Minutes

ANNUAL MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
Tuesday, May 26, 2026, 4:00 PM
104 E. Wood Street, Bloomington, Illinois

1. **Call to Order** - The annual 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 4:03 pm by Executive Director Jeremy Hayes, and upon a roll call, the members answered as follows:

2. **Roll Call; Selection of Acting Chairperson**
   Commissioner Brown, 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
   Krystal Donovan, Administrative Assistant (via Zoom)
   Alton Shelvin, Resident Services Director
   Aaron Harris, BDO (via Zoom)
   Clay Patterson, Attorney
   Marilyn Qualls, BHA public housing resident
   Laura Kantorzyk, BHA public housing resident

   Jeremy said due to recent resignations, including the elected chair Diana Lewis and Vice Chair Timothy Brock, it was necessary to elect an acting chairperson. Commissioner Middleton was unanimously elected as acting chairperson to conduct the meeting.

3. **Approval of Minutes**
   Approval of the minutes of April 28, 2026 regular meeting. A motion was made by Commissioner Middleton to approve the minutes of the April 28,2026 meeting. Commissioner Brown seconded the motion. Upon a voice vote, all commissioners present stated “aye.” Motion carried.

4. **Public Comments** – Laura Kantorzyk inquired about posting the Board of Commissioner minutes on the BHA website. Jeremy responded that staff is looking in to doing that. Marilyn Qualls commented on the distribution of food bank items to the residents at the Towers. Jeremy noted each regular Board of Commissioners meeting shall have a public comment period not to exceed 15 minutes. Every speaker is entitled to speak for up to 3 minutes. Public comment is intended for comments only, not a question-and-answer

period. The Board of Commissioners does not respond to public comments however we do make a note of who's delivering public comments.

5. **New Business**

5.1 Review of Bills. Jeremy presented a detailed review of bills report covering HAP checks and vendor payments, including a significant $236,497 check to Tech Electronics for fire alarm project work at the Towers. He explained that future reports would be streamlined with a simplified format showing one line per payment, with separate reports for regular vendor payments and HAP payments to Section 8 landlords starting in March. There being no further questions, Commissioner Jones made a motion to approve the bills. Commissioner Brown seconded the motion. Upon a voice vote, all Commissioners present stated "aye." Motion carried.

5.2 February financial report – BDO. Aaron presented March financial statements covering public housing, central office cost center (COCC), and Section 8 programs. The public housing program showed an unfavorable variance of $61,000 due to lower operating subsidies and security expenses, while the COCC had a favorable variance of $19,000. The Section 8 program demonstrated a net loss of $5,000, though the administrative side showed a profit, with HUD funding timing differences affecting the HAP side results. Jeremy explained that HUD will be consolidating the mainstream program into the regular Section 8 reporting, which will increase the total voucher count to 467. Commissioner Jones made a motion to approve the February financial report. Commissioner Brown seconded the motion. Upon a voice vote, all Commissioners present stated "aye."

5.3 Appointment of New Commissioners by Mayor and City Council. Jeremy noted that we should have new Commissioners at the June meeting after the City Council appointments.

6. **Election of Officers** – The election of officers was postponed until a full slate of commissioners is appointed.

7. **Executive Director's Report**

7.1 Update on HCV shortfall. Jeremy reported the Housing Authority was officially released from HCV shortfall requirements after over a year, allowing them to begin selecting families from the waiting list again and issuing new vouchers.

7.2 City of Bloomington fire inspection compliance order. Replacement of fire doors is underway, and it's expected this compliance work will be completed in July.

7.3 Comcast/Xfinity installation at Wood Hill Towers. About one-third of the work is completed and installation of the high-speed Internet continues.

7.4 Wood Hill Towers renaming. Jeremy said we recently had an official ceremony to rename Wood Hill Towers, Holman-Short Towers in honor of long-time Executive Director, Kim Holman-Short.

8. **Administration Reports**
   - 8.1 Executive Director Report
   - 8.2 Public Housing Occupancy Report
   - 8.3 Section 8 Housing Choice Voucher Report
   - 8.4 Maintenance & Capital Improvement Report
   - 8.5 Resident Services Report

9. **Adjournment** - Commissioner Jones moved to adjourn the meeting, and Commissioner Brown seconded the motion. The motion carried on a unanimous vote; the meeting adjourned at 5:02 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 May 26, 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