

**Minutes of the Regular Meeting  
Of the Commissioners of the  
Quincy Housing Authority  
April 25, 2023**

The Commissioners of the Quincy Housing Authority met in Regular Session at the Quincy Housing Authority, 540 Harrison Street on Tuesday April 25, 2023 at 4:00pm.

Present: R. Klingele

Absent: E. Davis

R. Murry  
R. Autery  
J. Holtschlag

Staff

J. Gille  
B. Johnston

The meeting was called to order at 4pm by President Murry.

**MINUTES**

Commissioner Klingele moved to approve the minutes from the previous meeting. The motion was seconded by Commissioner Holtschlag. The motion carried unanimously.

**BILLS**

After reviewing the bills, Commissioner Holtschlag motioned to approve the bills. The motion was seconded by Commissioner Klingele. The motion carried unanimously.

**INVESTMENTS/FINANCIALS**

Bruce provided the investment and financial reports. We may be cashing some of the older CDs in early and taking a penalty in exchange for much higher current rates. Public housing amps have a combined surplus of \$128,098.00 for the year. The cost center has a surplus of \$120,378.00. HCV is running an administrative surplus of \$20,597.00. HCV and Mainstream has a combined HAP deficit of (\$15,085.00.) The current RNP is \$40,990.00 and the current UNP is \$401,493.00.

## **CAPITAL FUND REPORT**

Concrete work at Indian Hills is complete. Masonry work at Lampe is on-going.

## **BID APPROVAL**

Jerry presented 2 responses (bids) to provide laundry services. The group reviewed and rated the responses pursuant to the scoring criterion outlined in the bid packet. RAM received a group score of 100 and CSC received a score of 65. CSC received less points due to concerns over the current repair and condition of machines and the proposed fee structure. Commissioner Autery made a motion to offer the contract to RAM. The motion was seconded by Commissioner Holtschlag. The motion passed.

Bruce presented a bid tabulation for water heater replacement at Indian Hills. After discussion, Commissioner Autery made a motion to award the contract to Damon's Plumbing for \$334,000.00. The motion was seconded by Commissioner Holtschlag. The motion carried.

## **DIRECTOR'S REPORT**

Jerry gave his executive director's report which is enclosed. Public housing occupancy is 96%. There are 295 combined vouchers leased out. He gave an update on evictions. Fredrick Ball is focusing on occupancy currently. He spoke of a need to replace a condensing unit in the admin building. The NSP inspection is finished and has passed. He and Bruce submitted 2 grants totaling \$4 million for lead paint and asbestos abatement work at Indian Hills and Lampe.

## **RESOLUTIONS**

Bruce presented Resolution #2346 to amend the 2022 Operating Budget. After discussion, Commissioner Klingele made a motion to approve 2346. The motion was seconded by Commissioner Holtschlag. The motion passed.

## **NEW BUSINESS**

None

## **OLD BUSINESS**

Jerry presented a Well Being Policy pursuant to President Murry's request at the previous Board meeting. After review, President Murry asked for a motion to approve the policy with one amendment suggested. Commissioner Holtschlag made a motion to adopt the policy with Jerry amending it to include wording that QHA would offer services to staff that may have experienced a traumatic event in carrying out this policy. The motion was seconded by Commissioner Autery. The motion passed pending Jerry's addition of the amendment.

**BUSINESS FROM THE AUDIENCE**

None

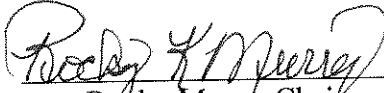
**EXECUTIVE SESSION**

None

**ADJOURNMENT**

There being no further business, Commissioner Klingele motioned to adjourn the meeting. The motion was seconded by Commissioner Holtschlag. The meeting adjourned at 4:35pm.

Respectfully submitted by,

  
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Rocky Murry, Chairman

  
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Jerry Gille, Secretary