

**Minutes of the Regular Meeting
Of the Commissioners of the
Quincy Housing Authority
December 18, 2025**

The Commissioners of the Quincy Housing Authority met in regular session at the Quincy Housing Authority, 540 Harrison Street on Thursday December 18, 2025 at 12:00pm.

Present:

R. Murry
R. Autery
G. Sparks
J. Holtschlag
E. Davis

Absent: None

Staff

J. Gille
B. Johnston

The meeting was called to order at 12:00pm by President Murry.

MINUTES

Commissioner Sparks moved to approve the minutes from the previous meeting. The motion was seconded by Commissioner Holtschlag. The motion carried unanimously.

BILLS

After reviewing the bills, Commissioner Holtschlag motioned to approve the bills. The motion was seconded by Commissioner Autery. The motion carried unanimously.

INVESTMENTS/FINANCIALS

Bruce provided the investment and financial reports. Investments are largely unchanged. Efforts to combine Amps 2 and 3 appear to be finalized. Bruce reviewed current and year-to-date balances for all amps and the cost center. He shared an idea about not taking fees from Amp 3 in order to even up its budget some in the future. He is going to research this more. Cash flow remains sufficient to meet needs. HCV funding will be sufficient to meet expenses through the end of the year at least.

CAPITAL FUND REPORT

Bruce provided a detailed report on completed, current and future Capital Fund projects. The plumbing work at Lampe is complete.

BID APPROVAL

None

DIRECTOR'S REPORT

Jerry gave his executive director's report which is enclosed. Public housing occupancy is 99%. There are 303 vouchers leased up from the 349 possible total vouchers. Jay Cook is our new HUD Portfolio Management Specialist.

RESOLUTIONS

Bruce presented resolution #2380 to pass the 2026 operating budget. He presented a proposed budget with the resolution. After discussion, Commissioner Sparks made a motion to adopt #2380. The motion was seconded by Commissioner Holtschlag. The motion carried.

Jerry presented resolution #2381 to write off tenant accounts deemed not collectable for 2025. After discussion, Commissioner Holtschlag made a motion to adopt #2381. The motion was seconded by Commissioner Autery. The motion passed.

NEW BUSINESS

Jerry talked to the Board about a recent effort by the City of Quincy to increase our portion of the law enforcement contract we have with the City to 60%. Jerry does not think QHA should have to pay more and will be attending the Police and Fire Committee next week to represent our position.

President Murry thanked the Board for their efforts on behalf of QHA during 2025. He wished everyone Merry Christmas and Happy New Year.

OLD BUSINESS

None

BUSINESS FROM THE AUDIENCE

None

EXECUTIVE SESSION

None

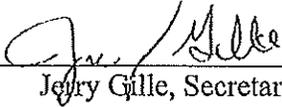
ADJOURNMENT

There being no further business, Commissioner Autery motioned to adjourn the meeting. The motion was seconded by Commissioner Holtschlag. The meeting adjourned at 1:09pm.

Respectfully submitted by,



Rocky Murry, Chairman



Jerry Gille, Secretary