an eviction (or else law enforcement officers will leave the scene). She noted that staff is working through these issues.

She also noted that there will be upcoming revisions to the Administrative Plan and to the Admissions and Continued Occupancy Policy distributed in September. These revisions are the result of changes required by the Housing Opportunity through Modernization Act ("HOTMA"). Finance Director Vickie Huwe noted that the revisions are the most significant since she began working for the WCHA in 2006.

Consent Agenda

Chairman Getty noted that there was one (1) item on the Consent Agenda. Commissioner Brown made a motion to approve the item on the Consent Agenda. That motion was seconded by Commissioner Gambino. The item on the Consent Agenda was as follows:

- A. Resolution No. 24 R 28 *“Resolution Approving the Minutes of the June 20, 2024 Regular Meeting of the Board of Commissioners”*

The motion to approve the item on the Consent Agenda as noted above was approved by unanimous roll call vote of the four (4) Commissioners present with none against and two (2) Commissioners absent.

Financial Report

Finance Director Vickie Huwe advised the Board that the Department of Housing and Urban Development (HUD) has placed WCHA on a “shortfall list”; she added that a meeting with HUD will be held at the end of August 2024 where WCHA will be able to ask for additional funding. Otherwise, she noted that financial information was set forth in the Board packet. The Commissioners had no questions regarding the materials that had been submitted.

Old Business

None.

New Business

None.

Commissioner Comments

None.

Executive Session

A motion to go into Executive Session pursuant to Section 2(c)(11) of the Open Meetings Act for purposes of discussing “[l]itigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting” was made by Vice Chairman Conard; that motion was seconded by Commissioner Gambino. The motion to go into Executive Session pursuant to the Section noted above was approved by unanimous roll call vote of the four (4) Commissioners present with none against and two (2) Commissioner absent. The Executive Session commenced at 5:04 p.m.

A motion to come out of Executive Session was made by Commissioner Brown; that motion was seconded by Vice Chairman Conard. 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 two (2) Commissioner absent. The Executive Session ended at 5:07 p.m.

Action Taken from Executive Session

None.

Adjournment

A motion to adjourn the meeting was made by Commissioner Gambino and that motion was seconded by Commissioner Brown. That motion was approved by unanimous voice vote of the four (4) Commissioners present with none against and two (2) Commissioners absent. The meeting adjourned at 5:08 p.m.

Respectfully submitted,

Danielle J.A. Potter, Recording Secretary