

**Minutes of the Regular Meeting  
Of the Commissioners of the  
Quincy Housing Authority  
August 27, 2024**

The Commissioners of the Quincy Housing Authority met in Regular Session at the Quincy Housing Authority, 540 Harrison Street on Tuesday, August 27, 2024 at 4:00pm.

Present:

R. Murry  
B. Klingele  
E. Davis  
R. Autery

Absent: J. Holtschlag

Staff

J. Gille  
B. Johnston

The meeting was called to order at 4:00pm by President Murry.

**MINUTES**

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

**BILLS**

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

**INVESTMENTS/FINANCIALS**

Bruce provided the investment and financial reports. All public housing amps continue to operate at a surplus. The cost center currently has a surplus. Bruce will likely cash in a CD for Amp 1 to prop up the cash position of the Amp as the year winds down. HCV continues to run an administrative surplus but a HAP deficit. Jerry mentioned that HAP spending utilization is at 97% of budget authority. Cash flow remains sufficient to meet needs.

## **CAPITAL FUND REPORT**

The door replacement project at Indian Hills is almost finished. We continue to wait on the results of the Risk Assessment for the asbestos grant. The Lampe roof project is underway. Work has also begun on the electrical modifications at Indian Hills.

## **BID APPROVAL**

None

## **DIRECTOR'S REPORT**

Jerry gave his executive director's report which is enclosed. Public housing occupancy is 97%. There are 181 vouchers leased out between HCV and mainstream. There are 126 vouchers leased out between the 130 at Frederick Ball and CCH. Jerry talked about Permanent Supportive Housing efforts.

## **RESOLUTIONS**

Jerry presented Resolution #2362 to adopt the new QHA Utility Allowance schedules. The contractor determined that Section 8 needed updated while public housing did not. After discussion, Commissioner Davis motioned to approve 2362. The motion was seconded by Commissioner Autery. The motion passed.

## **NEW BUSINESS**

Jerry updated the Board on recent input from the Resident Advisory Board.

Jerry also updated the Board on current QHA staffing patterns.

## **OLD BUSINESS**

President Murry updated the Board on the results of the recent Back to School Fair.

President Murry asked Jerry how the changes in QHA's late rent policy have been working. Jerry stated that it seems to have been a good change for QHA and our residents.

## **BUSINESS FROM THE AUDIENCE**

None

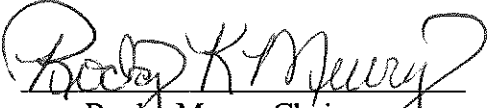
## **EXECUTIVE SESSION**

None

**ADJOURNMENT**

There being no further business, Commissioner Klingele motioned to adjourn the meeting. The motion was seconded by Commissioner Autery. The meeting adjourned at 4:50pm.

Respectfully submitted by,

  
Rocky Murry, Chairman

  
Jerry Gille, Secretary