

Ilion Housing Authority
Board Meeting
October 21, 2014

Commission Members

Beverlyan Tutty, Chairperson	Joyce Sanchez, Commissioner
Steven Lachacz, Vice Chairperson	Brian Murray, Treasurer
Orlo Burch, Commissioner	Jessie Burton, Resident Commissioner
Thad Luke, Counsel	Barbara Griffin, Resident Commissioner
Jeffrey McTiernan, Executive Director/Secretary	Fred Hartmann, Village Trustee

1. Call to Order.
Chairperson Tutty called the Board Meeting of the Ilion Housing Authority to order at 4:00 PM in the Ilion Housing Authority Office at London Towers.
2. Roll Call.
Chairperson Tutty and Commissioners Sanchez, Burch, Murray, and Lachacz were present. Resident Commissioner Burton and Trustee Hartmann were present. Director McTiernan and Counsel Luke were present. Resident Commissioner Griffin was excused.
3. Approval of the Minutes.
Commissioners read and reviewed the minutes of the September 16, 2014 Regular Board Meeting. Commissioner Sanchez made a motion to accept the minutes as written and Commissioner Burch seconded the motion. Ayes all.
4. Management Report.
Director McTiernan provided a written monthly report.
5. Tenant Advisory Report. Resident Commissioner Burton provided a report about the upcoming activities.
6. Committee Reports. Commissioner Murray and Director McTiernan provided reports on the ongoing Teamsters negotiations.
7. Financial Report.
 - a. Monthly Transaction Report. The Board of Commissioners reviewed the report.
 - b. Credit Card Transaction Report. The Board of Commissioners reviewed the report.
 - c. Profit/Loss Report. The Board of Commissioners reviewed the report.
 - d. Bank Statements. The Board of Commissioners reviewed the report.

Commissioner Burch made a motion to accept the financial reports as presented.
Commissioner Murray seconded the motion. Ayes all.

8. Old Business.

a. Business Activities.

1. Mileage Report. Commissioner Murray made a motion to approve the mileage report.
The motion was seconded by Resident Commissioner Burton. Ayes all.

b. Construction Update. Director McTiernan provided an update to the board members on the change orders to the Parking Lot projects.

c. FEMA Update. Director McTiernan reported that FEMA had issued a check for \$135,000.

9. New Business

a. Resolution #849. Commissioner Sanchez made a motion to write off \$700.60 and
Commissioner Murray seconded the motion. Ayes all.

b. Long Term Capital Reserve Budget – Awning Project. Director McTiernan provided the board with a budget for the London Towers Awning and Utility Room Roof. These items will be added to the Parking Lot project. The budget proposed for the entire project is \$238,340. Commissioner Murray made a motion to approve the budget and Commissioner Lachacz seconded the motion. Ayes all.

c. PHADA Conference – Director McTiernan provided the board with information regarding the conference. Director McTiernan noted that this training is important to board development and that the budget can support sending three to five Commissioners. Chairperson Tutty noted that the training is important as well, but we don't necessarily have to send everyone to the training each year. The Board directed Director McTiernan to then determine how many members could attend the event.

10. Open Discussion.

11. Executive Session for personnel matters. Commissioner Burch made a motion to enter into Executive Session at 4:20 PM to discuss Teamsters negotiations. Commissioner Murray seconded the motion. Commissioner Burch made a motion to exit Executive Session at 5:00 PM and Commissioner Murray seconded the motion.

Next Scheduled Board Meeting: November 18, 2014 at 5:00 PM

12. Adjourn. Commissioner Burch made a motion to adjourn at 5:03 PM.

Respectfully submitted,

Jeffrey C. McTiernan
Executive Director