Minutes

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
Tuesday, January 27, 2026, 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 at 4:00 pm by Chairperson Lewis, and upon a roll call, the members answered as follows:

2. **Roll Call**

   Commissioner Perkins, present
   Commissioner Lewis, present (via Zoom)
   Commissioner Jones, present
   Commissioner Middleton, present

   Also present were:
   Jeremy Hayes, Executive Director
   Jorge Ovalle, Section 8 Director
   Ashley Short, Director of Public Housing
   Tim Margherio, Director of Maintenance
   Aaron Blevins, Assistant Director of Maintenance
   Krystal Donovan, Administrative Assistant (via Zoom)
   Alton Shelvin, Resident Services Director
   Aaron Harris, BDO (via Zoom)
   Cecillia Ruffin

   Chairperson Lewis turned the meeting over to Commissioner Perkins.

3. **Approval of Minutes**

   3.1 Approval of the minutes of December 16, 2025, regular meeting. A motion was made by Commissioner Jones to approve the minutes of the December 16, 2025 meeting. Commissioner Perkins seconded the motion. Upon a voice vote, all commissioners present stated “aye.” Motion carried.

4. **Public Comments** – There were none.

5. **New Business**

   5.1 Review of Bills. Jeremy discussed the financial implications of catch-up drawdowns completed in December, which will significantly impact the financials for the

first time. He reviewed November's financial report and bills, highlighting large expenditures such as payments to AHRMA for insurance and Weber Electric for generator work. Jeremy also explained that IR Tactical, the security guard company, had been providing fire watch services at a large expense due to a city requirement for three staff members, but this requirement was recently eliminated. After a brief discussion, a motion was made by Commissioner Middleton to approve the bills. Commissioner Jones seconded the motion. Upon a voice vote, all Commissioners present stated “aye.” Motion carried.

5.2 Resolution 1538 revising the Public Housing Admission and Occupancy Policy (ACOP). Jeremy said that the ACOP is a lengthy policy document that governs the public housing program. He noted that most proposed changes are based on federal regulation, state law and fine-tuning of agency policies or clarifications. Jeremy highlighted some of the key points and after a lengthy discussion, a motion was made by Commissioner Middleton to approve the resolution revising the Public Housing Admission and Occupancy Policy. Commissioner Lewis seconded the motion. The Chair then called for a roll call vote:

Commissioner Middleton	Aye
Commissioner Jones	Aye
Commissioner Lewis	Aye
Commissioner Perkins	Aye

Motion carried. The resolution was approved as follows:

RESOLUTION NO. 1538

WHEREAS, the Public Housing Admission and Occupancy Policy (ACOP) is the primary document that establishes policies for administration of the Housing Authority’s public housing program; and

WHERAS, the staff of the Housing Authority reviews the ACOP on at least an annual basis to consider changes that may be needed in order to comply with new federal regulations, enhance program operations, or otherwise improve the public housing program, and

WHEREAS, staff conducted a review of the ACOP and presented a series of revisions proposed to become effective retroactive to January 1, 2026, and

WHEREAS, staff presented the proposed changes to the ACOP at a January 8, 2026 Resident Advisory Board meeting, at a January 15, 2026 public hearing, and to the Board of Commissioners, which has reviewed and discussed the proposed changes to the ACOP.

NOW, THEREFORE BE IT RESOLVED that the changes to the Public Housing Admission and Occupancy Policy (ACOP) attached hereto as EXHIBIT A are approved, and the 2026 ACOP incorporating such changes is hereby approved and shall be effective retroactive to January 1, 2026.

5.3 Resolution 1539 adopting the 2026 Annual Public Housing Agency (PHA) Plan. Jeremy said many items are unchanged from previous years. Statements of housing needs, strategies for addressing housing needs and rent determination policy were reviewed. Another item is the Capital Fund Program 5-Year Action Plan. This plan covers years 2025 through 2029. Jeremy said the document ends with the changes to the public housing lease. After a brief discussion regarding updates to the plan, Commissioner Middleton moved to approve the resolution adopting the 2026 Annual Public Housing Agency (PHA) Plan. Commissioner Jones seconded the motion. The Chair then called for a roll call vote:

Commissioner Middleton	Aye
Commissioner Jones	Aye
Commissioner Lewis	Aye
Commissioner Perkins	Aye

Motion carried. The resolution was approved as follows:

RESOLUTION NO. 1539

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has published regulations that require the Housing Authority of the City of Bloomington, Illinois to develop an Annual Public Housing Agency (PHA) Plan, and

WHEREAS, the 2026 Annual PHA Plan has been prepared and will be submitted to HUD, and

WHEREAS, the Bloomington Housing Authority has consulted with the Resident Advisory Board and the Board of Commissioners in the development of the Annual PHA Plan, and

WHEREAS, a public hearing, notice of which was duly published and posted, was held to discuss the Annual PHA Plan and to hear comments from program participants and any interested party, and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Bloomington has listened to and reviewed the information and documents regarding the Housing Authority's 2026 Annual PHA Plan, and

NOW, THEREFORE BE IT RESOLVED that the 2026 Annual PHA Plan is hereby approved and shall be submitted to HUD in the prescribed form of the electronic submittal along

with a PHA Certifications of Compliance with the PHA Plan, Civil Rights and Related Laws and Regulations (form HUD-50077-ST-HCV-HP).

5.4 Extension of support for Project Based Vouchers for CHS supportive housing development. The board discussed a supportive housing project for people with persistent mental illness, involving 24 project-based vouchers. The project, originally planned for a vacant parcel on Martin Luther King Drive, has been relocated to a vacant lot on Sherman Street. CHS, the local community mental health agency, is seeking an extension of support from the Housing Authority to proceed with the project. The board agreed to provide a renewed letter of support, acknowledging the need for supportive housing and the benefits of on-site services for residents.

5.5 November financial report – BDO. Aaron presented financial data showing unfavorable variances in several areas, including public housing operating revenue, Section 8 administrative expenses, and CHSP operating revenue, primarily due to timing issues with fund drawdowns. Jeremy and Aaron worked together in December to address these issues, and Aaron noted that December financials would show improved results. The discussion concluded with a review of mainstream, SRO, and CHSP programs, with most programs showing favorable variances overall.

6. Executive Director's Report

6.1 City of Bloomington fire inspection compliance order. Jeremy said we are very close to the final fire alarm testing; the city will be here tomorrow for final testing.

6.2 Comcast/Xfinity installation at Wood Hill Towers. Jeremy said the main cable lines have been installed and they are now at a phase where we're ready to start extending outlets into individual apartments.

6.3 OSHA investigation and compliance. There was nothing new to report.

6.4 Wood Hill Towers renaming. Jeremy said we have begun a series of steps to move the renaming forward including confirming our plans with HUD. We are looking at a late May date to have a ceremony to rename Wood Hill Towers to honor long-time Executive Director, Kim Holman-Short.

7. Administration Reports

7.1 Executive Director Report

7.2 Public Housing Occupancy Report

7.3 Section 8 Housing Choice Voucher Report

7.4 Maintenance & Capital Improvement Report

7.5 Resident Services Report

8. **Executive Session** - Commissioner Middleton made a motion to go into executive session. Commission Perkins seconded the motion. Upon a voice vote, all Commissioners present stated “aye.”

9. **Adjournment** – Commissioner Perkins made a motion to come out of executive session and adjourn the meeting. Commissioner Jones seconded the motion. The motion carried on a voice vote, and the meeting was 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 January 27, 2026 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,

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Jeremy Hayes, Secretary-Treasurer