

Vermilion Housing Authority



Board of Commissioners

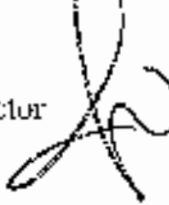
October 21, 2021

Board Packet



Vermilion Housing Authority
1507 Clyman Lane
Danville, IL 61832
P: (217) 443-0621 F: (217) 431-7059
Jaclyn Vinson, Executive Director

TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director 

DATE: October 15, 2021

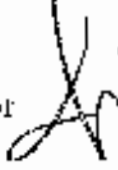
SUBJECT: Board of Commissioners Monthly Meeting

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville is scheduled for **Thursday, October 21, 2021 at 4:00 p.m.** at **Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.**

JV:sh



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director 

DATE: October 9, 2020

SUBJECT: Board of Commissioners Annual Meeting

The annual meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for **Thursday, October 21, 2021 at 4:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.**

Copies of information and business items are enclosed. Please contact me at (217) 444-3101 if you have any questions.

JV:sjh
Enclosures



**ANNUAL MEETING
FAIR OAKS ADMINISTRATION BUILDING
BOARD ROOM
THURSDAY, OCTOBER 21, 2021 at 4:00 P.M.**

AGENDA

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of October 15, 2020 minutes
5. Election of Officers
6. Appointment of Secretary-Treasurer
7. Adjournment

***NEED BOARD APPROVAL AND/OR RESOLUTION**

**MINUTES OF
OCTOBER 15, 2020
ANNUAL BOARD MEETING**

The Board of Commissioners of the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority met in annual session on October 15, 2020 at 4:03 p.m. via Zoom. Chairman O'Shaughnessy asked that everyone give a moment of silence and prayer which Commissioner Parks lead. Upon roll call requested by Chairman O'Shaughnessy those present and absent were:

PRESENT: Carla Boyd, Alicia Geddis, Chairman Pat O'Shaughnessy, Tyson Parks, Deanna Witzel, Gary Miller and Lindsay Vanleet

ABSENT: None

ALSO PRESENT: Executive Director, Jaclyn Vinson; Chief Financial Officer, Amber McCoy; HCV Director, Brittany Savalick

Chairman O'Shaughnessy called for any additions or deletions to the agenda. Being none, Chairman O'Shaughnessy called for a motion to approve the agenda as presented. Commissioner Parks moved that the agenda be approved as presented; motion was seconded by Commissioner Boyd. Upon a unanimous aye vote, approval was granted.

Chairman O'Shaughnessy then called for any additions or deletions to the minutes from the October 17, 2019 annual meeting. Being none, Chairman O'Shaughnessy called for a motion to approve the minutes. Commissioner Boyd moved that the minutes of the October 17, 2019 annual meeting be approved. Commissioner Witzel seconded the motion. Upon a unanimous aye vote, approval was granted.

Chairman O'Shaughnessy stated the next item was the election of officers for the 2020-2021 year and stated that he would preside over the elections. He then declared the office of Board Chairman vacant and asked for a nomination for Chairman of the Board of Commissioners. Commissioner Boyd nominated Commissioner O'Shaughnessy as Chairman for the ensuing year, seconded by Commissioner Witzel. Chairman O'Shaughnessy called for nominations for the position of Chairman another two times. There being no further nominations, Chairman O'Shaughnessy asked for a motion to close the nominations for Chairman. Commissioner Parks moved that the nominations for Chairman be closed, seconded by Commissioner Miller. Upon a unanimous aye vote, nominations for Chairman were closed. Commissioner O'Shaughnessy requested a motion to elect Commissioner O'Shaughnessy as Chairman. Commissioner Boyd moved to elect Commissioner O'Shaughnessy as Chairman, seconded by Commissioner Geddis. Upon a unanimous aye vote, Commissioner O'Shaughnessy was declared Chairman of the Board.

Chairman O'Shaughnessy then declared the position of Vice Chairman vacant and asked for a nomination for Vice Chairman of the Board of Commissioners. Commissioner Witzel nominated Commissioner Miller as Vice Chairman, seconded by Commissioner Boyd. Chairman O'Shaughnessy called for nominations for the position of Vice Chairman another two times. Commissioner Geddis nominated Commissioner Parks as Vice Chairman, seconded by Commissioner Boyd. Discussion was held. Chairman O'Shaughnessy asked for a motion to close the nominations for Vice Chairman. Commissioner Parks moved that nominations for Vice Chairman be closed, seconded by Commissioner Geddis. Commissioner O'Shaughnessy requested a motion to elect Commissioner Parks as Vice Chairman. Commissioner Geddis moved to elect Commissioner Parks as Vice Chairman, seconded by Commissioner Boyd. Upon a unanimous aye vote, Commissioner Parks was declared Vice Chairman of the Board.

Chairman O'Shaughnessy stated that a Secretary/Treasurer needs to be appointed for the ensuing year. Commissioner Boyd stated that she moves to reappoint Jaclyn Vinson, Executive Director, to the position. Commissioner Geddis seconded the motion. Chairman O'Shaughnessy asked all in favor by acclamation signify by saying "aye". Upon a unanimous aye vote, Chairman O'Shaughnessy declared Jaclyn Vinson, Executive Director, as Secretary/Treasurer.

There being no further business to come before the Board at the Annual Meeting, Chairman O'Shaughnessy stated that he would entertain the idea of adjournment. Commissioner Witzel moved that the meeting be adjourned, that motion was seconded by Commissioner Geddis. Upon a unanimous aye vote, the meeting was adjourned at 4:20 p.m.

Chairman
The Housing Authority of the City of
Danville, Illinois d/b/a Vermilion Housing Authority,
Board of Commissioners

Secretary/Treasurer
The Housing Authority of the City of
Danville, Illinois d/b/a Vermilion Housing Authority,
Board of Commissioners

**BOARD OF COMMISSIONERS
REGULAR MEETING
FAIR OAKS ADMINISTRATION BUILDING
BOARD ROOM
THURSDAY, OCTOBER 21, 2021
AGENDA**

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda [voice vote]
4. **Public and Resident Comments:**
Comments will be accepted on items listed on the agenda for action at the October Board of Commissioners meeting with a 3 minute limit or with an authorized form signed and turned in prior to the meeting-ED
5. Approval of September 17, 2021- VILA Board Minutes (pages 1-12)
6. Police Reports (pages 13-14)
7. Department Reports:
 - (a) Public Housing (pages 15-17)
 - (b) IICV (pages 18-19)
 - (c) Finance (pages 20-38)
 - (d) Personnel (page 39)
8. **New Business [all the below items – roll call vote]**
 - * (a) Fiscal Year 2022 Public Housing Budget Revision (pages 40-43)
 - * (b) 314 N. Washington Property Acceptance (pages 44-50)
 - * (c) RFQ – Architecture & Engineering Services with Farnsworth Group (pages 51-53)
 - * (d) Temporary Fence Rental for Fair Oaks Demolition (pages 54-56)
 - * (e) Boiler Replacement at Mer Che Manor (pages 57-59)
 - * (f) Replace Furnaces at Hubbard Trail Terrace (pages 60-62)

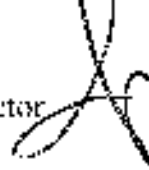
9. Other Business
 - (a) Audit
 - (b) Project Updates
10. Closed Session
11. Chairman /Commissioner Comments
12. Adjournment

***NEED BOARD APPROVAL AND/OR RESOLUTION**

-The next regularly scheduled meeting of the Board of Commissioners is November 18, 2021 at the Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, IL. We will begin at 4:00 p.m.



TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director 

DATE: October 15, 2021

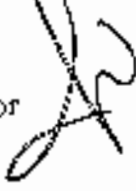
SUBJECT: Board of Commissioners Annual Meeting

The annual meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for **Thursday, October 21, 2021 at 4:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.**

JV:sjh



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director 

DATE: October 15, 2021

SUBJECT: Board of Commissioners Monthly Meeting

The next regular monthly meeting of the Board of Commissioners of the Housing Authority of the City of Danville is scheduled for **Thursday, October 21, 2021 at 4:00 p.m.** at **Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.**

Copies of information and business items are enclosed. Please contact me at (217) 444-3101 if you have any questions.

JV:sh
Enclosures

MINUTES OF
September 17, 2021
REGULAR BOARD MEETING

The Board of Commissioners of the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority met in regular session on September 17, 2021 at 4:03 p.m. and via Zoom. Chairman O'Shaughnessy asked Elder Parks to lead a prayer in lieu of the "Pledge of Allegiance." Upon roll call requested by Chairman O'Shaughnessy, those present and absent were:

PRESENT: Chairman Pat O'Shaughnessy, Vice-Chairman Tyson Parks, Alicia Geddis, Deanna Witzel, Garry Miller and Lindsay VanFleet
ABSENT: Carla Boyd
ALSO PRESENT: Executive Director, Jaclyn Vinson; Intake Specialist, Sue Harden and Chief Financial Officer, Amber McCoy

Chairman O'Shaughnessy called for any additions or deletions to item number 3 on the agenda. None were presented. Chairman O'Shaughnessy then called for a motion to approve the agenda as presented. Vice Chairman Parks moved that the agenda be approved as presented. Commissioner Witzel seconded the motion. Chairman O'Shaughnessy called for a roll call vote to approve the agenda which produced the following:

AYES: A. Geddis, P. O'Shaughnessy, T. Parks, D. Witzel, G. Miller and L. VanFleet
NAYES: None
ABSENT: C. Boyd

Chairman O'Shaughnessy opened the floor to public and resident comments, item number 4 on the agenda. None were presented.

Chairman O'Shaughnessy asked for any additions or deletions to the minutes from the August 19, 2021 Regular Board Meeting Minutes and Closed Session Minutes item number 5 on the agenda. None were presented. Chairman O'Shaughnessy stated that if there were no additions or corrections, he needs a motion to approve the minutes. Commissioner Witzel made a motion that the minutes from the August 19, 2021 Regular Board Meeting Minutes and Closed Session Minutes be approved. Commissioner VanFleet seconded the motion. Chairman O'Shaughnessy called for a roll call vote to approve the minutes of the August 19, 2021 Regular Board Meeting Minutes and Closed Session Minutes which produced the following:

AYES: P. O'Shaughnessy, T. Parks, D. Witzel, G. Miller, L. VanFleet and A. Geddis

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NAYES: None
ABSENT: C. Boyd

Chairman O'Shaughnessy asked for item number 6 on the agenda – Police Reports. Mrs. Vinson stated there were 12 police calls for August.

Chairman O'Shaughnessy asked for item number 7 on the agenda - Director's reports.

(a) **Public Housing** – Mrs. Vinson went over the August report. She stated they were at 99% occupancy for all AMPs. She also went over the ROSS Grant.

(b) **HCV/Section 8** Mrs. Vinson went over the August report. She stated they have 473 active vouchers.

(c) **Finance** – Amber McCoy went over the Finance, TAR's and Expenditures Reports for August.

(d) **Personnel** – Mrs. Vinson went over the August report.

Chairman O'Shaughnessy asked if there were any other questions regarding the reports. None were presented.

Chairman O'Shaughnessy asked for item number 8 on the agenda – Disposition of 2003 Ford Escape; Disposition of 2000 Chevy 15 Passenger Van as well as the Turtle Top Retrofit; Disposition of John Deere 737 2 Track 54" Mower; Purchase of 2 – 2022 Chevy Silverado's; Disposition of 2005 Chevy Silverado; Project Services Agreement for Fair Oaks Demolition and Project Services Agreement for Ramey Court Demolition.

