

Ilion Housing Authority

Board Meeting

March 19, 2019

Commissioner Members

Brian Murray, Chairperson
Stephan Lachacz, Vice Chairperson
Orlo Burch, Treasurer
Mark Rose, Counsel
Joanne Moore, Village Trustee

Joyce Sanchez, Commissioner
Larry Woody, Commissioner
Margery Murray, Resident Commissioner
Cathy McGrellis, Executive Director/Secretary

1. Call to Order.

Chairperson Murray called the Board Meeting of the Ilion Housing Authority to order at 5:00pm at the Ilion Housing Authority offices.

2. Roll Call.

Chairperson Murray, Commissioners Woody and Burch were present. Commissioner Lachacz was present via telephone. Director McGrellis was present. Commissioner Sanchez, Resident Commissioner Murray, Counsel Rose and Trustee Moore were excused.

3. Approval of the Minutes.

Commissioners read and reviewed the minutes of the February 19, 2018 Regular Board Meeting. Commissioner Burch made a motion to approve the minutes with the change of the next meeting date to March 19, 2019 from March 26, 2019 and Commissioner Woody seconded the motion with the changes. Ayes all.

4. Management Report.

Director McGrellis provided a written monthly report and highlighted the key indicator information supplementing the report.

5. Tenant Advisory Report. Nothing to report.

6. Committee Reports. Nothing to report.

7. Financial Report.

- a. Monthly Transaction Report. The Board of Commissioners reviewed the reports for February 2019. Commissioner Woody made a motion to approve the monthly transaction reports for February 2019 and Commissioner Burch seconded the motion. Ayes all.
- b. Credit Card Transaction Report. The Board of Commissioners reviewed the report.
- c. Profit/Loss Report. The Board of Commissioners reviewed the reports.
- d. Bank Statements. The Board of Commissioners reviewed the reports. Commissioner Lachacz made a motion to accept the February 2019 financial reports as presented and Commissioner Woody seconded the motion. Ayes all.

8. Old Business.

- a. Elevator project.

- i. Vertical Technologies. Director McGrellis advised the board that there are no recent updates from Counsel Rose regarding the Vertical Technologies judgement. No further action is required.
 - b. Rent Increase – July 2019 – Director McGrellis discussed the meeting held with the residents on Thursday March 14, 2019. Forty-seven residents attended. Several projects that will be happening in 2019 were discussed as well as the July 2019 rent increase. Director McGrellis encouraged the residents to ask questions and explained the two year phase in that will be in effect after the increase for residents that pay maximum rent. Director McGrellis will be writing a letter to the St. Johnsville Housing Authority advising of the rent increase and it will be discussed at the April 2019 board meeting.
9. New Business (30 minutes)
 - a. SEMAP Score – Director McGrellis advise the board the Ilion Housing Authority received a score of 92%, a performance rating of high, for the Section 8 Management Assessment Program (SEMAP) certification. No further action is required.
 - b. London Towers Flooring project – Director McGrellis presented a budget for the modernization of the London Tower floors. Commissioner Woody made a motion to approve a \$258,000.00 budget for the London Towers Flooring project to take place over the next 2-3 years and Commissioner Lachacz seconded the motion. Ayes all.
 - c. WISE Program – Director McGrellis discussed with the board that the Housing Authority is always looking for educational programs for our residents to participate in. The WISE Program is a program through Catholic Charities that educates senior about several different topics being held at London Towers over the next 10 weeks. It is open to all residents and the community.
10. Open Discussion. Nothing to report.
11. Executive Session for personnel matters. Nothing to report.
12. Next Scheduled Board Meeting: April 16, 2019 at 5:00pm.

Adjourn. Commissioner Burch made a motion to adjourn at 6:06pm, Commissioner Woody seconded the motion. Meeting adjourned.

Respectfully submitted,

Cathy McGrellis
Executive Director