Proceedings of the City of Housing Authority Of Joliet Liaison Committee held on December 17, 2013

AUDIO IS HEREIN INCORPORATED INTO THE OFFICIAL MINUTES

HOUSING AUTHORITY OF JOLIET LIAISON COMMITTEE of the City of Joliet, Illinois was held on Tuesday, December 17, 2013 at 4:15 p.m. in the Planning Conference Room, 150 W. Jefferson Street, Joliet, Illinois.

I. ROLL CALL

PRESENT: Councilman Terry Morris, Councilman Jim McFarland.

ABSENT: Councilman Robert ODekirk.

ALSO PRESENT: Alfredo Melesio - Director of Neighborhood Services, Michael Simelton - Housing Authority of Joliet Chief Executive Officer, John Chow - Housing Authority of Joliet Chief Development & Operations Officer, Eric Hanson - Housing Authority of Joliet Attorney, Roger Powell, Sr. - Housing Authority of Joliet Chairman of the Board.

II. RECOVERY AGREEMENT - Update

Pub Housing Recovery and Sustainability - PHARS

Action List

Mr. Alfredo Melesio, Director of Neighborhood Services, asked Mr. Mike Simelton to give the Joliet Housing Authority Liaison Committee the update on the Recovery Agreement.

Mr. Simelton, CEO - Housing Authority of Joliet, discussed the Recovery Agreement Action Plan list of items established by the U.S. Department of Housing and Urban Development for the Housing Authority of Joliet (HAJ). He stated HUD provided the Housing Authority with a letter regarding the Public Housing Agency Recovery & Sustainability (PHARS) Assessment Results and Determinations On-Site Monitoring. He stated the letter commended the HAJ on the completion of the action items identified in the Action Plan thus far. He stated one concern was for staff moral; therefore, they have instituted moral boosting events such as an annual chili cook-off.
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Councilman McFarland stated he read the letter and eventually would like to see the Joliet Housing Authority Liaison Committee dissolved.

Mr. Simelton stated in 2005 the HAJ entered into a bond pool with several of the Housing Authorities in the state. He stated HAJ received $6.8 Million to tear down Pool Gardens and 122 Units at DesPlaines Garden. He stated John Chow, the new Chief Development & Operations Officer, is present at the meeting to discuss the Rental Assistance Demonstration (RAD) Program for DesPlaines Garden.

Des Plaines Gardens

Mr. Chow explained the RAD Program offered to HAJ by HUD.

Mr. Simelton stated the RAD Program would allow the HAJ to operate more like the private sector. He stated HUD wants to see what the HAJ would do with DesPlaines and Fairview once the physical Needs Assessment for DesPlaines Gardens and Fairview were completed.

Councilman Morris asked for further explanation concerning HAJ being a head of schedule on the item completion list.

Mr. Eric Hanson, Housing Authority of Joliet Attorney, stated HUD set out some benchmarks for HAJ to achieve and the HAJ meet those benchmarks ahead of time.

III. FORENSIC AUDIT - Update

Mr. Simelton stated the Forensic Audit should be completed either in December or January. He stated the company doing the audit is currently reviewing documents provided to them by HAJ.

Councilman McFarland asked which company was hired to conduct the Forensic Audit and what is the scope of the audit.

Mr. Hanson stated Wermer Rogers was the company hired to conduct the Forensic Audit.
Mr. Simelton stated Wermer Rogers investigation begins when Ms. Potts started in the position and is checking to see if she created vendors. He stated Wermer Rogers will be contacting vendors.

Councilman McFarland asked Mr. Simelton to provide him a copy of the RFP for the Forensic Audit.

IV. REVITALIZATION OF FAIRVIEW

Mr. Simelton stated HAJ will probably pursue an application for demolition and disposition and find a green site closer to amenities to help improve the quality of life for those at Fairview and DesPlaines.

Councilman McFarland stated he read in the Herald News that HUD denied permission for demolition of Fairview; however, in the last couple weeks, HUD gave the green light to submit the demolition application.

Mr. Hanson explained HUD’s positioning on the demolition of Fairview.

Ms. Tammy Carson, Neighborhood Council - Unity CDC Forest Park, asked when HAJ fills vacancies within 12 days where are they applicants coming from so quickly.

Mr. Simelton stated the units are filled from a waiting list which includes people from as far away as Florida.

Councilman McFarland asked Ms. Carson, a representative of the Forest Park Neighborhood Association, what she thought the neighborhood would say concerning the demolition of Fairview.

Ms. Carson stated the Forest Park neighborhood would like to see the demolition of Fairview.

Councilman McFarland and Mr. Simelton discussed how the RAD Program would affect Fairview housing replacement.

V. BUDGET REVIEW - Year to Date
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Summary of Revenue and Expenses

Mr. Simelton explained the Budget review and supplied the Committee with the Housing Authority of Joliet Summary of Revenue and Expenses as of October 31, 2013.

Mr. Hanson stated the current HCV deficit of $191,000 was over $1 million when HUD first came in and recognized there were problems.

VI. NEW or OLD BUSINESS, not for final action or recommendation

Councilman McFarland asked for the HAJ's new meeting times.

Mr. Simelton stated the HAJ meets the third Wednesday of each month at 8:00 a.m. at the Housing Authority.

Councilman McFarland commended the HAJ personnel and board for their hard work in rectifying the situation at the Housing Authority.

Councilman McFarland stated he received a call stating that at McDonough and South DesPlaines Street there is a screening which needs fixed.

VII. ADJOURNMENT

Motion to adjourn was made by Councilman Jim McFarland.

Motion seconded by Councilman Terry Morris.
Motion carried by the following vote:
AYES: Councilman Terry Morris, Councilman Jim McFarland.
NAYS: None.

Minutes taken by: Pauline Ames, Deputy City Clerk