(a) **Disposition of 2003 Ford Escape** – Mrs. Vinson went over the resolution. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Miller made a motion to approve the Disposition of 2003 Ford Escape. Commissioner Witzel seconded it.

RESOLUTION NO. 2021-26

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body

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organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the disposition of the 2003 Ford Escape; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the disposition of the 2003 Ford Escape.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Disposition of 2003 Ford Escape which produced the following:

AYES: T. Parks, D. Witzel, G. Miller, L. VanFleet, A. Geddis and P. O'Shaughnessy
NAYES: None
ABSENT: C. Boyd

Chairman O'Shaughnessy thereupon declared said motion carried.

(b) Disposition of 2000 Chevy 15 Passenger Van as well as Turtle Top Retrofit – Mrs. Vinson went over the resolution. Chairman O'Shaughnessy asked if there were any questions. None were presented. Vice Chairman Parks made a motion to approve the Disposition of 2000 Chevy 15 Passenger Van as well as Turtle Top Retrofit. Commissioner Witzel seconded it.

RESOLUTION NO. 2021-27

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the disposition of the 2000 Chevy 15 Passenger Van as well as Turtle Top Retrofit; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action,

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the disposition of the 2000 Chevy 15 Passenger Van as well as Turtle Top Retrofit.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Confidentiality Agreement which produced the following:

AYES: D. Witzel, G. Miller, L. Vanfleet, A. Geddis, P. O'Shaughnessy and T. Parks
NAYES: None

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ABSENT: C. Boyd

Chairman O'Shaughnessy thereupon declared said motion carried.

(c) **Disposition of John Deere 737 2 Track 54" Mower** - Mrs. Vinson went over the resolution. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Witzel made a motion to approve the Disposition of John Deere 737 2 Track 54" Mower. Vice Chairman Parks seconded it.

RESOLUTION NO. 2021-28

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the disposition of the John Deere 737 2 Track 54" Mower; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the disposition of the John Deere 737 2 Track 54" Mower.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Disposition of John Deere 737 2 Track 54" Mower, which produced the following:

AYES: L. VanFleet, A. Geddis, P. O'Shaughnessy, T. Parks, D. Witzel and G. Miller
NAYES: None
ABSENT: C. Boyd

Chairman O'Shaughnessy thereupon declared said motion carried.

(d) **Purchase of 2 – 2022 Chevy Silverado's** Mrs. Vinson went over the purchases. Chairman O'Shaughnessy asked if there were any questions. None were presented. G. Miller made a motion to approve the Purchase of 2 2022 Chevy Silverado's. Commissioner Witzel seconded it.

RESOLUTION NO. 2021-29

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, the Authority to approve the purchase of 2 2022 Chevy Silverado's from Miles Chevrolet, Decatur, IL at a cost not to exceed \$59,474.00; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of purchase of 2 2022 Chevy Silverado's from Miles Chevrolet, Decatur IL at a cost not to exceed \$58,474.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Purchase of 2 2022 Chevy Silverado's which produced the following:

AYES: A. Geddis, P. O'Shaughnessy, T. Parks, D. Witzel, G. Miller and L. VanFleet
NAYES: None
ABSENT: C. Boyd

Chairman O'Shaughnessy thereupon declared said motion carried.

(c) **Disposition of 2005 Chevy Silverado 2500** – Mrs. Vinson went over the resolution. Chairman O'Shaughnessy asked if there were any questions. A question and answer session followed. Chairman O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Witzel made a motion to approve the Disposition of 2005 Chevy Silverado 2500. Vice Chairman Parks seconded it.

RESOLUTION NO. 2021-30

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and

undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the disposition of the 2005 Chevy Silverado 2500; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the disposition of the 2005 Chevy Silverado 2500.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Disposition of 2005 Chevy Silverado 2500 which produced the following:

AYES: P. O'Shaughnessy, T. Parks, D. Witzel, G. Miller, L. VanFleet and A. Geddis
NAYES: None
ABSENT: C. Boyd

Chairman O'Shaughnessy thereupon declared said motion carried.

(F) Project Services Agreement for Fair Oaks Demolition – Mrs. Vinson went over the agreement. Chairman O'Shaughnessy asked if there were any questions. None were presented. Vice Chairman Parks made a motion to approve the Project Services Agreement for Fair Oaks Demolition. Commissioner VanFleet seconded it.

RESOLUTION NO. 2021-31

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the issuance of a Project Services Agreement for Fair Oaks Demolition with Farnsworth Group at a cost not to exceed \$10,250.00; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Project Services Agreement with Farnsworth Group for Fair Oaks Demolition at a cost not to exceed \$10,250.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Project Services Agreement for Fair Oaks Demolition which produced the following:

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AYES: T. Parks, D. Witzel, G. Miller, L. VanFleet, A. Geddis and P. O'Shaughnessy
NAYES: None
ABSENT: C. Boyd

Chairman O'Shaughnessy thereupon declared said motion carried.

(g) **Project Services Agreement for Ramey Court Demolition** – Mrs. Vinson went over the agreement. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Miller made a motion to approve the Project Services Agreement for Ramey Court Demolition. Commissioner Witzel seconded it.

RESOLUTION NO. 2021-32

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the issuance of a Project Services Agreement for Ramey Court Demolition with Farnsworth Group at a cost not to exceed \$10,250.00; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Project Services Agreement with Farnsworth Group for Ramey Court Demolition at a cost not to exceed \$10,250.00.

Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Project Services Agreement for Ramey Court Demolition which produced the following:

AYES: D. Witzel, G. Miller, L. VanFleet, A. Geddis, P. O'Shaughnessy and T. Parks
NAYES: None
ABSENT: C. Boyd

Chairman O'Shaughnessy thereupon declared said motion carried.

Chairman O'Shaughnessy asked for item 9 on the agenda – Other Business - None.

Chairman O'Shaughnessy asked for item 10 on the agenda – Closed Session for Real Estate Matters. Chairman O'Shaughnessy asked for a motion and a second to go into Closed Session for Real Estate Matters Pursuant to the IL Open Meetings Act:

§ ILCS 120/2(c)(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. None were presented.

Chairman O'Shaughnessy as for item 11 on the agenda - Chairman/Commissioner Comments. None were presented.

Chairman O'Shaughnessy stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Commissioner Witzel made the motion to adjourn. Commissioner Geddis seconded the motion. Chairman O'Shaughnessy called for a roll call vote to adjourn the meeting which produced the following:

AYES: A. Geddis, P. O'Shaughnessy, T. Parks, D. Witzel, G. Miller and L. VanFleet
NAYES: None
ABSENT: C. Boyd

The meeting was adjourned at 4:28 p.m.

_____ Date: _____

Chairman
The Housing Authority of the City of
Danville, Illinois d/b/a Vermilion Housing Authority,
Board of Commissioners

_____ Date: _____

Secretary/Treasurer
The Housing Authority of the City of
Danville, Illinois d/b/a Vermilion Housing Authority,
Board of Commissioners

VHA - Police Reports in Commercial News - September 2021

Date	Type	Location	Description
9/4/2021	Police	Fair Oaks	Criminal damage to property in the 900 block of Redden
9/8/2021	Police	Fair Oaks	Criminal trespass to State supported property on Wakely
9/9/2021	Police	Fair Oaks	Criminal damage to property in the 900 block of Lewis
9/10/2021	Police	Fair Oaks	Criminal trespass to land on E. Fairchild and Redden/Lewis Courtyard
9/13/2021	Police	Beeler	Theft in the 300 block of Bradley Lane
9/14/2021	Police	Beeler	Domestic battery in the 300 block of Washington
9/14/2021	Police	Fair Oaks	Battery in the 900 block of Fowler
9/16/2021	Police	Fair Oaks	Domestic battery in the 900 block of Lewis
9/16/2021	Police	Fair Oaks	Aggravated assault with a deadly weapon in the 900 block of Lewis
9/16/2021	Police	Fair Oaks	Unlawful use of a weapon, possession of cannabis, possession of a stolen firearm and criminal trespass to rea property in the 900 block of Redden
9/16/2021	Police	Fair Oaks	Disorderly conduct in the 1000 block of Campbell
9/19/2021	Police	Fair Oaks	Criminal damage in the 900 block of Hubbard
9/20/2021	Police	Fair Oaks	Domestic battery in the 900 block of Hubbard
9/20/2021	Police	Fair Oaks	Domestic battery and criminal damage to property in the 900 block of Hubbard
9/20/2021	Police	Fair Oaks	Battery in the 900 block of Redden

*Year to Date Comparisons on Next Page

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	FY 2021		FY 2022		YTD Police	FY 2021		FY 2022	
	2021	2021	2022	2022		2021	2021	2022	2022
Total Police Calls									
March		17							
February		22							
January		33							
December		15							
November		9							
October		23							
September		33							
August		12							
July		22							
June		21							
May		26							
April		20							

	FY 2021		FY 2022	
	2021	2021	2022	2022
Total Calls for the Month	15	118	118	141

- C - FY Calls
- F - Back Calls
- M - Misdemeanors
- O - Other
- K - Parking Tickets
- W - Welfare Checks
- P - Public Safety
- R - Rental Disputes
- T - Traffic County Properties as well

Sep-21

AMP	End of Month Occupancy	TOTAL UNITS PER COMMUNITY	Vacant for Demo	OCCUPIED UNIT %
AMP 101-Fair Oaks	154	260	102	97%
AMP 102-Beeler, Churchill, Madison Ct.	107	108	1	99%
AMP 103- Mer Che	93	93	0	100%
AMP 104- County Sites	184	211	28	99%
GRAND TOTAL THIS MONTH	538	672	128	99%
GRAND TOTAL LAST MONTH	539	672	124	98%

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Demo Update- September 2021	
Fair Oaks	
Transferred/Transferring	32
Porting	23
Moved out on own	15
Leased up with HCV in VC	22
Total	92
Ramey Court	
Transferred/ Pending possible transfer	8
Leased up in VC	4
Vacant Prior to Approval	8
Porting	1
Moved out on own	5
Total	26



September 2021 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Meetings:

- Continuum of Care Meeting at YFRC
- VHA All Teams Meeting
- VHA staff meetings
- Step Up
- Access, Equity and Diversity meeting at DACC

Referrals:

- 1 to DACC GED
- 2 to VHA Intake
- 1 to AJC (American Jobs Center)

Trainings:

- No trainings in September, continuing to learn Family Metrics software

Program:

- Meet & Greet in Hoopston at Centennial Manor
 - Introduction to the ROSS Program and BINGO with the residents
- Introduce ROSS to potential Community Partners in Hoopston
 - Hoopston Multi-Agency
 - U of I Cooperative Extension
 - Grant Township Food Pantry
 - DACC Higher Learning Center
 - Hoopston Public Library
- Door to door in Rossville at Hubbard Trail Terrace
- Working to expand Community Partners
- Working with Property Managers to recruit participants for ROSS

Housing Choice Voucher September 2021 Board Report

UTILIZATION

- New Admissions: 3
- Terminations: 15
 - 4- Program Compliance
 - 1- Over Income – 180 days
 - 10- Port-Out (Absorbed)

