

**MINUTES OF REGULAR MEETING
SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONDAY, FEBRUARY 26, 2024 - 5:00 P.M.**

The Springfield Housing Authority Board of Commissioners held a Regular Meeting on Monday, February 26, 2024, at the SHA Administrative Office, 200 North Eleventh Street, Springfield, Illinois. This meeting was held in person and via Zoom (telecommunication) and was called to order at 5:00 p.m.

Commissioners Present: Chairman Timothy Schweizer
Commissioner Dan Long
Commissioner Luckist Turner
Commissioner Joshua Johnson

Staff Present:

Dr. Jackie Newman	Executive Director
Melissa Huffstedtler	Deputy Director
Wendy Mendenhall	Director of Human Resources
Michelle Sergent	Director of Finance
Troy Boyer	Director of Mod/Dev
Sarah Wallman	Director of Self-Sufficiency Programs
Karen Cliburn	Budget Manager
Stacy Huebsch	Finance Manager
Tim Kobos	Asset Manager
Kylie Jackson	Asset Manager
Adrienne Kipp	ROSS Coordinator
Ligia Anderson	Contract Administrator
George Jennings	Section 3 Compliance Manager
Alan Brinkoetter	Construction Manager
Samantha Bobor	Giffin Winning Cohen & Bodewes (Attorney)
Evonite Smith	Executive Assistant

CHAIRMAN'S REMARKS

Chairman Schweizer called the meeting to order at 5:00 pm and turned the meeting over to Director Newman.

EXECUTIVE DIRECTOR'S REMARKS

Director Newman started the meeting by allowing Melissa to make mention of the auditors being on site the second week of February. During that time the tax returns and audits of The Villas at Vinegar Hill and Lincolnwood Estates were completed. The auditors are scheduled to be back on site in May. There were questions about Popular Place and Brandon's projects and the progress on each. Director Newman stated that Popular Place is continuing to proceed. Individuals are moving in and there is a lot of great progress taking place. Applications are being taken for Popular Place. There is a plan to move forward with redevelopment at Brandon, with a desire to purchase more property surrounding Brandon

including the church to allow for more space. REAC inspections have taken place since the last board meeting, but there wasn't an update to provide the board during this time.

APPROVAL OF PAST MEETING MINUTES

January 22, 2024

MOTION TO APPROVE: Commissioner Long

SECOND: Commissioner Turner

DISCUSSION: None.

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

RESOLUTIONS AND BOARD ACTION

RESOLUTION #3605 – APPROVING A CONTRACT WITH IFB 2024-01 VACANT UNIT PAINTING NOT TO EXCEED TWO HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$250,000.00)

MOTION TO APPROVE: Commissioner Turner

SECOND: Commissioner Johnson

DISCUSSION: Ligia stated that there were 4 bids received on January 30, 2024 at 2:00 pm. R & C Paint-Drywall was the lowest, responsive and responsible bidder with their prices being \$2.25 per square foot residential, \$2.30 per square foot building, and \$75 per header. Overall, this company came in at a 10% savings from current contract pricing, and 21-54% additional square footage than the competition. The attorney approved R & C's proposal as the awarded bidder. Our Asset Managers are satisfied and pleased with the work performed by this contractor currently and in past contracts. R & C Paint-Drywall is familiar with our AMP properties and exceeds our expectations in completing their assignments on time. They have proven to be responsive and responsible repeatedly. For these reasons, Modernization and Development recommends R & C Paint-Drywall as the awarded bidder for the vacant unit painting contract.

VOTES IN FAVOR: ALL

VOTES AGAINST: NONE

RESIDENT COUNCIL REPORTS - NONE

PUBLIC COMMENTS - NONE

BOARD COMMENTS - NONE

ADJOURNMENT

Luckist Turner motioned to adjourn. The Meeting adjourned at 5:30 p.m.

Minutes Respectfully Submitted By:
Evonite Smith, Executive Assistant

Approved by:



SHA Board Chairman

February 26, 2024
Date

SHA Board Secretary

February 26, 2024
Date