



Minutes

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
Tuesday, February 25, 2025, 4:00 PM
104 E. Wood Street, Bloomington, Illinois

1. **Call to Order** - The regular meeting of the Board of Commissioners of the Housing Authority of the City of Bloomington, Illinois was held at 104 E. Wood Street, Bloomington, Illinois. The meeting was called to order 4:02 pm by Chairperson Betty Middleton, and upon a roll call, the members answered as follows:

2. **Roll Call**

Commissioner Middleton	present
Commissioner Perkins	present
Commissioner Lewis	present
Commissioner Jones	present
Commissioner Brock	present

Also present were:

Kate Ruskin, Comcast
Jason Pascal, LiUNA Local 362
Ronald Paul, LiUNA Local 362
Tim Margherio, Director of Technical Services
Alton Shelvin, Resident Services Director
Jorge Ovalle, HCV Director
Krystal Donovan, Administrative Assistant
Rose Oliver, Director of Occupancy
Toni Beall, Intake Specialist
Shelli Garland, HCV Specialist
Janet Winters, Accounting Specialist
John Langlois, HCV Inspector
Courtnee Warfield, HCV Specialist
Crystal Pratt, Property Manager
Adam Garvin, Maintenance
Sean Stutzman, Maintenance
Chris Lartz, Maintenance
Josh Simmons, Maintenance
Carla Spray, Public Attendee

3. **Approval of Minutes**

3.1 Approval of the minutes of the January 28, 2025 regular meeting. Commissioner Lewis made a motion to approve the minutes. Commissioner Perkins seconded the motion. Upon a voice vote, all Commissioners present stated "aye." Motion carried.

4. **Public Comments** – Kate Ruskin from Xfinity informed the commissioners that Xfinity is willing to re-wire the towers for 5 GB Internet service at their cost, if we enter a 5 year contract with

them. There is a benefit available for low-income residents to have 5 gigabytes of Internet for \$14.95 per month.

5. New Business

5.1 Resolution 1520 Authorizing a change to the organization chart. This item was tabled until the March 25, 2025 meeting.

5.2 Accounting update – Janet briefly reviewed the accounting report, Chairperson Betty Middleton asked to have financial reports set aside until the next meeting when we will have a report from BDO.

6. Old Business – There wasn't any.

7. Administration Reports

7.1 Public Housing Occupancy Report - Rose gave an overview of the current occupancy numbers for all AMPs. Rose indicated that Friday, February 28th would be her last day at the agency.

7.2 Section 8 Housing Choice Voucher Report – Jorge said there are currently no clients on the waiting list. After the recent opening of the waiting list, 600 applicants from the 4,907 that applied were chosen through a lottery system based on their preference points. Those who were selected will receive a letter asking to verify their preference points and the list will be finalized after that.

7.3 Maintenance & Capital Improvement Report – Tim summarized the maintenance reports for the month of January.

7.4 Resident Services Report – Alton reported on the activities of the Resident Services department. He noted we don't have a ROSS Coordinator at this time.

8. Executive Session - Commissioner Perkins made a motion to go into executive session. Commissioner Lewis seconded the motion. Upon a voice vote, all Commissioners present stated "aye." Motion carried.

Commissioner Middleton made a motion to come out of Executive Session and adjourn the meeting. Commissioner Perkins seconded this motion. Upon a voice vote, all Commissioners present voted "aye." Motion carried and the meeting adjourned.

This is to certify this is a true and correct copy of the minutes of the regular meeting of the Board of Commissioners of the Housing Authority of the City of Bloomington, Illinois held February 25, 2025 at 104 East Wood Street, Bloomington, Illinois, and to further certify that said meeting was held pursuant to written notice and sent to all Commissioners of said Authority in accordance with by-laws, and that there was a quorum present at said meeting.

Respectfully submitted,

Tasha Aje'Scott, Secretary-Treasurer