Mon.	Year			FUP	Reg.	DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	2021 Total
	2019	2020	2021										
1	387	449	0		338			47	51	5	12	4	468
2	387	454	8		330			46	52	5	14	4	468
3	384	460	7		337	3		45	53	5	14	4	468
4	390	470	7		342	7		42	55	5	14	4	476
5	402	458	7		340	11		42	56	5	15	4	480
6	403	460	5		333	14		43	54	5	16	4	475
7	407	465	5		328	20	3	43	51	5	16	4	475
8	405	469	7		325	21	3	42	52	5	19	4	478
9	406	464	7		319	25	3	41	50	6	16	6	478
10	417	466	7		311	22	3	40	53	7	13	6	462
11	425	465											
12	436	463											
Grand Total	4849	5547	70		3312	135	12	431	527	53	149	44	4721

Legend:

FUP- Family Unification

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (Project-Based)

CP- Crosspoint Referral

Port-Out- Payable Port-Outs

PMII- Prairie Meadows Phase II (Project-Based)

FUNDING

JAN	910	466	51%
FEB	910	470	52%
MAR	910	469	52%
APR	910	486	53%
MAY	910	489	54%
JUNE	910	476	52%
JULY	910	474	52%
ATG	910	477	52%
YTD	7280	3787	52%

JAN	\$224,438	\$221,408	99%	\$433,212
FEB	\$224,438	\$230,136	103%	\$433,212
MAR	\$224,438	\$229,112	102%	\$433,212
APR	\$231,273	\$232,469	101%	\$433,212
MAY	\$231,273	\$234,243	101%	\$433,212
JUNE	\$231,273	\$235,123	102%	\$433,212
JULY	\$231,273	\$237,983	103%	\$433,212
ATG	\$231,273	\$24,569	104%	\$506,43
YTD	\$7,830,579	\$1,852,048	102%	\$497,00

UMA - Unit Months Available
 UML - Unit Months Leased
 ABA - Annual Budget Authority
 HAP - Housing Assistance Payment
 PJC - Per Unit Cost (Average)



To: Jackie Virson, Executive Director
 From: Amber McCoy, Chief Financial Officer
 Date: October 7, 2021
 Re: Finance Report

Public Housing Operating Fund

	September 2021	FY 2020
COFC	(\$7,011.56)	\$51,351.55
AMP 101	(\$75,338.98)	\$07,832.19
AMP 102	(\$8,770.57)	\$24,548.77
AMP 104	(\$1,754.77)	\$20,000.00
AMP 106	(\$7,291.21)	\$12,874.30
Total	(\$99,271.99)	\$206,607.61

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of \$3,452.00 for the month and a overall gain of \$67,716.19 for the year.

Public Housing Capital Fund

Capital Fund 2020, HACD, funds were drawn down in the amount of \$22,630.48. Capital Fund 2019, HACD, funds were drawn down in the amount of \$29,801.85. Capital Fund 2020, HACD, funds were drawn down in the amount of \$14,478.09. Capital Fund 2020, VCHA, funds were drawn down in the amount of \$6,284.71. Capital Fund 2021, VPA, funds were drawn down in the amount of \$52,388.80.

CARE's Act Funding

	September 2021	Expended Grant To Date	Available Balance
AMP 101	\$1,948.55	\$212,842.00	\$0.00
AMP 102	\$1,145.75	\$58,396.55	\$1,8733.81
AMP 100	\$0.00	\$41,985.00	\$0.00
AMP 104	\$1,157.48	\$700,701.00	\$0.00
COFC - Section 8	\$1,657.57	\$123,413.70	\$1,785.88
Total	\$5,915.47	\$1,844,457.85	\$20,219.11

Tenant Receivables Outstanding

Tenant accounts receivables for the month have increased in total to \$62,727.01.

Notable AP Expenditures

Ernst & Guterre	\$16,455.00	Fair Oaks pond replacement
Toson Teledata Inc.	\$52,180.00	Boiler and Chiller surveillance system install and upgrade.
Midwest Asphalt Co.	\$17,711.60	Concrete work on Bridges.
Greens Sweeping & Trucking LLC	\$21,887.55	Recycling sweeping services, water line repair and landscape upgrade.
Straussberg's Fine Trim	\$43,897.85	MerCh and Parkside interior corridor projects.

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Vermillion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 9/30/2021

Assets	Total Public Housing	100 OOO	101 Fair Dale	102 Beeler Old Madison	103 Merche	104 County	800 HCV
111001 Gen Op Fund	3,324,559.19	2,324,865.19	0.00	0.00	0.00	0.00	0.00
111006 HCV Fund	0.00	0.00	0.00	0.00	0.00	0.00	752,189.18
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Intofund	2,481.02	(2,043,806.18)	2,482,320.81	43,201.65	83,197.14	450,859.31	(1156.64)
112200 A/Accounts	63,727.93	0.00	28,740.73	6,652.26	5,785.80	77,612.59	185,278.62
112255 Allow Doubtful A	(5,860.00)	0.00	(137.25)	(58.20)	(1,597.52)	(4,091.75)	(315,278.62)
112300 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
111100 Prepaid WC	53,207.82	28,207.95	0.00	0.00	0.00	0.00	0.00
111101 Prepaid Ins	41,520.01	150.47	18,497.97	6,897.08	5,761.54	17,273.28	(202.16)
111102 Prepaid Soft	0.00	0.00	0.00	0.00	0.00	0.00	1,102.36
111109 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
140001 Vehicles	742,711.68	0.00	184,490.68	18,772.20	18,402.00	21,157.00	29,075.00
140002 Equipment	1,405,038.01	39,021.33	709,289.73	178,283.60	33,067.71	384,475.00	0.00
140003 Development	17,661,897.86	325,944.93	2,102,339.92	2,513,307.20	1,867,757.00	10,670,729.01	0.00
140004 Structures	73,743,895.43	8,434,959.87	10,344,822.28	3,850,552.05	3,857,311.38	43,627.00	0.00
140005 Acct'n Deprac	(38,864,757.59)	(1,239,320.45)	(112,929,909.25)	(11,385,089.89)	(4,619,984.07)	(6,473,770.13)	(6,021.50)
140006 Land	914,531.00	33,160.85	357,706.36	151,874.31	(37,415.03)	191,380.00	0.00
140100 EPC	4,844,172.21	0.00	1,527,520.90	1,937,510.60	848,974.41	0.00	0.00
Total Assets	\$ 12,788,375.33	\$ 265,967.40	\$ 5,014,499.10	\$ 2,157,708.57	\$ 1,645,520.43	\$ 3,519,681.83	\$ 251,742.86
Liability							
211100 Acc Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	51,512.01	0.00	22,250.00	9,215.00	3,700.00	76,413.00	0.00
211704 Health Ins	(37,918.64)	(37,048.61)	0.00	0.00	0.00	0.00	0.00
211706 Dental Ins	(2,915.99)	(2,545.35)	0.00	0.00	0.00	0.00	0.00
211726 Unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211727 Garnishments	38.00	0.00	0.00	0.00	0.00	38.00	0.00
211728 Vision	(25.58)	(25.98)	0.00	0.00	0.00	0.00	0.00
211729 Life Ins	113.80	113.80	0.00	0.00	0.00	0.00	0.00
211909 Post Training	22,911.70	0.00	8,977.71	3,855.35	882.53	7,156.00	0.00
211932 Strap	644.54	644.54	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	15,119.34	2,559.54	4,747.45	1,463.23	2,355.88	2,987.46	2,058.44
212001 Accrued Tax	1,003.02	955.80	362.73	212.27	104.49	268.54	1,924
213200 EPC Acc Int	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213300 EPC Cur Pdn	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213301 EPC M V	10,510.55	0.00	5,330.05	3,139.36	2,391.52	0.00	0.00
213302 EPC Replace	5,067.70	0.00	755.42	229.76	2,088.95	0.00	0.00
213400 Accrued Int	59,819.72	13,808.02	3,740.58	3,395.78	2,344.05	12,443.88	4,788.08
213700 P.U.I.T	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224009 People Refs	12,907.20	0.00	1,666.25	3,271.45	1,008.75	6,787.74	0.00
224503 Unclaimed Rvns	0.00	0.00	0.00	0.00	0.00	0.00	1,788.70
230000 Loan EPC	1,709,349.75	0.00	(375,567.07)	488,176.33	410,920.36	0.00	0.00
Total Liability	\$ 1,835,801.01	\$ (25,608.01)	\$ 865,703.02	\$ 522,271.82	\$ 426,942.56	\$ 66,443.67	\$ 3,795.01
Equity							
200300 Gen Fx Assets	7,429,113.67	85,748.71	1,624,660.55	1,152,388.81	1,259,479.27	3,703,045.23	18,458.43
200600 Unrestricted	4,701,772.22	284,177.85	1,537,619.17	851,452.44	72,543.08	15,371.68	153,000.91
201000 Unrestricted	(1,467,395.53)	0.00	(972,796.08)	(354,301.27)	(107,250.68)	0.00	0.00
207601 Resrv. 15%	0.00	0.00	0.00	0.00	0.00	0.00	71,727.35
Total	\$ 10,662,489.51	\$ 310,424.08	\$ 4,070,884.89	\$ 1,610,470.98	\$ 1,190,167.67	\$ 3,480,918.91	\$ 189,686.66
Current Year HAD +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (14,825.00)
Current Year Oper +/-	\$ 704,587.81	\$ 51,111.85	\$ 97,915.19	\$ 21,342.77	\$ 75,350.20	\$ 12,329.50	\$ 67,645.19
Current Year Net Assets	\$ 204,687.01	\$ 51,151.35	\$ 87,833.19	\$ 24,349.77	\$ 20,360.20	\$ 12,319.30	\$ 59,261.10
Total Equity	\$ 10,867,176.52	\$ 361,575.41	\$ 4,158,718.08	\$ 1,635,439.75	\$ 1,210,527.87	\$ 3,493,238.21	\$ 248,947.85
Liabilities & Net Assets	\$ 12,788,375.33	\$ 265,967.40	\$ 5,014,499.10	\$ 2,157,708.57	\$ 1,645,520.43	\$ 3,519,681.83	\$ 251,742.86

Vermilion Housing Authority
 Operating Statement - Public Housing - Public Housing Combined
 September 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 798,722.00	\$ 82,810.81	\$ 464,641.58	58%
Non - Dwelling Rental	\$ 22,080.00	\$ 920.00	\$ 7,360.00	33%
Interest Income	\$ 9,278.00	\$ 551.51	\$ 3,708.35	40%
Other Income	\$ 187,774.00	\$ 1,076.75	\$ 63,270.52	34%
Subsidy	\$ 3,335,002.00	\$ 158,972.00	\$ 1,428,090.00	43%
Total Revenue	\$ 4,352,861.00	\$ 240,344.07	\$ 1,967,070.45	45%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 510,482.00	\$ 57,761.05	\$ 243,811.34	48%
Legal	\$ 70,542.00	\$ 2,752.50	\$ 10,920.00	15%
PBA Mngt. Exp.	\$ -	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 4,775.00	\$ -	\$ 6,566.76	133%
Other Administrative Exp	\$ 136,360.00	\$ 3,068.07	\$ 68,788.46	50%
Total Administrative Expense	\$ 722,159.00	\$ 64,182.52	\$ 330,086.56	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 15,408.00	\$ 1,282.39	\$ 7,710.25	50%
Total Tenant Services Expenses	\$ 15,408.00	\$ 1,282.39	\$ 7,710.25	
Total Utility Expenses	\$ 537,590.00	\$ 55,189.08	\$ 319,590.21	59%
<i>Maintenance</i>				
Salaries	\$ 590,707.00	\$ 67,085.80	\$ 267,347.04	45%
Materials	\$ 226,595.00	\$ 21,309.37	\$ 92,154.57	41%
Contracts	\$ 442,207.00	\$ 28,083.19	\$ 182,208.62	41%
Total Maintenance Expenses	\$ 1,259,509.00	\$ 116,479.36	\$ 542,010.23	
<i>General Expenses</i>				
Insurance	\$ 178,480.00	\$ 14,873.61	\$ 89,241.66	50%
Employee Benefits	\$ 559,581.00	\$ 54,290.48	\$ 260,965.39	47%
Depreciation Expense	\$ 345,800.00	\$ 26,960.94	\$ 161,819.64	47%
Casualty Losses	\$ 5,000.00	\$ -	\$ (50,095.53)	0%
Collection Losses	\$ 29,418.00	\$ 3,720.23	\$ 58,781.01	200%
Energy Perf Cont Expense	\$ 155,021.00	\$ 4,932.43	\$ 48,223.72	31%
Total General Expenses	\$ 1,273,300.00	\$ 104,286.60	\$ 562,935.39	
Total Expenses	\$ 3,807,966.00	\$ 344,420.04	\$ 1,762,332.64	46%
Surplus - (Deficit)	\$ 544,895.00	\$ (94,075.97)	\$ 204,697.81	

