Minutes of the Regular Meeting
Of the Commissioners of the
Quincy Housing Authority
March 25, 2025

The Commissioners of the Quincy Housing Authority met in regular session at the Quincy Housing Authority, 540 Harrison Street on Tuesday March 25, 2025 at 4:00pm.

Present:

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

Absent:

Staff

J. Gille
B. Johnston

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

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 Davis 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. 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. Jerry stated that QHA has asked HUD for shortfall funding to cover current and future HAP obligations. He is waiting to hear back from HUD. We have drawn down some of the UNP to cover needs. Jerry stated that HAP rent increases – especially PBV units will go into effect soon. This will create even more of a difference between funding levels and expenses. CFR does not allow housing authorities to deny rent increase requests based on HAP shortfalls. President Murry asked about reducing the 110% Payment Standard. Further discussion occurred around this option.

CAPITAL FUND REPORT

Plumbing work at Lampe was temporarily delayed. It is expected to resume next week. Asbestos/Lead Paint work at Indian Hills is in full swing.

BID APPROVAL

None

DIRECTOR'S REPORT

Jerry gave his executive director's report which is enclosed. Public housing occupancy is 98% with some units taken off line for modernization work. There are 186 vouchers leased out between HCV and mainstream. There are 121 vouchers leased out between the 130 at Frederick Ball and CCH. Jerry updated the Board on proposed legislation in the Illinois General Assembly that would impact housing authorities. He talked about changes at HUD and public housing inspections. We simply do not know much at this point. Jerry discussed recent fights at Indian Hills, a drug bust at Lampe and the upcoming Ice Cream Social.

RESOLUTIONS

Jerry presented Resolution number 2372 to Amend the QHA ACOP. After discussion, Commissioner Sparks made a motion to adopt 2372. The motion was seconded by Commissioner Holtschlag. The motion passed.

NEW BUSINESS

Jerry discussed in-apartment laundry capabilities at Indian Hills. The new water heaters are larger and do not allow for the installation of washers and dryers in the utility room. The abatement work is coming back with utility room windows that do not open so there is no way to vent dryers. Jerry intends to grandfather all existing washers and dryers in but to not allow new tenants to have washers and dryers. Options to improve/enhance QHA's central laundry facility were discussed.

Jerry talked about a proposal from Spencer Shelp to build 20 apartments and sell or lease the development to QHA. Mr. Shelp contacted him and Commissioner Davis about the matter last week. After much discussion, through consensus, the Board directed Jerry to decline Mr. Shelp's offer and thank him for the consideration.

OLD BUSINESS

Commissioner Davis and President Murry asked Jerry about efforts to work on the admin building HVAC system. Jerry indicated that he spoke with Peter's Heating and Air again and still has not received a response. Discussion about finding another HVAC provider occurred. Jerry will reach out to Peter's again.

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 5:18pm.

Respectfully submitted by,

Rocky Murry, Chairman

Jerry Gille, Secretary