Minutes of the Regular Meeting
Of the Commissioners of the
Quincy Housing Authority
January 28, 2025

The Commissioners of the Quincy Housing Authority met in Regular Session at the Quincy Housing Authority, 540 Harrison Street on Tuesday January 28, 2025 at 4:00pm.

Present:

E. Davis

Absent: R. Murry

G. Sparks
R. Autery
J. Holtschlag

Staff

J. Gille
B. Johnston

The meeting was called to order at 4:00pm by Vice-President Davis. President Murry was out of town.

MINUTES

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

BILLS

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

INVESTMENTS/FINANCIALS

Bruce provided the investment and financial reports. Investments are largely unchanged. We did recently renew a CD for $181,000 at 4.5% so rates remain decent. This is related to large expenses for the month and will even out over time. Year-to-date, all Amps and the Cost Center are running a surplus. Cash flow remains sufficient to meet needs. HCV is running a HAP deficit and admin surplus. Bruce discussed the President's order to suspend all federal spending temporarily and what it may mean for QHA. Reserves are sufficient to cover operating expenses for quite some time. More information will be provided as we know more.

CAPITAL FUND REPORT

Plumbing work at Lampe and Asbestos/Lead Paint work at Indian Hills are both under contract.

BID APPROVAL

None

DIRECTOR'S REPORT

Jerry gave his executive director's report which is enclosed. Public housing occupancy is 98%. There are 180 vouchers leased out between HCV and mainstream. There are 126 vouchers leased out between the 130 at Frederick Ball and CCH. The newly proposed HUD Secretary is Mr. Scott Turner. QHA purchased a new truck from Ford after getting bids from them and Chevy. He discussed staffing patterns, NSP matters and a recent drug investigation at Lampe.

RESOLUTIONS

None

NEW BUSINESS

Jerry informed the Board that due to the long waitlists at Indian Hills and the fact that QHA will be taking holding units off-line for the asbestos/lead paint abatement work, he will be closing the waitlists for Amp 1. QHA will continue to lease units a little at a time while the abatement work is occurring and will pull from the waitlist to do so. If/when the waitlist needs replenished, it will be reopened.

OLD BUSINESS

None

BUSINESS FROM THE AUDIENCE

None

EXECUTIVE SESSION

None

ADJOURNMENT

There being no further business, Commissioner Sparks motioned to adjourn the meeting. The motion was seconded by Commissioner Holtschlag. The meeting adjourned at 4:56pm.

Respectfully submitted by,

Rocky Murry, Chairman

Jerry Gille, Secretary