Percent of Budget Month 6 of 12

50%

00000022

Vermillion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
September 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 49,874.00	\$ -	\$ -	0%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 49,874.00	\$ -	\$ -	0%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 233,527.00	\$ 24,643.84	\$ 102,758.32	47%
Legal	\$ 4,545.00	\$ 1,887.50	\$ 2,402.50	53%
PBA Mngt. Exp.	\$ (428,730.00)	\$ (38,457.50)	\$ (258,325.00)	60%
Mileage/Travel/Training	\$ 3,120.00	\$ -	\$ 6,502.14	209%
Other Administrative Exp	\$ 17,876.00	\$ (157.87)	\$ 1,257.22	63%
Total Administrative Expense	\$ (169,672.00)	\$ (12,084.03)	\$ (128,304.82)	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
Total Tenant Services Expenses	\$ -	\$ -	\$ -	
Total Utility Expenses	\$ 14,668.00	\$ 1,384.83	\$ 6,797.36	46%
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 100.00	\$ 1,763.37	\$ 2,133.07	2133%
Contracts	\$ 48,129.00	\$ 4,372.58	\$ 9,107.59	19%
Total Maintenance Expenses	\$ 48,229.00	\$ 5,535.95	\$ 11,235.66	
<i>General Expenses</i>				
Insurance	\$ 602.00	\$ 50.17	\$ 301.02	50%
Employee Benefits	\$ 127,590.00	\$ 12,124.64	\$ 58,909.43	46%
Depreciation Expense	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Per Cost Expense	\$ -	\$ -	\$ -	0%
Total General Expenses	\$ 128,192.00	\$ 12,174.81	\$ 59,210.45	
Total Expenses	\$ 23,417.00	\$ 7,011.56	\$ (51,151.35)	-239%
Surplus - (Deficit)	\$ 28,457.00	\$ (7,011.56)	\$ 51,151.35	

Percent of Budget Month 6 of 12

50%

00000023

Vermillion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
September 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 84,575.00	\$ 22,076.82	\$ 96,944.57	115%
Non - Dwelling Rental	\$ 22,080.00	\$ 920.00	\$ 7,300.00	33%
Interest Income	\$ 3,818.00	\$ 770.16	\$ 1,445.25	40%
Other Income	\$ 40,165.00	\$ 3,384.00	\$ 31,815.01	79%
Subsidy	\$ 1,844,381.00	\$ 35,007.00	\$ 650,300.00	35%
Total Revenue	\$ 1,994,819.00	\$ 61,607.98	\$ 787,871.81	39%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 105,781.00	\$ 12,847.10	\$ 50,920.58	48%
Legal	\$ 23,850.00	\$ 530.00	\$ 2,440.00	10%
PBA Mngt. Exp.	\$ 157,170.00	\$ 11,857.50	\$ 80,910.00	51%
Mileage/Travel/Training	\$ 9.00	\$ -	\$ -	0%
Other Administrative Exp	\$ 47,571.00	\$ 1,734.80	\$ 26,381.76	55%
Total Administrative Expense	\$ 334,381.00	\$ 26,969.50	\$ 160,651.81	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 5,928.00	\$ 493.33	\$ 2,966.41	50%
Total Tenant Services Expenses	\$ 5,928.00	\$ 493.33	\$ 2,966.41	
Total Utility Expenses	\$ 206,103.00	\$ 23,514.59	\$ 135,062.32	66%
<i>Maintenance</i>				
Salaries	\$ 248,725.00	\$ 29,143.68	\$ 110,222.44	44%
Materials	\$ 132,174.00	\$ 12,357.77	\$ 31,642.53	24%
Contracts	\$ 178,824.00	\$ 10,481.41	\$ 81,530.35	46%
Total Maintenance Expenses	\$ 559,723.00	\$ 51,982.86	\$ 223,395.32	
<i>General Expenses</i>				
Insurance	\$ 74,391.00	\$ 6,199.33	\$ 37,195.98	50%
Employee Benefits	\$ 141,559.00	\$ 13,938.74	\$ 69,087.34	49%
Depreciation Expense	\$ 131,552.00	\$ 10,954.53	\$ 65,727.18	50%
Casualty Losses	\$ 5,000.00	\$ -	\$ (56,095.53)	0%
Collection Losses	\$ 1,000.00	\$ 625.52	\$ 30,416.67	3042%
Energy Perf Cont Expense	\$ 72,860.00	\$ 2,318.24	\$ 37,554.12	43%
Total General Expenses	\$ 426,362.00	\$ 34,036.06	\$ 177,885.76	
Total Expenses	\$ 1,532,496.00	\$ 136,996.37	\$ 699,961.65	46%
Surplus - (Deficit)	\$ 462,323.00	\$ (75,388.39)	\$ 87,913.19	

Percent of Budget Month 6 of 12

50%

00000024

Vermilion Housing Authority
Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102
September 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 190,203.00	\$ 16,464.00	\$ 97,838.00	51%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 7,485.00	\$ 90.32	\$ 593.33	40%
Other Income	\$ 23,865.00	\$ 2,246.25	\$ 7,032.83	29%
Subsidy	\$ 470,102.00	\$ 38,765.00	\$ 240,609.00	51%
Total Revenue	\$ 685,655.00	\$ 57,565.57	\$ 346,073.16	50%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 47,417.00	\$ 5,735.58	\$ 22,905.47	48%
Legal	\$ 342.00	\$ -	\$ -	0%
PBA Mngt. Exp.	\$ 77,780.00	\$ 8,292.50	\$ 50,055.00	65%
Mileage/Travel/Training	\$ 254.00	\$ -	\$ 4.48	2%
Other Administrative Exp	\$ 16,185.00	\$ 606.38	\$ 8,261.25	51%
<i>Total Administrative Expense</i>	<i>\$ 141,988.00</i>	<i>\$ 14,634.26</i>	<i>\$ 81,236.20</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,592.00	\$ 215.73	\$ 1,297.05	50%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,592.00</i>	<i>\$ 215.73</i>	<i>\$ 1,297.05</i>	
<i>Total Utility Expenses</i>	<i>\$ 81,726.00</i>	<i>\$ 7,690.30</i>	<i>\$ 47,436.97</i>	<i>58%</i>
<i>Maintenance</i>				
Salaries	\$ 106,069.00	\$ 10,453.78	\$ 45,294.92	43%
Materials	\$ 25,978.00	\$ 1,793.18	\$ 10,901.12	42%
Contracts	\$ 60,082.00	\$ 7,820.70	\$ 21,849.49	36%
<i>Total Maintenance Expenses</i>	<i>\$ 192,129.00</i>	<i>\$ 19,067.66</i>	<i>\$ 78,045.53</i>	
<i>General Expenses</i>				
Insurance	\$ 77,350.00	\$ 2,279.22	\$ 13,675.32	50%
Employee Benefits	\$ 77,784.00	\$ 7,998.51	\$ 36,480.26	47%
Depreciation Expense	\$ 103,503.00	\$ 8,623.90	\$ 51,743.76	50%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 1,902.00	\$ 2,796.00	\$ 3,427.25	183%
Energy Perf Cont Expense	\$ 64,956.00	\$ 1,430.41	\$ 7,721.05	11%
<i>Total General Expenses</i>	<i>\$ 255,495.00</i>	<i>\$ 73,128.10</i>	<i>\$ 113,113.84</i>	
Total Expenses	\$ 676,425.00	\$ 60,736.14	\$ 321,129.39	47%
Surplus (Deficit)	\$ 9,230.00	\$ (3,170.57)	\$ 24,943.77	

Percent of Budget Month 6 of 12

50%

00000025

Vermillion Housing Authority
 Operating Statement - Public Housing - Merche AMP 103
 September 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 179,040.00	\$ 13,551.99	\$ 85,521.99	48%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 1,799.00	\$ 79.03	\$ 519.17	40%
Other Income	\$ 9,081.00	\$ 646.00	\$ 8,704.95	91%
Subsidy	\$ 338,555.00	\$ 27,913.00	\$ 183,692.00	51%
Total Revenue	\$ 527,975.00	\$ 42,190.02	\$ 278,038.11	53%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 47,671.00	\$ 5,233.05	\$ 23,685.83	50%
Legal	\$ 300.00	\$ 335.00	\$ 360.00	120%
PBA Mngt. Exp.	\$ 65,400.00	\$ 7,207.50	\$ 43,090.00	66%
Mileage/Travel/Training	\$ 743.00	\$ -	\$ 8.14	1%
Other Administrative Exp	\$ 12,321.00	\$ 541.82	\$ 8,123.12	66%
Total Administrative Expense	\$ 125,935.00	\$ 13,320.40	\$ 75,263.09	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,184.00	\$ 181.77	\$ 1,092.88	50%
Total Tenant Services Expenses	\$ 2,184.00	\$ 181.77	\$ 1,092.88	
Total Utility Expenses	\$ 68,220.00	\$ 7,230.15	\$ 40,742.40	60%
<i>Maintenance</i>				
Salaries	\$ 71,071.00	\$ 7,770.05	\$ 31,241.36	44%
Materials	\$ 15,580.00	\$ 957.88	\$ 9,040.12	58%
Contracts	\$ 47,810.00	\$ 2,769.77	\$ 19,883.77	42%
Total Maintenance Expenses	\$ 134,462.00	\$ 11,497.20	\$ 60,165.25	
<i>General Expenses</i>				
Insurance	\$ 23,045.00	\$ 1,920.49	\$ 11,522.94	50%
Employee Benefits	\$ 44,530.00	\$ 4,230.08	\$ 19,112.67	43%
Depreciation Expense	\$ 49,036.00	\$ 4,086.39	\$ 24,518.44	50%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 11,465.00	\$ (246.00)	\$ 8,312.20	73%
Energy Perf Cont Expense	\$ 37,205.00	\$ 1,383.78	\$ 8,348.05	24%
Total General Expenses	\$ 165,281.00	\$ 11,174.74	\$ 72,414.20	
Total Expenses	\$ 496,082.00	\$ 43,404.26	\$ 249,677.91	50%
Surplus - (Deficit)	\$ 31,893.00	\$ (1,214.24)	\$ 28,360.20	

