

**Minutes of the Regular Meeting  
Of the Commissioners of the  
Quincy Housing Authority  
October 22, 2024**

The Commissioners of the Quincy Housing Authority met in Regular Session at the Quincy Housing Authority, 540 Harrison Street on Tuesday, October 22, 2024 at 4:00pm.

Present:

R. Murry  
G. Sparks  
E. Davis  
R. Autery  
J. Holtschlag

Absent: E. Davis

Staff

J. Gille  
B. Johnston

The meeting was called to order at 4:00pm by President Murry. President Murry welcomed new Board member Gary Sparks who is replacing Bob Klingele.

**MINUTES**

Commissioner Autery 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 Sparks. The motion carried unanimously.

**INVESTMENTS/FINANCIALS**

Bruce provided the investment and financial reports. Investments are unchanged. All public housing amps are operating at a surplus. The cost center currently has a surplus. HCV has a healthy administrative surplus and a slight HAP surplus currently. Cash flow remains sufficient to meet needs.

**CAPITAL FUND REPORT**

Work is complete on the door replacement project at Indian Hills and the roof replacement at Lampe HiRise. The electrical modification work at Indian Hills has begun.

## **BID APPROVAL**

None

## **DIRECTOR'S REPORT**

Jerry gave his executive director's report which is enclosed. Public housing occupancy is 98%. There are 180 vouchers leased out between HCV and mainstream. There are 125 vouchers leased out between the 130 at Frederick Ball and CCH. The 2023 audit was submitted to HUD on time. Jerry notified the Board that QHA was designated High Performer for SMAP and received an 86 (Standard Performer) for PHAS.

## **RESOLUTIONS**

Jerry presented Resolution #2365 to amend the ACOP. After discussion, Commissioner Sparks motioned to approve 2365. The motion was seconded by Commissioner Holtschlag. The motion passed.

Jerry presented Resolution #2366 to approve authorized signers on behalf of QHA. After discussion, Commissioner Holtschlag made a motion to approve 2366. The motion was seconded by Commissioner Autery. The motion carried.

## **NEW BUSINESS**

Jerry stated that with Bob Klingele leaving the Board, we have a vacancy in officers. After discussion, Commissioner Holtschlag made a motion to elect Rocky Murry as President, Elaine Davis as Vice President, Gary Sparks as Treasurer, and Jerry Gille as Secretary of the Board. The motion was seconded by Commissioner Autery. The motion carried.

Jerry asked the Board to consider a performance bonus for staff for 2024. After discussion, Commissioner Autery made a motion to give staff a performance bonus for 2024. The motion was seconded by Commissioner Holtschlag. The motion carried.

## **OLD BUSINESS**

None

## **BUSINESS FROM THE AUDIENCE**

None

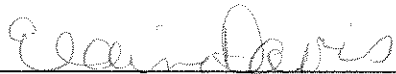
## **EXECUTIVE SESSION**

None

**ADJOURNMENT**

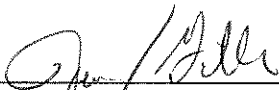
There being no further business, Commissioner Holtschlag motioned to adjourn the meeting. The motion was seconded by Commissioner Sparks. The meeting adjourned at 4:28pm.

Respectfully submitted by,



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Rocky Murry, Chairman



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Jerry Gille, Secretary