

Peoria Housing Authority

Moving Families Forward

Board of Commissioners:

Office	Name	Appointed	Expires
Chairman	Robert Culp	07/01/2024	06/30/2027
Vice Chair	Carl Cannon	07/01/2024	06/30/2027
Treasurer	Kadar Heffner	07/01/2024	06/30/2027
Secretary	Helen King	06/27/2017	06/30/2026
Commissioner	Larry Ivory	06/01/2024	06/30/2027
Resident Commissioner	John Ray Jones	04/11/2023	06/30/2026

SPECIAL BOARD OF COMMISSIONERS MEETING

Tuesday, October 15, 2024 at 5:30 P.M.
Or immediately following the Public Hearing for the Annual Plan

Peoria Housing Authority Administration Building
100 S. Richard Pryor Place, Peoria, IL 61605

<https://us02web.zoom.us/j/82069714223?pwd=KytqZUgzTHBZeU1md05CZkZmRDZNdz09>

Meeting ID: 820 6971 4223

Passcode: 365105

Dial by Location: 312-626-6799 US (Chicago)

The public is welcome to attend in-person or electronically via Zoom.

Peoria Housing Authority

Moving Families Forward

BOARD OF COMMISSIONERS

SPECIAL MONTHLY MEETING

Tuesday, October 15, 2024 @ 5:30 P.M.

Or immediately following the Public Hearing for the Annual Plan

AGENDA

- I. OPENING OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
- II. ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. COMMUNITY COMMENTS
- IV. NEW EMPLOYEE INTRODUCTION
- V. FSS GRADUATES
- VI. APPROVAL OF THE MINUTES (**ACTION ITEMS**)
 - A. Review and approval of regular meeting minutes dated September 18, 2024, will be submitted during the regular scheduled Board Meeting
- VII. CHIEF EXECUTIVE OFFICER'S REPORT
- VIII. REPORTS, ORDINANCES, AND RESOLUTIONS
 - A. REPORTS (Consent Agenda)
 - I. Finance
Review of Annual Audit Report from Rector Reeder & Lofton, PC
 - II. Property Operations, Capital Funds and Development
 - III. Housing Choice Voucher Program
 - IV. Resident Engagement and Special Grants Management
(FSS/ROSS/Resident Services/YouthBuild/Jobs Plus/CNI Planning)
 - V. Human Resources
 - VI. Security Report

B. RESOLUTIONS

- I. **RESOLUTION 102424-01** – TO REQUEST APPROVAL OF THE FY2025 ANNUAL AGENCY PLAN
- II. **RESOLUTION NO. 101524-02** – TO REQUEST BOARD APPROVAL OF THE DRAFTED CONTRACTUAL AGREEMENT BETWEEN THE PEORIA HOUSING AUTHORITY AND THE CEO
- III. RESOLUTION NO. 101524-03 (ORIGINAL 091824-01) - APPROVAL TO ADOPT THE AFSCME COLLECTIVE BARGAINING AGREEMENT AS RATIFIED BY PHA MEMBERS OF COUNCIL 31 LOCAL 3464
- IV. **RESOLUTION # 102424-04** TO REQUEST APPROVAL TO AWARD 12 PROJECT BASED VOUCHERS FOR THE PORPOSED LINCOLN TERRACE AT 2825 W ANN ST, PEORIA AND ENTER INTO AN AGREEMENT TO PARTICIPATE IN THE HOUSING ASSISTANCE PAYMENTS (AHAP) CONTRACT WITH THE PROJECT OWNER
- V. **RESOLUTION # 101524-05** TO REQUEST APPROVAL TO AWARD UP TO FIFTY-FIVE (55) PROJECT BASED VOUCHERS FOR THE PORPOSED PHOENIX MANOR LOCATED AT 415 NE ST. MARKS COURT, PEORIA AND ENTER INTO AN AGREEMENT TO PARTICIPATE IN THE HOUSING ASSISTANCE PAYMENTS (AHAP) CONTRACT WITH THE PROJECT OWNER
- VI. **RESOLUTION # 101524-06** – TO REQUEST APPROVAL TO AWARD PIVOTAL OF WEST CHESTER, OH AND PEORIA OPPORTUNITIES FOUNDATION OF PEORIA, IL UP TO THIRTEEN (13) PROJECT-BASED VOUCHERS (PBV) FOR THE PROPOSED CHURCHVIEW GARDEN HOMES, A NEW CONSTRUCTION DEVELOPMENT WITH 47 UNITS OF LOCATED IN PEORIA
- VII. **RESOLUTION NO. 101524-07** - TO REQUEST APPROVAL TO NEGOTIATE AND ENTER INTO A CONTRACT WITH HD SUPPLY TO RENOVATE AND MODERNIZE 17 UNITS AT HARRISON HOMES REDEVELOPMENT I AND HARRISON HOMES REDVELOPMENT PHASE III

IX. OLD BUSINESS

X. NEW BUSINESS

XI. BOARD COMMENTS

- A. Audit & Finance Committee
- B. Personnel Committee
- C. Resident & Safety Committee
- D. Board Member Comments

XII. CLOSED SESSION

- A. 5 ILCS 120/2(c)(1) - the appointment, employment, compensation, discipline, performance or dismissal of specific employees.
- B. 5 ILCS 120/2(c)(2) - collective negotiating matters.
- C. 5 ILCS 120/2(c)(5-6) - the purchase or lease of real estate or the settling of a price for sale or lease of real estate.**
- D. 5 ILCS 120/2(c)(11) - litigation.
- E. 5 ILCS 120/2(c)(21)- Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

XIII. ADJOURNMENT OF THE CLOSED MEETING

XIV. ADJOURNMENT OF THE SPECIAL MEETING