Percent of Budget Month 5 of 12

50%

00000026

Vermilion Housing Authority
 Operating Statement - Public Housing - County Properties AMP 104
 September 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 344,904.00	\$ 30,718.00	\$ 184,337.02	53%
Non - Dwelling Renta	\$ -	\$ -	\$ -	0%
Interest Income	\$ 2,876.00	\$ 175.00	\$ 1,149.59	40%
Other Income	\$ 64,294.00	\$ 800.50	\$ 16,067.73	25%
Subsidy	\$ 681,964.00	\$ 57,287.00	\$ 353,480.00	52%
Total Revenue	\$ 1,094,038.00	\$ 88,980.50	\$ 555,034.34	51%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 76,091.00	\$ 9,301.45	\$ 36,530.14	48%
Legal	\$ 41,506.00	\$ -	\$ 5,717.50	14%
PBA Mngt. Exp.	\$ 128,880.00	\$ 11,100.00	\$ 84,180.00	65%
Mileage/Travel/Training	\$ 1,149.00	\$ -	\$ 57.00	5%
Other Administrative Exp	\$ 42,407.00	\$ 940.04	\$ 14,765.61	35%
Total Administrative Expense	\$ 290,032.00	\$ 21,342.39	\$ 141,530.25	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 4,704.00	\$ 391.51	\$ 2,353.91	50%
Total Tenant Services Expenses	\$ 4,704.00	\$ 391.51	\$ 2,353.91	
Total Utility Expenses	\$ 153,873.00	\$ 15,369.12	\$ 89,551.07	55%
<i>Maintenance</i>				
Salaries	\$ 164,842.00	\$ 19,719.31	\$ 80,588.32	49%
Materials	\$ 52,763.00	\$ 8,087.17	\$ 38,737.73	73%
Contracts	\$ 107,362.00	\$ 7,639.23	\$ 49,842.42	46%
Total Maintenance Expenses	\$ 324,967.00	\$ 35,445.71	\$ 169,168.47	
<i>General Expenses</i>				
Insurance	\$ 53,092.00	\$ 4,424.40	\$ 26,546.40	50%
Employee Benefits	\$ 168,118.00	\$ 15,498.81	\$ 77,369.69	46%
Depreciation Expense	\$ 61,709.00	\$ 3,305.06	\$ 19,830.36	32%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 15,051.00	\$ 44.71	\$ 16,564.89	110%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
Total General Expenses	\$ 297,970.00	\$ 23,772.98	\$ 140,311.34	
Total Expenses	\$ 1,081,546.00	\$ 95,271.71	\$ 542,715.04	50%
Surplus - (Deficit)	\$ 12,492.00	\$ (7,291.21)	\$ 12,319.30	

Percent of Budget Month 6 of 12

50%

00000027

Vermilion Housing Authority
Operating Statement - HCV - Section 8
September 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 22,500.00	\$ 1,831.13	\$ 13,328.45	59%
Interest Income	\$ 500.00	\$ 37.11	\$ 246.53	49%
Administrative Fees	\$ 301,761.00	\$ 77,374.00	\$ 154,891.00	51%
Total Revenue	\$ 324,761.00	\$ 29,242.24	\$ 168,465.98	52%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 182,751.00	\$ 20,706.14	\$ 34,501.09	19%
Legal	\$ 1,000.00	\$ -	\$ 200.00	0%
Mileage/Travel/Training	\$ -	\$ -	\$ 177.76	0%
Other Administrative Exp	\$ 33,834.00	\$ 2,773.17	\$ 20,655.81	61%
<i>Total Administrative Expense</i>	<i>\$ 217,585.00</i>	<i>\$ 23,479.31</i>	<i>\$ 55,534.66</i>	
<i>General Expenses</i>				
Insurance	\$ 4,812.00	\$ 401.06	\$ 2,406.36	50%
Employee Benefits	\$ 90,691.00	\$ 8,429.62	\$ 40,371.47	45%
Depreciation Expense	\$ 11,075.00	\$ 384.55	\$ 2,307.30	21%
<i>Total General Expenses</i>	<i>\$ 106,578.00</i>	<i>\$ 9,215.23</i>	<i>\$ 45,085.13</i>	
Total Expenses	\$ 324,163.00	\$ 32,694.54	\$ 100,619.79	31%
Surplus - (Deficit)	\$ 598.00	\$ (3,452.30)	\$ 67,846.19	

Percent of Budget Month 6 of 12

50%

00000028

CAPITAL FUND 2018 - DANVILLE

Obligation Date: 5/25/2021
 Cont. Obl. Date: 5/25/2021

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	5/30/2021 Obligation
Operations 1400	\$ 228,173.00	\$ -	\$ 228,173.00	\$ -	0.0%	\$ 228,173.00
Facilities Improvements 1402						
Improvements	\$ 35,416.00	\$ -	\$ 35,416.00	\$ -		\$ 35,416.00
Marketing and Advertisins	\$ -	\$ -	\$ -	\$ -		\$ -
Off-Identical and Board Training	\$ 1,771.93	\$ -	\$ 1,771.93	\$ -		\$ 1,771.93
Savings Check Accounts	\$ 1,413.07	\$ -	\$ 1,413.00	\$ -		\$ 1,413.00
	\$ 38,601.00	\$ -	\$ 38,601.00	\$ -	0.0%	\$ 38,601.00
Administration 1410						
Administration Code: 734 Wide	\$ 114,086.50	\$ -	\$ 114,086.50	\$ -	0.0%	\$ 114,086.50
Contract Administration 1480						
Faculty Employee Benefits for Supervision Coordinator	\$ 30,240.17	\$ -	\$ 30,240.17	\$ -		\$ 30,240.17
Fees and Costs ASSE Testing	\$ 42,160.83	\$ -	\$ 42,160.83	\$ -		\$ 42,160.83
	\$ 72,401.00	\$ -	\$ 72,401.00	\$ -	0.0%	\$ 72,401.00
Non-Dwelling Interior 1460						
Administration Building Lobby	\$ 37,357.38	\$ -	\$ 37,357.38	\$ -		\$ 37,357.38
Law Office Maintenance Yard	\$ 103,977.39	\$ -	\$ 103,977.39	\$ -		\$ 103,977.39
Methu Lobby and Corridor Area Improvements	\$ 217,126.58	\$ -	\$ 217,126.58	\$ -		\$ 217,126.58
	\$ 458,461.35	\$ -	\$ 458,461.35	\$ -	0.0%	\$ 458,461.35
Non-Dwelling Construction - Mechanical 1480						
Fire System Upgrades	\$ -	\$ -	\$ -	\$ -		\$ -
AC Unit Replacement	\$ 17,785.00	\$ -	\$ 17,785.00	\$ -		\$ 17,785.00
Door Replacement	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 17,785.00	\$ -	\$ 17,785.00	\$ -	0.0%	\$ 17,785.00
Dwelling Unit - Site Work 1420						
Sewer and Water Connections	\$ 57,067.56	\$ 1,035.45	\$ 57,067.56	\$ -		\$ 57,067.56
Landscape/Tree Work	\$ 21,037.05	\$ -	\$ 21,037.05	\$ -		\$ 21,037.05
Playground Upgrades	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 78,104.61	\$ 1,035.45	\$ 78,104.61	\$ -	0.0%	\$ 78,104.61
Dwelling Unit - Interior 1400						
Window Replacement	\$ 590.34	\$ -	\$ 590.34	\$ -		\$ 590.34
Roof Replacement	\$ 130,874.26	\$ 13,456.05	\$ 130,874.26	\$ -		\$ 130,874.26
	\$ 131,464.60	\$ 13,456.05	\$ 131,464.60	\$ -	0.0%	\$ 131,464.60
Total	\$ 1,151,186.00	\$ 23,690.48	\$ 1,151,186.00	\$ -	0.0%	\$ 1,151,186.00

Percent Obligated: 0.00%

FOOTNOTES: Available amounts available represent funds that can still be drawn. Negative amounts in the Available column represent that no more funds are available for that item without a budget reallocation.

00000029

September 30, 2021

CAPITAL FUND 2019 - DANVILLE

Dedication Date: 4/15/2023
 Close Out Date: 4/15/2025

	Budget	Expended Current Month	Expended Through-10/31/21	Available Balance	Percent Available	9/30/2021 Obligation
Operations 1406	\$ 239,740.00	\$ -	\$ 239,740.00	\$ -	0.0%	\$ 239,740.00
Major Improvements 1408						
T Improvements	\$ 3,522.11	\$ -	\$ 3,522.11	\$ -		
Concrete	\$ 53,549.92	\$ -	\$ 27,756.01	\$ 12,779.90		
Signage and Advertising	\$ -	\$ -	\$ -	\$ -		
Staff/Board - Ground /Scard Training	\$ 12,934.22	\$ -	\$ 12,934.22	\$ -		
Background Check Information	\$ 2,100.77	\$ 341.55	\$ 2,100.77	\$ -		
	\$ 114,097.00	\$ 341.55	\$ 102,137.00	\$ 12,779.90	11.2%	\$ 114,097.00
Administration 1010						
Administration - City Wide	\$ 119,074.00	\$ -	\$ 70,000.00	\$ 49,074.00	41.0%	\$ 119,074.00
Contract Administration 1400						
And Related and Engineering Fees	\$ 90,000.00	\$ 30.00	\$ 97,702.97	\$ 12,297.03		\$ 90,000.00
	\$ 90,000.00	\$ 58.68	\$ 97,702.97	\$ 12,297.03	13.6%	\$ 90,000.00
Non-Building Construction - Mechanical 1420						
Door Replacement	\$ 10,480.00	\$ -	\$ 10,480.00	\$ -		
	\$ 10,480.00	\$ -	\$ 10,480.00	\$ -	0.0%	\$ 10,480.00
Dwelling Unit - Site Work 1001						
Sewer and Water Line Reels	\$ 402,057.19	\$ 2,290.77	\$ 404,647.19	\$ 19,409.27		
Security - ending Fair Date	\$ -	\$ -	\$ -	\$ -		
Improve Upgrades	\$ 100,944.54	\$ 29,011.12	\$ 100,944.54	\$ -		
	\$ 496,997.00	\$ 29,201.12	\$ 405,591.76	\$ 19,409.27	3.9%	\$ 406,997.00
Dwelling Unit - Remodel 11450						
Demolition - Fair Cabs	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -		
	\$ 126,000.00	\$ -	\$ 109,620.00	\$ 17,079.96	13.5%	\$ 109,620.00
Total	\$ 1,150,740.00	\$ 29,601.35	\$ 869,911.54	\$ 309,436.66	27.0%	\$ 1,150,740.00

Percent Obligated: 96.8%

00000030

September 30, 2023

CAPITAL FUND 2020 - DANVILLE

Close on Line 9/30/2023
Close Out Date: 3/25/2025

	Budget	Expended Current Month	Expended Grant-In-Aid	Available Balance	Percent Available	9/30/2023 Obligation
Directions 1496	\$ 256,526.00	\$ -	\$ -	\$ 256,526.00	100.0%	\$ 256,526.00
Mgmt. Improvements 1609						
Leasing and Advertising	\$ 5,000.00	\$ -	\$ 165.24	\$ 4,834.76		
Background Check Information	\$ 11,000.00	\$ -	\$ 153.24	\$ 10,846.76	98.5%	\$ 8,000.00
Administration 1910						
Administration Costs	\$ 126,253.40	\$ -	\$ -	\$ 126,253.40	100.0%	\$ 126,253.40
Non-Dwelling Interior 1667						
Repairs Ceiling Tiles and Flooring - Martha Watson Hallway	\$ 146,850.59	\$ 14,473.00	\$ 146,850.59	\$ -		
	\$ 146,850.59	\$ 14,473.00	\$ 146,850.59	\$ -	0.0%	\$ 146,850.59
Trailing Unit - Cabinet 1406						
Window Replacement - Church Hill Tower	\$ -	\$ -	\$ -	\$ -		
Door Replacement - Sewer and Water Utility Bldg	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -		\$ -
Dwelling Unit - She Mack 1480						
Sewer and Water Unit Repairs	\$ 9,965.00	\$ -	\$ -	\$ 9,965.00		
Roadway Paving	\$ 10,105.00	\$ -	\$ 10,105.00	\$ -		
	\$ 20,070.00	\$ -	\$ 10,105.00	\$ 9,965.00	7.0%	\$ 10,105.00
Dwelling Unit - Demafino 1480						
Demolition and Recreation - Fair Oaks	\$ 722,030.00	\$ -	\$ -	\$ 722,030.00		
	\$ 722,030.00	\$ -	\$ -	\$ 722,030.00	100.0%	\$ -
Total	\$ 1,285,783.00	\$ 14,473.00	\$ 15,058.24	\$ 1,134,625.77	87.6%	\$ 519,780.15

