REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
Tuesday, April 28, 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
   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)
   Jeff Brown, incoming Commissioner

3. **Approval of Minutes**

   3.1 Approval of the minutes of January 27, 2026 regular meeting. A motion was made by Commissioner Middleton to approve the minutes of the January 27,2026 meeting. Commissioner Perkins seconded the motion. Upon a voice vote, all commissioners present stated “aye.” Motion carried.

   3.1 Approval of the minutes of February 16, 2026 special meeting. A motion was made by Commissioner Middleton to approve the minutes of the February 16, 2026 special 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 announced a change in format for financial reports, explaining that the Housing Authority switched from HAB software to PHA-Web on January 1st. He noted that while the information remains the same, the new format combines previously separate reports for Section 8 payments and vendor payments into a single 14-page report. Jeremy mentioned that future reports will provide information from 2 months prior instead of 3 months prior, and he highlighted some payments to Family Self-Sufficiency Program graduates. Commissioner Perkins made a motion to approve the bills. Commissioner Middleton seconded the motion. Upon a voice vote, all Commissioners present stated “aye.: Motion carried.

5.2 Resolution 1541 authorizing settlement agreements. Jeremy noted that this was the outcome after a lengthy discussion at the special meeting of April 2, 2026 that was in closed session. A motion was made by Commissioner Middleton to approve the resolution authorizing settlement agreements. Commissioner Perkins seconded the motion. The Chair then called for a roll call vote:

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

Motion carried. The resolution was approved as follows:

RESOLUTION NO. 1541

WHEREAS, certain employees of the Housing Authority of the City of Bloomington are covered by a collective bargaining agreement between the Housing Authority and Laborers' International Union Local Union #362 (the "Union"); and

WHEREAS, Article III of the collective bargaining agreement establishes a grievance process that establishes a binding arbitration process for the settlement of grievances not resolved in prior steps; and

WHEREAS, the Union filed a grievance on February 24, 2026 alleging the Housing Authority did not have just and sufficient cause to terminate an employee subject to the collective bargaining agreement (the "Grievant"); and

WHEREAS, in order to avoid the cost and uncertainty of arbitration, the Housing Authority and the Union desire to enter into a Union Settlement Agreement; and

WHEREAS, as full and final resolution of the February 24, 2026 grievance, the Housing Authority and Grievant desire to enter into a Settlement Agreement and General Release, the terms of which include specified payments and other consideration to the Grievant.

NOW, THEREFORE BE IT RESOLVED that the Executive Director is authorized to execute the Union Settlement Agreement and the Settlement Agreement and General Release in a form similar to that attached hereto as EXHBIT A. Be it further resolved that the payments and consideration agreed to in the Settlement Agreement and General Release are expressly authorized.

5.3 Resolution 1542 accepting proposal and authorizing contract for elevator maintenance. Jeremy explained that the elevator modernization project is nearing completion and that staff has evaluated two competing service providers, TK Elevators and Kone, to provide ongoing elevator service and maintenance. Kone emerged as the preferred provider due to lower costs and better service proximity. The discussion addressed warranty coverage, parts availability, and response times. Director of Maintenance Tim Margherio noted the proximity of Kone's service technicians offers typical response times under an hour compared to 2-4 hours from TKE. After a brief discussion, a motion was made by Commissioner Middleton to approve the resolution accepting proposal and authorizing contract for elevator maintenance. Commissioner Perkins seconded the motion. The Chair then called for a roll call vote:

Commissioner Middleton	Aye

Commissioner Jones	Aye
Commissioner Perkins	Aye
Commissioner Lewis	Aye

Motion carried. The resolution was approved as follows:

RESOLUTION NO. 1542

WHEREAS, the elevator modernization project at Wood Hill Towers initiated in 2022 is nearing completion by TK Elevator Corporation, with three of the elevators having been replaced and the fourth and final elevator replacement in progress; and

WHEREAS, until 2024, during the elevator modernization project, the Housing Authority used Kone Inc., the manufacturer of the elevators now being replaced, as its elevator maintenance service provider; and

WHEREAS, in accordance with sound procurement practices, the Housing Authority sought competitive proposals for the elevator maintenance service services needed upon expiration of the new elevators' warrantee periods; and

WHEREAS, the Housing Authority staff received two (2) proposals in response to its solicitation—one from TK Elevator Corporation and one from Kone Inc.; and

WHEREAS, Housing Authority staff has evaluated the competing proposals in terms of price, service offerings, technological considerations, and vendor qualifications, capabilities, experience, responsiveness, and other factors, including overall value and risk considerations, and based thereon recommends the selection of Kone, Inc.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority Board of Commissioners accepts the recommendation of staff to accept the Kone, Inc. proposal for elevator maintenance services at Wood Hill Towers.

BE IT FURTHER RESOLVED that the Executive Director is authorized to enter into a five-year service agreement with Kone, Inc. for elevator maintenance services at Wood Hill Towers in accordance with the terms of the proposal submitted to the Housing Authority.

5.4 January financial report – BDO. Aaron Harris of BDO presented the first financial statements using the new PHA-Web accounting software for January, highlighting variances across different expense categories including public housing, COCC, and Section 8 programs. The presentation showed overall favorable results with a $57,000 favorable variance for all AMPs combined, though some specific areas like operating subsidies and security services showed unfavorable variances. The conversation ended with a brief overview of smaller programs including mainstream, SRO, and CHSP.

6. Executive Director's Report

6.1 Update on HCV shortfall

6.2 City of Bloomington fire inspection compliance order - Tim provided an update on the fire door replacement project, explaining that structural bracing issues had been discovered, which would require additional work and delay the completion by about a week. Jeremy said that after this is done, we will coordinate with Tech Electronics to get the fire doors connected to the alarm system.

6.3 Comcast/Xfinity installation at Wood Hill Towers

6.4 OSHA investigation and compliance
6.5 Wood Hill Towers renaming

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

Commissioner Perkins informed the board that after serving 5 years, this is her last meeting. She said she hopes that as new people and commissioners come on board, that it would be a board that truly works for the betterment of everyone, and continue to walk with integrity and love.

8. Adjournment - Commissioner Middleton moved to adjourn the meeting, and Commissioner Perkins seconded the motion. The motion was carried on a unanimous vote; the meeting adjourned at 4:51 p.m.

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 April 28, 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