

MINUTES OF THE REGULAR MEETING
OF THE ST. CLAIR COUNTY HOUSING AUTHORITY (SCCHA)
BOARD OF COMMISSIONERS
1790 SOUTH 74TH STREET, BELLEVILLE, ILLINOIS
9:00 A.M., WEDNESDAY, JANUARY 10, 2024

ROLL CALL

The meeting was called to order by Chairman, Dan Barger. Upon roll call the following Commissioners and others were in attendance.

Commissioners Present

Dan Barger, Chairman
Sr. Julia Huiskamp, 1st Vice Chairman
Herbert Simmons, 2nd Vice Chairman
Jacqueline Johnson, Treasurer

Others Present

Larry McLean, Executive Director
David Wright, Modernization Director
Nancy Schmidt, Finance Director
Tracy Jones, Asset Management Director
Pamela Jackson, Programs Director
Shanae Golliday-Anderson, Admin. Director
Philip Rice, SCCHA Attorney
Annette Hill, Executive Assistant

Commissioners Absent

Billie J. Miller, Secretary

Others Absent

None

PUBLIC COMMENTS

There were no public comments.

MINUTES

Consider approving Minutes of the Regular Meeting held on December 13, 2023.

Commissioner Johnson made a motion to approve the minutes as presented. Commissioner Huiskamp seconded the motion.

All Commissioners voted in the affirmative ---motion passed.

FINANCE MATTERS

Consider approving Finance Matters for the month ending November 30, 2023 including General Disbursements-All Projects, Payroll Disbursements, Treasurer's Report/Investments Register, Schedule of Miscellaneous Receipts, Comparative Income/Expense Reports and Electronic Payment Transactions (for the month of December 2023). Copies attached.

A motion to approve the Finance Matters was made by Commissioner Simmons with a second by Commissioner Johnson. The motion passed unanimously upon roll call.

TENANT MATTERS

Review and discuss reports related to Tenant Matters for the month ending December 2023. These include Low Rent (Public Housing) Vacancy Report, Low Rent Tenant Accounts Receivable Report, Low Rent /Housing Choice Voucher Program (HCVP) Tenant/Member Statistics, Low Rent Move-In Report/Move-Out Report, HCVP Move-In Report/Move-Out Report, HCVP Location Report, Waiting List Statistics Reports and Waiting List Report by Location and Number of Bedrooms Report. (Copies attached)

Commissioner Barger explained the reports are for informational and discussion purposes only, not requiring any official action. Commissioner Huiskamp requested, and Mr. McLean provided information regarding the number of public housing vacancies and the overall vacancy / occupancy rate. He noted there were forty-five (45) total vacancies as of January 2, 2024 as shown on the report included in the meeting packet ---adding there were fifty-four (54) vacant units of this morning. Mr. McLean further explained the HUD recognized occupancy rate for the public housing program is above ninety-seven percent (97%) as a result of the market exemption previously granted by HUD for Amps 1 (Brooklyn) and Amps 2 and 3 (Cahokia Heights). He noted the market exemption was for two (2) years and expires November 2024 and he does not know if can be extended.

Commissioner Huiskamp requested clarification regarding the meaning / implication of the code words used under the “status” column on the vacancy report. Mr. McLean provided the following information.

Down ---means the unit is vacant and maintenance has not started repairs.

Maintenance ---means the unit is actively being worked on by the maintenance staff to make it ready for occupancy.

Lease-up ---means the unit is ready for occupancy.

Commissioner Huiskamp thanked Mr. McLean for the clarification.

OLD BUSINESS

There was no old business to consider.

NEW BUSINESS

7-A Consider Accepting the Independent Audit Report for FYE June 30, 2023 Completed by Rector, Reeder & Lofton, PC

Commissioner Johnson made a motion to accept the Independent Audit Report for FYE June 30, 2023 completed by Rector, Reeder & Lofton, PC. The motion was seconded by Commissioner Huiskamp.