Percent Obligated 87.6%

00000031

September 30, 2021

CAPITAL FUND 2020 - COUNTY

Obligation Date: 9/25/2021
 Close Out Date: 9/25/2021

	Budget	Expended Current Month	Expended Grand-To-Date	Available Balance	Percent Available	9/30/2021 Obligation
Operations 1400	\$ 79,829.80	\$ -	\$ 79,829.80	\$ -	0.0%	\$ 79,829.80
Mgmt. Improvements 1408						
Management Improvements	\$ 12,224.00	\$ 11,537.00	\$ 11,537.00	\$ 685.94	93.5%	\$ 12,224.00
Administration 1410						
Administration Costs	\$ 30,604.90	\$ -	\$ 30,604.90	\$ -	0.0%	\$ 30,604.90
Non-Dwelling Site Work						
Collect. system and imp. ppe	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
Non-Dwelling Construction - Mechanical						
Replace Press Compressor - Centennial Mall	\$ -	\$ -	\$ -	\$ -		
Cap. Replacement - Fire Alarm Control Security Units	\$ -	\$ -	\$ -	\$ -		
Non-Dwelling Unit - Interior 1480						
Centennial Mall corridor renovation	\$ 65,815.65	\$ 65,815.65	\$ 65,815.65	\$ -	0.0%	\$ 65,815.65
Dwelling Unit - Interior 1480						
Appliances - Refrigerator at 1700	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
Dwelling Unit - Exterior 1480						
Bus Shelter at Kennedy Court	\$ 9,714.60	\$ -	\$ 9,714.60	\$ -	0.0%	\$ 9,714.60
Dwelling Unit - Demolition 1480						
Demolition of 630000 - Spring Court	\$ 100,879.05	\$ -	\$ 100,879.05	\$ 190,123.05	95.1%	\$ 100,879.05
Total	\$ 401,573.00	\$ 6,356.65	\$ 210,573.01	\$ 190,809.99	47.3%	\$ 310,348.96

Percent Obligated 52.6%

00000032

September 30, 2021

CAPITAL FUND 2021 - Vermilion Housing Authority

Obligation Year: 2/21/2028
 Class Out Date: 2/21/2022

	Budget	Expended Current Month	Expended YTD-To Date	Available Balance	Percent Available	09/30/2021 Obligation
Operations 1405	\$ 407,295.00	\$ -	\$ -	\$ 407,295.00	100.0%	\$ 407,295.00
Night Time Programs 1406						
Marketing and Advertising	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00		
Security System - Peeler	\$ 130,000.00	\$ 2,005.80	\$ 22,185.80	\$ 107,814.20		
Soft Tackling	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00		
IT Improvements	\$ 55,000.00	\$ -	\$ -	\$ 55,000.00		
Security Classifications	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00		
	\$ 417,000.00	\$ 22,185.80	\$ 22,185.80	\$ 394,814.20	79.5%	\$ 394,814.20
Administration 1410						
Administrative Costs	\$ 195,285.00	\$ -	\$ -	\$ 195,285.00	100.0%	\$ 195,285.00
Contract Administration 1480						
WE Services	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00		\$ 100,000.00
	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	100.0%	\$ 100,000.00
Dwelling Unit - Interior/Exterior 1480						
Unit Rehabilitation - Fair Oaks	\$ 371,188.00	\$ -	\$ -	\$ 371,188.00		
Appliances - Commercial Kitchen	\$ 11,000.00	\$ -	\$ -	\$ 11,000.00		
Appliances - Kennedy, Arden, Tubman, Hall, Allcrest	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00		
Appliances - AMP 104	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00		
Roof Replacement - Geeler	\$ 70,000.00	\$ -	\$ -	\$ 70,000.00		
Roofing - Fair Oaks, Peeler	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00		
Door Replacement - Screen and Exterior Security Doors	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00		
	\$ 658,188.00	\$ -	\$ -	\$ 658,188.00	\$ -	\$ -
Non-Dwelling/Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		
Roadway Paving - AMP 102 & 104	\$ 125,900.00	\$ -	\$ -	\$ 125,900.00		
Infrastructure Investment - Fair Oaks, Ramey	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00		
Landscaping/Grass	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		
	\$ 345,900.00	\$ -	\$ -	\$ 345,900.00	100.0%	\$ -
Dwelling Unit - Demolition 1490						
Demolition - Fair Oaks, Ramey	\$ 80,000.00	\$ -	\$ -	\$ 80,000.00		
	\$ 80,000.00	\$ -	\$ -	\$ 80,000.00	100.0%	\$ -
Total	\$ 1,067,000.00	\$ 52,185.80	\$ 52,185.80	\$ 1,014,814.20	97.9%	\$ 694,245.60

Percent Obligated: 97.9%

00000033

September 30, 2021

CARE's Act Funding

	Grant Amount	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
AMP 101 - Fair Oaks	\$ 316,442.00	\$ 1,989.59	\$ 316,342.00	\$ -	0.0%
AMP 102- Beeler, Madison, Churchill	\$ 76,830.00	\$ 1,140.75	\$ 58,393.19	\$ 18,436.81	74.0%
AMP 103 - Merche	\$ 44,925.00	\$ -	\$ 44,985.00	\$ -	0.0%
AMP 104- County Properties	\$ 100,701.00	\$ 1,097.46	\$ 103,701.00	\$ -	0.0%
HCV - Section 8	\$ 115,295.00	\$ 1,637.67	\$ 117,510.70	\$ 1,784.30	1.5%
Total	\$ 654,654.00	\$ 5,885.47	\$ 634,434.89	\$ 20,219.11	3.1%

00000034

Vermilion Housing Authority
First Financial Bank - Authority Account
September 2021

Balance Sheet

Assets

111105 Cash	320,579.84
111110 CD - Matures 12 31 20	-
Total Assets	<u>320,579.84</u>

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	320,531.63
Current Year Operating - Gain/(Loss)	48.21
Total Liabilities & Equity	<u>320,579.84</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	7.90	48.21
Other Income	<u>0.00</u>	<u>0.00</u>
Total Revenue	7.90	48.21
Operating Expenses		
Other Administrative Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	0.00	0.00
 Surplus - (Deficit)	 7.90	 48.21

00000035

Vermillion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
September 2021

Definition: This subindicator measures the tenant accounts receivable of a project against the tenant charges for the project's fiscal year.

IF the ratio is less than 1.5 - the agencies score is 5.

IF the ratio is equal to or greater than 1.5 and less than 2.5 - the agencies score is 2.

IF the ratio is equal to or greater than 2.5 - the agencies score is 0.

**Ratio is based on a pro-rated calculation of annualized rental income.

March-21	\$	29,970.40	4.52%
April-21	\$	36,200.77	4.67%
May-21	\$	41,961.60	5.80%
June-21	\$	53,811.81	6.94%
July-21	\$	44,625.71	5.76%
August-21	\$	43,884.77	5.66%
September-21	\$	62,727.33	8.09%
October-21			0.00%
November-21			0.00%
December-21			0.00%
January-22			0.00%
February-22			0.00%
March-22			0.00%

Vermilion Housing Authority

AP Expenditures
September 2021

AHWI.E.C.	\$54.82
Ameren Ip	\$16,054.19
Apparel Unlimited	\$144.00
Aqua Illinois Inc.	\$21,495.85
Better NOI	\$855.00
Blaine Window Hardware	\$179.86
Bohrs Locksmith	\$893.00
Brandon Gilbert	\$86.92
Brickyard Disposal & Recycling Inc	\$2,130.24
Call Our	\$2,033.88
Central Illinois Bank	\$719.96
Citibank, N.A.	\$229.60
City Of Danville Police	\$700.00
City of Hoopston	\$3,571.06
Clark's Garage Incorporated	\$69.95
Comcast Cable	\$637.02
Connor Company	\$17.71
Constellation NewEnergy, Inc.	\$383.69
Courtesy Ford Inc.	\$107.36
Danville Area Community College	\$323.58
Danville Sanitary	\$7,862.50
Danville's Flooring Warehouse Inc.	\$743.98
Davis and Dolanols, P.C.	\$3,002.50
Del Stern	\$1,923.00
Depke Welding Supplies Inc.	\$41.00
Di Fire & Safety Inc.	\$409.95
Eastenal	\$1,843.35
Frank's House Of Color Inc.	\$148.97
Freeman Reteriors	\$16,495.05
Georgetown Waterworks	\$4,166.42
Gibson Teklita, Inc.	\$52,188.80
Good n Wright	\$975.00
Grahger, Inc.	\$4,211.53
Grunau Company Inc	\$393.00
Id Supply Facilities Maintenance	\$8,616.28
Health Alliance	\$29,063.27
Hedrick Septic Service Inc.	\$1,200.00
Hiltz Portable Sanitation Inc.	\$170.00
Housing-Renewal & Local Agency Retirement	\$19,284.56
Idaho IS	\$1,491.87
Indiana Media Group	\$58.68
Johnson Controls Security Solutions	\$747.51
Keith A Batista	\$33.00
Kone Inc.	\$863.58
Lubne Lawncare	\$705.00
Litbgo Automotive Inc.	\$708.58
Lowe's	\$3,193.02
Menards - Menards Of Danville	\$111.92
Merwa Industries, Inc.	\$500.00
Melife Small Business Center	\$1,738.92
Midwest Asphalt Co.	\$17,711.60
Municipal Water Utility	\$152.00
Napa Auto Parts	\$53.98
NRC Cloud Communications America, INC	\$394.40
Owens Excavating & Trucking LLC	\$22,357.95

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Park Electric Motor Service	\$698.10
PDQ Supply Inc.	\$1,684.71
Quadrant Finance USA, Inc	\$300.15
Quill	\$1,577.18
Ray's Pest Control	\$635.00
Republic Services	\$6,591.56
Shulanna Energy Services	\$490.96
Schaumburg's Fine Trim	\$20,604.35
Securitas Electronic Security Inc.	\$125.00
Seton Identification Products	\$132.25
Smithereen Pest Management Services	\$1,719.45
Sparklight Business	\$613.33
Verizon Wireless	\$268.20
Village of Rosville	\$994.41
Vision Service Plan	\$184.07
Wagner Communications Inc.	\$360.43
Watson Tire & Automotive Inc.	\$32.00
Watts Copy System	\$545.13
Woodard's Computing Services	\$446.25
Total for all Vendors	291,269.59

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Memorandum

TO: Board of Commissioners
FROM: Jaclyn Vinson, Executive Director
DATE: October 7, 2021
RE: Personnel Monthly Report for the Month of September 2021

