Minutes of the Regular Meeting
Of the Commissioners of the
Quincy Housing Authority
July 22, 2025

The Commissioners of the Quincy Housing Authority met in regular session at the Quincy Housing Authority, 540 Harrison Street on Tuesday July 22, 2025 at 4:00pm.

Present:

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

Absent: J. Holtschlag

Staff

J. Gille
B. Johnston

The meeting was called to order at 4:00pm by President Murry.

MINUTES

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

BILLS

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

INVESTMENTS/FINANCIALS

Bruce provided the investment and financial reports. Investments are unchanged. CD rates have come down a little. Bruce reviewed current and year-to-date balances for all amps and the cost center. Amps 1 and 2 are running a surplus while Amp 3 and the Cost Center are currently running a deficit. That will change when Capital Fund fees are added. Cash flow remains sufficient to meet needs. HCV continues to run a HAP deficit and admin surplus.

CAPITAL FUND REPORT

Plumbing work at Lampe is near completion. Asbestos/Lead Paint work at Indian Hills is ongoing with no major issues as of yet.

BID APPROVAL

None

DIRECTOR'S REPORT

Jerry gave his executive director's report which is enclosed. Public housing occupancy is 98%. There are 304 vouchers leased up from the 350 possible total vouchers. Audit field work was recently completed. Jerry gave an update on HUD funding and proposals. We do not know much currently.

RESOLUTIONS

Jerry presented Resolution #2375 to adopt 2025 FMRs and Payment Standards. Jerry explained that the Board adopted 2025 FMRs and PS in 2024 but those numbers were rounded up. HUD stated that they were not in compliance due to the rounding. Resolution 2375 fixes that issue by rounding down instead of up.

NEW BUSINESS

President Murry talked about some damaged concrete at the main entry to the admin building.

Commissioner Sparks asked about a recent news article concerning efforts to revitalize the basketball court at Frederick Ball. Jerry explained the situation.

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 Sparks. The meeting adjourned at 4:42pm.

Respectfully submitted by,

Rocky Murry, Chairman

Jerry Gille, Secretary