Commissioner Huiskamp said that we lost a little money in the operating budget(s) during the fiscal year. Mr. McLean said that he was not certain to which exhibit / financial statement she was referring, but acknowledged last year's approved budgets did include operating deficits for most AMPs / programs, prior to the allocation of reserve funds and inter-AMP transfers.

Commissioner Huiskamp asked how Capital Fund Program (CFP) expenditures are reflected in the financial statements and the audit report. Mr. McLean said that the auditors review any CFP grant that closed during the fiscal year and provides a certification of actual costs. Nancy Schmidt, Finance Director, further explained that the majority of the CFP expenditures are considered capital improvements and are reflected in the financial reports as an increase in the asset value of the properties.

With there being no further discussion, the motion passed with all Commissioners voting in favor upon roll call.

7-B Consider Approving Update to the Payment Standard Schedule for the Housing Choice Voucher Program (HCVP)

Commissioner Simmons made a motion to approve the Update to the Payment Standard Schedule for the Housing Choice Voucher Program (HCVP). Commissioner Johnson seconded the motion.

The motion passed unanimously upon roll call.

All Commissioners voted in the affirmative---motion passed.

OTHER BUSINESS AND REPORTS BY THE EXECUTIVE DIRECTOR

8-A Contract Status Report (January)

Mr. McLean said he had no specific comments or explanations regarding the contract status report for the month of December, noting he or David Wright would be pleased to respond to any questions. There were no questions.

8-B Potential Disposition of Land in the Ernest Smith Sr. Apartments Development (the #30-08 portion where buildings have been or will be demolished)

Mr. McLean reported the demolition process is going well. David Wright, Modernization Director, provided additional details by explaining the hazardous material removal is almost complete and thereafter the actual demolition of the buildings will start. He said he anticipates the building demolition will start late this month or early next month.

Mr. McLean said when the demolition is complete, there will be about 9 acres of undeveloped land that is isolated and separate from the remaining portion of the Ernest Smith Sr. Apartments development. He shared that SCCHA's housing development partner does not consider the land as being viable for future rental housing development given its location and other factors. Mr. McLean explained financing is just one major issue / obstacle, indicating the property's location (in an area with high concentrations of poverty and minority residents) is not attractive from a tax credit or private equity investment perspective.

Therefore, according to Mr. McLean, SCCHA has no future use or need for the property --- noting SCCHA's continuing obligation to keep the property mowed and clear of trash and debris as long as ownership is maintained. He said his thought is to sell the property, noting he is hopeful that the neighboring auto auction business may be interested in purchasing the property to expand their operation. He explained that he wanted to solicit the input of the Commissioners before moving toward disposition of the property.

Commissioner Simmons asked if HUD had any requirements regarding the disposition of excess property that was once a public housing location? Mr. McLean said that HUD does have requirements that would have to be followed but, other than having to have an appraisal, he does not know the specific requirements at this time. He said that is something he and the staff would research if the Commissioners concurred with the idea of selling the land.

Chairman Barger recommended looking into the possibility of using the land as a "solar farm" to generate much needed revenue before committing to selling the property. Mr. McLean said he had not considered that as a potential use, but he liked the idea. Chairman Barger said that he has had contact with multiple solar developers and that he would provide Mr. McLean with the companies' contact information so that he can determine if the site is a viable location for solar development. Mr. McLean said he looked forward to receiving the contact information and once received he would follow up.

Commissioner Huiskamp asked if the flooding is a concern in that area of Cahokia Heights. Mr. McLean said the South 46th Street area of the development would retain water on the street after

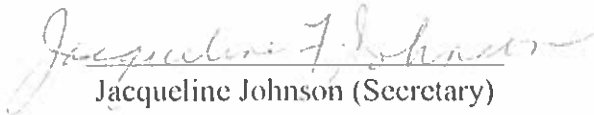
a heavy rain because the storm drains were not in proper working order, but there are no other flooding concerns in the area that he is aware of.

ADJOURNMENT

Being no further business to be considered by the Board, Commissioner Simmons made a motion to adjourn the meeting. Commissioner Johnson seconded the motion. The motion passed with unanimous consent.



Dan Barger (Chairman)



Jacqueline Johnson (Secretary)