1. **The following personnel action was taken in September 2021:**

Justin Henderson – Maintenance Laborer – Resigned
Randy Woodard – Maintenance – Cleaning Crew - Terminated

2. **Staff/Commissioners attended the following training through the Executive Office in September 2021:**

None

Vermilion Housing Authority
 Public Housing and COCC
 FY 2022 HUD Budget

Public Housing Combined

683 Units

	Entire PH	COCC Public Housing 100	Fair Oaks Public Housing 100	Beeler, Wad, CH Public Housing 102	Mercha Public Housing 109	Verrillier Public Housing 104
Operating Revenue						
Dwelling Rents	\$ 799,722	\$ -	\$ 84,578	\$ 190,705	\$ 179,540	\$ 544,904
Rent Dwelling Rental	\$ 12,260	\$ -	\$ 22,080	\$ -	\$ -	\$ -
Interest Income	\$ 1,778	\$ -	\$ 3,026	\$ 1,485	\$ 1,709	\$ 1,870
Other Income	\$ 187,779	\$ 45,877	\$ 40,135	\$ 22,865	\$ 9,082	\$ 64,737
Subsidy	\$ 2,329,002	\$ -	\$ 1,644,781	\$ 470,102	\$ 328,055	\$ 641,769
Total Revenue	\$ 4,052,132	\$ 45,877	\$ 1,894,800	\$ 665,857	\$ 577,912	\$ 1,094,387
Operating Expenses						
Administrative						
Salaries	\$ 510,488	\$ 330,577	\$ 105,761	\$ 47,412	\$ 47,671	\$ 78,091
Legal	\$ 70,542	\$ 4,545	\$ 23,850	\$ 372	\$ 300	\$ 41,535
PP&E Management Exp	\$ -	\$ 1428,730	\$ 157,700	\$ 77,280	\$ 62,420	\$ 138,880
Travel/Training	\$ 4,772	\$ 8,791	\$ 7	\$ 264	\$ 243	\$ 1,140
Other Administrative Exp	\$ 135,061	\$ 17,875	\$ 47,571	\$ 18,185	\$ 12,021	\$ 42,407
Total Administrative Expenses	\$ 720,863	\$ 165,672	\$ 234,202	\$ 143,434	\$ 125,055	\$ 292,053
Tenant Services						
Other Tenant Services Exp	\$ 15,408	\$ -	\$ 5,926	\$ 2,592	\$ 2,184	\$ 4,702
Tenant Services Studies Expenses	\$ 15,408	\$ -	\$ 5,926	\$ 2,592	\$ 2,184	\$ 4,702
Total Utility Expenses	\$ 307,532	\$ 14,886	\$ 206,105	\$ 61,726	\$ 68,220	\$ 186,977
Maintenance						
Salaries	\$ 510,707	\$ -	\$ 242,725	\$ 106,149	\$ 71,071	\$ 164,862
Materials	\$ 226,595	\$ 100	\$ 122,174	\$ 25,979	\$ 18,687	\$ 52,753
Contracts	\$ 442,207	\$ 48,129	\$ 178,823	\$ 60,032	\$ 47,821	\$ 107,567
Total Maintenance Expenses	\$ 1,179,509	\$ 48,229	\$ 543,722	\$ 192,159	\$ 137,579	\$ 325,182
General Expenses						
Insurance	\$ 178,483	\$ 872	\$ 74,201	\$ 27,050	\$ 28,045	\$ 53,092
Employee Benefits	\$ 559,192	\$ 227,590	\$ 147,353	\$ 77,757	\$ 44,553	\$ 167,139
Depreciation Expense	\$ 345,800	\$ -	\$ 187,542	\$ 108,505	\$ 18,036	\$ 42,707
Collection Losses	\$ 75,118	\$ -	\$ 1,000	\$ 1,000	\$ 1,400	\$ 15,051
Total General Expenses	\$ 1,178,593	\$ 128,462	\$ 349,900	\$ 214,312	\$ 112,034	\$ 278,091
Total Routine Expenses	\$ 3,647,945	\$ 71,417	\$ 1,444,029	\$ 671,431	\$ 485,877	\$ 1,001,543
Non-Routine Expenses						
Energy Performance Contract Expenses	\$ 250,021	\$ -	\$ 72,850	\$ 44,905	\$ 37,205	\$ -
Capacity Losses Non-Capital	\$ 1,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -
Total Non-Routine Expenses	\$ 251,021	\$ -	\$ 77,850	\$ 44,905	\$ 37,205	\$ -
Total Expenses	\$ 3,898,966	\$ 71,417	\$ 1,521,879	\$ 716,336	\$ 523,082	\$ 1,001,543
Surplus - (Deficit)	\$ 553,166	\$ 28,460	\$ 432,921	\$ 3229	\$ 54,830	\$ 12,844

Vacillan Housing Authority
 Public Housing and COCC
 FY 2022 HUD Budget
 Revised October 2021

Public Housing Combined
 683 Units

	COCC		Fair Oaks		Bealer, Mac, OI		Martha		Vermilion	
	Entire PH	Public Housing COU	Public Housing 101	Public Housing 202	Public Housing 106	Public Housing 204	Public Housing 101	Public Housing 204	Public Housing 204	Public Housing 204
Operating Revenue										
Dwelling Rental	\$ 879,000	\$ -	\$ 153,067	\$ 191,244	\$ 167,266	\$ 355,939				
Non-Dwelling Rental	\$ 12,420	\$ -	\$ 12,470	\$ -	\$ -	\$ -				
Interest Income	\$ 7,422	\$ -	\$ 2,888	\$ 1,199	\$ 1,009	\$ 2,306				
Other Income	\$ 577,405	\$ 48,674	\$ 43,142	\$ 75,335	\$ 47,551	\$ 110,829				
Subtotal	\$ 1,476,247	\$ 48,674	\$ 1,029,606	\$ 197,778	\$ 315,825	\$ 467,064				
Total Revenue	<u>\$ 1,252,342</u>	<u>\$ 48,674</u>	<u>\$ 1,758,656</u>	<u>\$ 712,394</u>	<u>\$ 951,211</u>	<u>\$ 1,251,562</u>				
Operating Expenses										
Administrative										
Salaries	\$ 513,463	\$ 283,627	\$ 105,761	\$ 47,702	\$ 47,877	\$ 79,593				
Exp.	\$ 23,867	\$ 4,445	\$ 9,040	\$ 342	\$ 500	\$ 10,530				
PPA Management Exp	\$ -	\$ (300,000)	\$ 152,000	\$ 100,862	\$ 60,895	\$ 117,890				
Travel/Printing	\$ 7,377	\$ 0,000	\$ -	\$ 25	\$ 28	\$ 880				
Other Administrative Exp	\$ 129,500	\$ 10,769	\$ 14,079	\$ 15,163	\$ 11,425	\$ 62,217				
Total Administrative Expenses	<u>\$ 673,147</u>	<u>\$ (300,000)</u>	<u>\$ 119,880</u>	<u>\$ 63,232</u>	<u>\$ 69,625</u>	<u>\$ 163,010</u>				
Utility Services										
Other Utility Services Exp	\$ 15,406	\$ -	\$ 5,028	\$ 2,503	\$ 2,204	\$ 4,704				
Total Utility Services Expenses	<u>\$ 15,406</u>	<u>\$ -</u>	<u>\$ 5,028</u>	<u>\$ 2,503</u>	<u>\$ 2,204</u>	<u>\$ 4,704</u>				
Total Utility Expenses	<u>\$ 575,483</u>	<u>\$ 10,107</u>	<u>\$ 220,756</u>	<u>\$ 65,445</u>	<u>\$ 71,829</u>	<u>\$ 170,714</u>				
Maintenance										
Salaries	\$ 637,667	\$ -	\$ 272,665	\$ 100,059	\$ 71,071	\$ 177,167				
Materials	\$ 184,555	\$ 4,030	\$ 75,095	\$ 20,000	\$ 18,000	\$ 70,000				
Contracts	\$ 493,917	\$ 107,785	\$ 230,964	\$ 87,897	\$ 47,415	\$ 144,878				
Total Maintenance Expenses	<u>\$ 1,306,139</u>	<u>\$ 111,815</u>	<u>\$ 578,724</u>	<u>\$ 207,956</u>	<u>\$ 136,486</u>	<u>\$ 292,045</u>				
General Expenses										
Insurance	\$ 178,160	\$ 502	\$ 74,391	\$ 17,890	\$ 15,315	\$ 63,262				
Employee Benefits	\$ 561,875	\$ 277,587	\$ 141,480	\$ 77,748	\$ 44,501	\$ 170,608				
Depreciation Expense	\$ 345,200	\$ -	\$ 121,552	\$ 100,563	\$ 43,006	\$ 51,700				
DOT	\$ 29,742	\$ -	\$ -	\$ 7,700	\$ 3,070	\$ 14,276				
Collection Losses	\$ 117,800	\$ -	\$ 40,440	\$ 20,263	\$ 15,200	\$ 51,600				
Total Routine Expenses	<u>\$ 1,229,777</u>	<u>\$ 280,189</u>	<u>\$ 397,863</u>	<u>\$ 216,463</u>	<u>\$ 121,192</u>	<u>\$ 251,246</u>				
Total Routine Expenses	<u>\$ 3,800,222</u>	<u>\$ (35,325)</u>	<u>\$ 1,819,748</u>	<u>\$ 671,512</u>	<u>\$ 401,280</u>	<u>\$ 1,150,167</u>				
Non-Routine Expenses										
Energy Performance Contract Expenses	\$ 125,000	\$ -	\$ 72,000	\$ 44,055	\$ 41,905	\$ -				
Capital Expenses Non-Capital	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -				
Total Non-Routine Expenses	<u>\$ 130,000</u>	<u>\$ -</u>	<u>\$ 77,000</u>	<u>\$ 44,055</u>	<u>\$ 41,905</u>	<u>\$ -</u>				
Total Expenses	<u>\$ 3,960,242</u>	<u>\$ (35,325)</u>	<u>\$ 1,896,748</u>	<u>\$ 715,567</u>	<u>\$ 443,185</u>	<u>\$ 1,150,167</u>				
Surplus - (Deficit)	<u>\$ 292,100</u>	<u>\$ 83,999</u>	<u>\$ 155,532</u>	<u>\$ 26,055</u>	<u>\$ 22,927</u>	<u>\$ 91,395</u>				

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RESOLUTION NO. 2021-33

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois, d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the Public Housing Operating Budget Revision for the Fiscal Year 2022 (April 1, 2021 to March 31, 2022); and

WHEREAS, The Housing Authority of the City of Danville, Illinois, d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Public Housing Operating Budget Revision for the Fiscal Year 2022 (April 1, 2021 to March 31, 2022).
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville, d/b/a Vermilion Housing Authority in regular and public session this 21st day of October, 2021.

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Ayes _____

Nays _____

Absent _____

THE HOUSING AUTHORITY OF THE CITY OF
DANVILLE, d/b/a VERMILION HOUSING
AUTHORITY

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY
OF DANVILLE AND THE VERMILION HOUSING AUTHORITY**

This Intergovernmental Agreement between the City of Danville and the Vermilion Housing Authority (hereinafter, "IGA") is entered into this __ day of _____, 2021.

