

**Minutes of the Regular Meeting  
Of the Commissioners of the  
Quincy Housing Authority  
June 27, 2023**

The Commissioners of the Quincy Housing Authority met in Regular Session at the Quincy Housing Authority, 540 Harrison Street on Tuesday June 27, 2023 at 4:00pm.

Present: R. Klingele  
E. Davis  
R. Murry  
J. Holtschlag

Absent: R. Autery

Staff

J. Gille  
B. Johnston

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

**MINUTES**

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

**BILLS**

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

**INVESTMENTS/FINANCIALS**

Bruce provided the investment and financial reports. Public housing amps have a combined surplus of \$122,195.00 for the year. The cost center has a surplus of \$100,094.00. HCV is running an administrative surplus of \$29,356.00. HCV and Mainstream have a combined HAP deficit of (\$60,616.00.) We have requested and received HUD-held reserves to cover the operating deficit. The reduced funding level is a result of past underutilization. The current RNP is (\$28,570.00) and the current UNP is \$409,941.00.

## **CAPITAL FUND REPORT**

Masonry work at Lampe is about complete. Water heater installment at Indian Hills began today.

## **BID APPROVAL**

None

## **DIRECTOR'S REPORT**

Jerry gave his executive director's report which is enclosed. Public housing occupancy is 98.5%. There are 290 combined vouchers leased out. He gave an update on the ice cream social and the bike rodeo. The new website is finished.

## **RESOLUTIONS**

Jerry presented Resolution #2347 to amend the QHA ADMIN Plan. After discussion, Commissioner Davis made a motion to approve 2347. The motion was seconded by Commissioner Klingele. The motion passed.

## **NEW BUSINESS**

President Murry discussed a need to improve the outside appearance of the brick buildings at Indian Hills. He offered suggestions such as painting the brick for consideration.

## **OLD BUSINESS**

Jerry presented an HCV/Mainstream Landlord Incentive Policy for consideration. After discussion, Commissioner Davis made a motion to approve adoption of the Policy. The motion was seconded by Commissioner Holtschlag. The motion passed.

## **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 4:31pm.

Respectfully submitted by,

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Rocky Murry, Chairman

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Jerry Gille, Secretary