

MINUTES OF THE MONTHLY MEETING OF THE
WHITE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
HELD AT 6:00 P.M., TUESDAY November 26, 2024

The regular monthly meeting of the White County Housing Authority Board of Commissioners convened at 6:00 p.m., at White County Housing Authority Community Center, Crossville, IL.

Present: Chris Birkla-Chairperson, Andy Ford-Vice Chairperson, Brent Floyd-Commissioner, Melody Nelson-Commissioner, Iann Mick-Commissioner, Pam Deig Executive Director, Wendy Stone, Occupancy Clerk

A motion to approve the minutes of the October 15, 2024, meeting was made by Commissioner Nelson, seconded by Commissioner Ford. Motion was approved unanimously.

Executive Director Pam Deig presented the board with financials for October 2024. The ending cash balances on October 31, 2024 in both CNB and Banterra totaled \$222,750.34. The CD balance at Banterra is \$35,000.00. Motion made by Commissioner Mick to approve the Treasurers Report & Cash Disbursements presented for October 2024, seconded by Commissioner Floyd, and motion approved unanimously.

Executive Director Pam Deig stated there were no Litigations to report at this time.

Occupancy Clerk Wendy Stone updated the board on the current vacancies (report attached), and Executive Director Deig stated the vacancy rate at this time is 96%.

Executive Director Pam Deig updated the board on Capital Funds/Operating Funds. The CFP balance of \$610,198.12, includes 2022, 2023 and 2024. The Operating Fund available balance of \$50,000.00 (report attached).

Executive Director Pam Deig presented the board with the Director's report (report attached).

Old Business – none to report

New Business

- Accept Andi Ford's resignation as Board Commissioner/Vice-Chair

1278 (02-298)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority to accept the resignation of Andi Ford as Board Commissioner/Vice Chairperson. Motion made by Commissioner Mick, seconded by Commissioner Floyd. Motion approved unanimously.

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- Accept Travis Thompson's nomination as Board Commissioner with term date beginning 11/20/2024 and ending 11/19/2028

1279 (02-299)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority to accept the nomination of Travis Thompson as Board Commissioner with term date beginning 11/20/2024 thru 11/19/2028. Motion made by Commissioner Mick, seconded by Commissioner Ford. Motion approved unanimously.

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- Nominate new Vice-Chair

1280 (02-300)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority to accept the nomination of Melody Nelson as Board Commissioner/Vice Chairperson and adding Commissioner Nelson to the signature bank cards at CNB and Banterra bank. Motion made by Commissioner Mick, seconded by Commissioner Floyd. Motion approved unanimously.

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- Amendment to Residential Lease Agreement Part II
 - Housekeeping Standards: Outside the Apartment
 - Resident and Visitor vehicles are not permitted to drive or park on the sidewalks or grass areas of the property.

1281 (02-301)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority to approve Amendment to Residential Lease Agreement Part II, Housekeeping Standards: Outside the Apartment, Resident and Visitor vehicles are not permitted to drive or park on the sidewalks or grass areas of the property. Motion made by Commissioner Nelson, seconded by Commissioner Mick. Motion approved unanimously.

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- Change Housing Authority Office hours to 8:00 am to 2:00 pm on Fridays

1282 (02-302)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority to approve changing White County Housing authority Office hours to 8:00 am to 2:00 pm on Fridays. Motion made by Commissioner Ford, seconded by Commissioner Mick. Motion approved unanimously.

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- AHRMA 2025 Renewal

1283 (02-303)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority to approve AHRMA 2025 Renewal. Motion made by Commissioner Floyd, seconded by Commissioner Mick. Motion approved unanimously.

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- Mileage for Commissioners – No funds of any project may be used to pay any compensation for the services of members of the Board of Commissioners.” This resolution supersedes the Resolution 1222 (02-242) that was approved on 07/09/2020.

1284 (02-304)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority to approve this resolution Mileage for Commissioners -- NO funds of any project may be used to pay any compensation for the services of members of the Board of Commissioners. This resolution supersedes the Resolution 1222 (02-242) that was approved on 7/09/2020 for paying mileage for Commissioners for any travel pertaining to White County Housing Authority business. Motion was made by Commissioner Mick, seconded by Commissioner Ford. Motion was approved unanimously.

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- Processing vendor payments online (when there is an option) due to recent lost checks and stop payment fees

A motion to approve processing vendor payments online when there is an option due to recent lost checks in the mail and stop payment fees was made by Commissioner Mick, seconded by Commissioner Nelson. Motion was approved unanimously.

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- HUD Inspection Score of 99 – High Performer Employee Incentive Review

Board Commissioner/Chairperson Chris Birkla and all the Board Commissioners congratulated the White County Housing Authority employees on the HUD Inspection Score of 99 and the board went into Executive Session. The Housing Authority of the County of White, Illinois entered in to Closed Session at 6:41 p.m.

Commissioner/Chairperson Birkla made a motion to enter into Closed Session, pursuant to 5 ILCS 120/2(c)(1) Commissioner Nelson seconded the motion with all Ayes (4) Chris Birkla, Brent Floyd, Iann Mick, and Melody Nelson. The motion to enter Closed Session carried unanimously.

Commissioner Nelson made a motion for the board to return to the Open Session of the regular monthly Housing Authority of the County of White, Illinois at 7:01 p.m., motion seconded by Commissioner Floyd. Motion approved unanimously.

1285 (02-305)

NOW THEREFORE BE IT RESOLVED by the board of commissioners of White County Housing Authority that the High-Performance Employee Incentives are as follows: Pam Deig \$4,000.00, Wendy Stone \$2,000.00, Dustin Sauls \$2,000.00, Gary Johnson \$2,000.00, and Daniel Burney \$2,000.00. Motion made by Commissioner/Chairperson Birkla, seconded by Commissioner Nelson. Motion was approved unanimously.

Commissioner Andi Ford left the meeting at 6:40 pm

Motion to adjourn was made by Commissioner Floyd, seconded by Commissioner Nelson at 7:20 p.m. Motion was approved unanimously.

WHITE COUNTY HOUSING AUTHORITY

BY: _____

TITLE: _____