

MINUTES OF THE MONTHLY MEETING OF THE
WHITE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
HELD AT 6:00 P.M., TUESDAY March 18, 2025

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, Brent Floyd-Commissioner, Iann Mick Commissioner, Pam Deig, Executive Director, Wendy Stone, Occupancy Clerk.

Absent: Commissioner Melody Nelson, Commissioner Travis Thompson.

A motion to approve the minutes of the January 2025, meeting was made by Commissioner Mick, seconded by Commissioner Floyd. Motion was approved unanimously.

Executive Director Pam Deig presented the board with financials for February 2025. Bank balances in CNB and BANTERRA, and Banterra's CD of \$35,000, totaled \$271,544.35. A motion to approve the Treasurers Report & Cash Disbursements was made by Commissioner Floyd, seconded by Commissioner Mick. Motion was approved unanimously.

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

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

Occupancy Clerk Wendy Stone updated the board on the current vacancy rate of 93.75% (report attached).

Executive Director Pam Deig updated the board on Capital Funds/Operating Funds. The CFP balance of \$517,374.00, includes 2023 and 2024. The 2025 Operating Fund remaining balance is \$52,394.00. (report attached).

Old Business – none to report

New Business

- Board meetings Zoom/Conference calls – Chairperson Birkla stated this has already been set in previous meeting and Pam Deig, Executive Director stated she would review past minutes. No motions needed.

-
- Seasonal Mowing Bids received by the March 14, 2025 deadline were presented to the board by Executive Director Deig.

February 28, 2025	Sharp's Landscaping	\$870.00 Weekly
February 28, 2025	Russell's Mowing	\$1000.00 Weekly
March 11, 2025	USA Mowing & Services	\$878.00 Weekly
March 14, 2025	American Mowing Services	\$990.00 Weekly
March 14, 2025	L&B Tree Service LLC	\$1125.00 Weekly
March 14, 2025	On Point Lawn Care	\$1500.00 Weekly

1289 (02-309)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to accept the Seasonal Mowing bid received from Sharp's Landscaping at the \$870.00 weekly cost. Motion was made by Commissioner Mick, seconded by Commissioner Floyd. Motion was approved unanimously.

- Architectural & Engineering Bids received by the March 17, 2025 deadline were presented to the board by Executive Director Deig.

March 11, 2025

Eggemeyer Associates Architects

1290 (02-310)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to accept the Architectural & Engineering bid received from Eggemeyer Associates Architects. Motion was made by Commissioner Floyd, seconded by Commissioner Mick. Motion was approved unanimously.

- 2025 IAHA M&M Clinic Springfield April 2-4.

A motion was made by Commissioner Mick for Executive Director, Pam Deig and Occupancy Clerk, Wendy Stone to attend the clinic in Springfield, and seconded by Commissioner Floyd, and motion was approved unanimously.

- Board of Commissioners to hold meetings in Norris City and Grayville Community Centers.

A motion was made by Commissioner Mick to hold the May 20, 2025 monthly regular meeting at the Norris City Community Center located at 403 E Locust Street at 6:00 p.m. and to hold the September 16, 2025 monthly regular meeting at the Grayville Community Center located at 217 N Main Street at 6:00 p.m., seconded by Commissioner Floyd, motion was approved unanimously.

- Trade in (1) of the E150 Econoline Ford vans for a service truck. Executive Director Pam Deig presented price comparison information to the board for approval of the purchase of the 2019 Chevy 2500HD Silverado from Uebelhor & Sons in Jasper, Indiana. The board was unable to meet due to inclement weather in February and review and approve the purchase, and a deposit had already been paid and the purchase agreement made was only good for 10 days. The van trade in was valued at \$5,000 and the purchase of the service truck was \$29,500.00 totaling \$24,500.00 and adding a 2-year full warranty of \$3089.00, making the final due to Uebelhor & Sons in the amount of \$27,589.00

1291 (02-311)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to accept the Architectural & Engineering bid received from Eggemeyer Associates Architects. Motion was made by Commissioner Floyd, seconded by Commissioner Mick. Motion was approved unanimously.

- Barrale Renshaw CPAs and Advisors LLC contract to audit FYE 2025

1292 (02-312)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority to approve Barrale Renshaw CPAs and Advisors LLC

contract to audit FYE 2025. Motion made by Commissioner Mick and seconded by Commissioner, Floyd, motion was approved unanimously.

- Residential Lease Agreement Part I & Part II changes/corrections and updated attachments.

1293 (02-313)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to accept the changes/corrections presented on Part I and II of the Residential Lease Agreement. Motion was made by Commissioner Floyd, seconded by Commissioner Mick. Motion was approved unanimously.

- White County Housing Authority 5-Year PHA Plan and 5-Year Action Plan was on display at the meeting, posted at the office and on the White County Housing Authority website www.whitecountyhousing.com per Executive Director Pam Deig. The information has to be available to the public for viewing for 45 days before approval at the April 15, 2025 regular meeting.

No board action taken at this time

- White County Housing Authority Pet Policy/Agreement was presented by Executive Director, Deig to the board for review and approval.

1294 (02-314)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to accept the White County Housing Authority Pet Policy/Agreement. Motion was made by Commissioner Mick, seconded by Commissioner Floyd. Motion was approved unanimously.

- Adopt (30) Day Notification Requirements Prior to Termination of Lease for Nonpayment of Rent set for by HUD on 12/13/2024. Executive Direction Deig provided the new requirements as set by HUD to the board for review, as well the VAWA 5380, 5382, 5383, 5384 for review and approval.

1295 (02-315)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to Adopt the (30) Day Notification Requirements Prior to Termination of Lease for Nonpayment of Rent set for by HUD on 12/13/2024 and the VAWA 5380, 5382, 5383, 5384. Motion was made by Commissioner Floyd, seconded by Commissioner Mick. Motion was approved unanimously.

Closed Session - None

Motion to adjourn was made by Commissioner Mick, seconded by Commissioner Floyd at 7:10 p.m. Motion was approved unanimously.

WHITE COUNTY HOUSING AUTHORITY

BY: _____

TITLE: _____