

**Minutes of the Regular Meeting
Of the Commissioners of the
Quincy Housing Authority
September 24, 2024**

The Commissioners of the Quincy Housing Authority met in Regular Session at the Quincy Housing Authority, 540 Harrison Street on Tuesday, September 24, 2024 at 4:00pm.

Present:

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

Absent: None

Staff

J. Gille
B. Johnston

The meeting was called to order at 4:00pm by President Murry. Jerry introduced a new public housing occupancy specialist – Stephanie Taylor.

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 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. All public housing amps are operating at a surplus. The cost center currently has a surplus. HCV continues to run an administrative surplus but a HAP deficit. Cash flow remains sufficient to meet needs.

CAPITAL FUND REPORT

Work is complete on the door replacement project at Indian Hills. We continue to wait on the results of the Risk Assessment for the asbestos grant. The Lampe roof project is mostly complete. The electrical modification work at Indian Hills has stalled. Bruce is trying to contact the contractor for an update to resume work.

BID APPROVAL

None

DIRECTOR'S REPORT

Jerry gave his executive director's report which is enclosed. Public housing occupancy is 98%. There are 181 vouchers leased out between HCV and mainstream. There are 127 vouchers leased out between the 130 at Frederick Ball and CCH. The 2023 audit is complete and has been submitted. Jerry stated that this would be Bob's last QHA Board meeting. A celebration is being planned for early next month.

RESOLUTIONS

Jerry presented Resolution #2363 to adopt the new FMR's as published by HUD. After discussion, Commissioner Autery motioned to approve 2363. The motion was seconded by Commissioner Davis. The motion passed.

Bruce presented Resolution #2364 to approve the 2025 Annual Plan, 5-Year Plan, and HUD Form 50077-ST-HCV-HP. After discussion, Commissioner Holtschlag made a motion to approve 2364. The motion was seconded by Commissioner Klingele. The motion carried.

NEW BUSINESS

Jerry stated to the Board that given our current financial position with running a HAP deficit for vouchers, there is no way QHA could commit to awarding any project based vouchers at this time. There was consensus among the Board that QHA would not consider any project based voucher award at this time.

President Murry commented on Commissioner Klingele's tenure with QHA and thanked him for his service over the years.

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 Autery. The meeting adjourned at 4:35pm.

Respectfully submitted by,


Rocky Murry, Chairman


Jerry Gille, Secretary