WHEREAS, City of Danville, Illinois (hereafter, the "City") is a municipal corporation, a body politic, and a home rule unit of government pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

Whereas, the Vermilion Housing Authority (hereinafter, "VHA") is a unit of local government that is funded, at least in part, by the United States Department of Housing and Urban Development and whose mission includes providing Vermilion County residents with affordable housing opportunities; and

Whereas, Section 10 of Article VII of the Illinois Constitution of 1970 and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq. enable the parties to enter into agreements among themselves and provide authority for intergovernmental cooperation; and

Whereas, the City cooperates with Vermilion County through the Vermilion County Trustee (hereinafter, the "VCT") in the purchase of residential real estate that the VCT has acquired through the purchase of delinquent real estate property taxes pursuant to the Property Tax Code (35 ILCS 200/1-1 et seq.); and

Whereas, the City and the VHA (individually and generically a "Party" and collectively, the "Parties") seek to cooperate in the purchase of a certain parcel of property with a common address of 314 North Washington Avenue, Danville, Illinois (hereinafter, the "Property") in such manner so that title to the Property ultimately becomes vested with the VHA.

Now for good, valuable and mutual consideration that each Party hereto acknowledges as having in hand received and for the mutual exchange of other terms, conditions and covenants, the Parties agree as follows:

A. RESPONSIBILITIES OF THE CITY.

1. Acquisition of Property by the City: The City shall undertake all steps necessary in order to acquire the Property from the VCT free and clear of any mortgages, liens and other encumbrances. The City may acquire title to the property pursuant to a quit claim deed, a warranty deed, or a trustee's deed at the VCT's discretion. The City shall pay the costs required to be paid by the VCT.

2. Demolition and Site Preparation: The City shall undertake and complete or cause another person to undertake and complete the following within sixty (60) days of receiving title to the Property:

- a. Testing for asbestos;
- b. Demolish all structures located on the Property;
- c. Remove all foundations and/or concrete slabs, if any, following the demolition;
- d. Abate all asbestos, if any, found on the Property, including asbestos, if any, prior to, during or after completing the demolition as is appropriate;
- e. remove all debris caused by the demolition and hazardous waste material, if any, found on the Property;
- f. grade the Property to present a reasonably level ground;
- g. place topsoil on the Property if necessary; and
- h. seed the Property and, if appropriate or necessary, place straw on the Property.

All the above shall be undertaken and completed in a reasonable workman manner. In the event that the City determines that it is necessary or appropriate to obtain a title search to the Property, the City shall procure such title search.

3. Costs and Expenses: Except for the costs and expenses identified in (i) through and including (v) of this Section A.3, the City shall be responsible for all costs and expenses for undertaking the work provided in Section A.2 of this IGA regardless of whether the City undertakes the work or retains a third person contractor to perform that work on behalf of the City. The City shall create and maintain accurate records of all costs and expenses incurred by the City regarding (i) any fees, closing costs and other expenses it pays to the VCT to acquire the Property; (ii) testing for asbestos; (iii) asbestos abatement and disposition, if necessary; (iv) transporting all demolition debris, including but not limited to asbestos, if any, for purposes of dumping or other disposition; and (v) any landfill or other costs for dumping all of the demolition debris. If the City retains a contractor to undertake some or all of the work provided in Section A.2 of this IGA, the City shall require such contractor to break out the costs identified in (i) through and including (v) of this Section A.3.

4. Invoice to VHA: Within thirty (30) days of completion of the work provided for in Section A.2 of this IGA, the City shall tender an invoice to the VHA that itemizes the costs and expenses specifically enumerated in Section A.3(i) through and including A.3(v).

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c. Notice given by facsimile shall be deemed effective the next day after delivery so long as the sender's facsimile machine prints a receipt indicating that the person to whom the facsimile was intended to be received in fact received the facsimile transmission.

3. Default and Cure: In the event any Party defaults on any of that Party's obligations as set forth in this IGA (the "Defaulting Party"), the other Party (the "Non-Defaulting Party") shall have the right to send a written Notice of Default to the Defaulting Party that (i) describes the nature of the default in sufficient detail so as to put the Defaulting Party on notice of the nature of the default; (ii) identifies the Section of this IGA that the Non-Defaulting Party believes is in default; and (iii) provides a reasonable date by which the Defaulting Party must cure the default. Within seven (7) calendar days after the effective date of the Notice of Default, the Defaulting Party shall (i) cure the default within the date specified in the Non-Defaulting Party's Notice of Default; (ii) provide evidence to the Non-Defaulting Party that demonstrates that the Defaulting Party is not in fact in default; or (iii) provide another reasonable date by which the Defaulting Party shall cure the default. In the event that the Defaulting Party responds to the Notice of Default by advising the Non-Defaulting Party the Defaulting Party is not in fact in default or which proposes another date by which the default shall be cured, the Parties shall meet in an effort to resolve the dispute or set a date by when the default shall be cured, as the case may be. If the Parties are unable to resolve the dispute, then either Party may initiate litigation to enforce this IGA.

4. Governing Law: The laws of the State of Illinois and, to the extent applicable, federal law, shall govern the interpretation, construction, and enforcement of this IGA without giving effect to any choice or conflict of law provisions, rules, principles, or statutes. In the event of a breach of any provision of this IGA, either party may institute an action specifically to enforce any term or terms of this IGA and/or to seek any damages for breach. Any legal suit, action, or proceeding arising out of or based upon this IGA shall be instituted, initiated, and maintained in the Circuit Court for the Sixth Judicial Circuit, Champaign County, Illinois or the United States District Court for the Central District of Illinois. Each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding. The parties irrevocably and unconditionally waive any objection to venue of any suit, action, or proceeding in such courts and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

5. Complete Agreement: This IGA constitutes the Parties' sole and entire agreement with respect to the transaction contemplated herein. Each Party acknowledges that it has not relied on any representations, promises, or agreements of any kind made to them or either of them in connection with their decision to enter into and execute this IGA except for those specifically set forth in this IGA.

6. Amendment: This IGA may be amended only by a subsequent writing executed by the Parties.

5. Turnover Title to Property: Upon receipt of reimbursement of the City's costs and expenses as provided in Section A.3 of this IGA from the VHA, the City shall tender a quit claim deed to the VHA in order to transfer ownership of the Property to the VHA.

B. RESPONSIBILITIES OF VHA.

1. Reimbursement to City: The VHA shall reimburse the City for the costs and expenses it has incurred as identified in Section A.3(i) through and including A.3(v) of this IGA. Reimbursement to the City shall be made within thirty (30) days of the date when the VHA receives from the City the aforesaid invoice. Payment shall be drawn to the order of the "City of Danville, Illinois."

2. Ongoing Maintenance of Property: Upon the VHA's receipt of a deed for the Property from the City, the VHA agrees to maintain said Property in accordance with the City's property maintenance code.

3. Sale of Property: The VHA shall remain free to sell or otherwise dispose of the Property so long as such sale is consistent with any VHA or United States Department of Housing and Urban Development policies, practices, rules and regulations governing the sale of property by local-federal government-supported housing authorities.

4. As is Sale: The VHA acknowledges that the City's sale of the Property to the VHA is on an "AS-IS" basis and that the City provides no representations or warranties, express or implied, regarding the condition of the Property at the time of sale or whether the Property is fit for whatever purpose the VHA intends to use the Property.

C. MISCELLANEOUS TERMS AND CONDITIONS.

1. Representations and Warranties: Each party represents and warrants that it is lawfully authorized to enter into and undertake the transaction contemplated in this IGA. Further, each party represents and warrants that the person who executes this IGA on behalf of a Party is duly authorized to do so.

2. Notice: To the extent any Party is required to give notice to the other Party, such notice shall be in writing. A notice given by any means other than by the following shall be deemed invalid and unenforceable.

a. Notice given by First Class U.S. Mail shall be deemed effective four (4) days after placement with the United States Postal Service in a properly addressed envelope bearing proper postage.

b. Notice given by hand delivery or courier service shall be deemed effect the next day after delivery so long as the a receipt is executed by the intended recipient of the notice.

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7. Duplicate Originals: The Parties may execute this IGA in counterparts, each of which shall be deemed original, and all of which taken together shall constitute one and the same instrument.

[END OF AGREEMENT. SIGNATURES FOLLOW.]

For the City of Danville, Illinois

For the Vermilion Housing Authority

Rickey Williams, Jr., Mayor

Jaclyn Vanson, Executive Director

ATTEST:

ATTEST:

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RESOLUTION NO. 2021-34

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10-1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the Intergovernmental Agreement between the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (VHA) and the City of Danville (City) for acceptance of 314 N. Washington property; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Intergovernmental Agreement between the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (VHA) and the City of Danville (City) for acceptance of 314 N. Washington property.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21st day of October, 2021.

Ayes _____ Nays _____ Absent

THE HOUSING AUTHORITY OF THE CITY OF
DANVILLE d/b/a VERMILION HOUSING
AUTHORITY

By: ... _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

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MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: October 14, 2021

RE: Response to RFQ for Architecture and Engineering Services

Several Capital Improvement projects are moving forward which require professional expertise of engineers, architects, and construction project managers. We advertised a Request for Qualifications for these services, to qualified Architectural and Engineering Firms. After interviewing three individual companies, we are at this time recommending moving forward with the Farnsworth Group for the Architectural and Engineering services needed, for a period of three (3) years with the ability to extend the contract for an additional maximum of two (2) years.

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RESOLUTION NO. 2021-35

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the contract with Farnsworth Group for several capital improvement projects at the Housing Authority; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Farnsworth Group for several capital improvement projects at the Housing Authority.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21st day of October, 2021.

00000052

Ayes _____ Nays _____ Absent: _____

THE HOUSING AUTHORITY OF THE CITY OF
DANVILLE d/b/a VERMILION HOUSING
AUTHORITY

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

00000053



MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: October 14, 2021

RE: Temporary Fence Rental for Fair Oaks Demolition

We requested quotes to delivery, install and remove temporary construction fencing around Fair Oaks Phase II Demolition, for a period of 4 months.

We solicited quotes from companies to perform this work. We received two (2) complete quotes. It should be noted we communicated with two other companies who were both unable to fulfill the quote requested. We contacted National Rent a Fence, Master Fence Rental, and United Rent a Fence.

At this time, we are recommending approval to enter into a contract with United Rent a Fence to deliver, install and remove 3,400 linear feet of fencing, including sandbags, around Fair Oaks Phase II Demolition site, as quoted, at a cost not to exceed \$40,119.00.

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RESOLUTION NO. 2021-36

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, the Authority to approve the temporary fence rental from United Rent-a-Fence for the Fair Oaks Phase II Demolition not to exceed \$40,119.00; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of Owens Excavating to approve the temporary fence rental from United Rent-a-Fence for the Fair Oaks Phase II Demolition not to exceed \$40,119.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21st day of October, 2021.

00000055

Ayes _____

Nays _____

Absent _____

THE HOUSING AUTHORITY OF THE CITY OF
DANVILLE d/b/a VERMILION HOUSING
AUTHORITY

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

00000055



MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: October 14, 2021

RE: Boiler Replacement at MerChe Manor

We requested quotes to replace one of the boiler units at MerChe Manor.

We solicited quotes from companies to perform this work. We received two (2) complete quotes, as depicted below.

Company	Amount
Kuchefski	\$24,018.00
Davis Houk Mechanical	\$18,650.00

At this time, we are recommending approval to enter into a contract with Davis Houk Mechanical to remove existing boiler and install a new replacement boiler unit at MerChe Manor, as quoted, at a cost not to exceed \$18,650.00.

00000057

RESOLUTION NO. 2021-37

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the contract with Davis Houk Mechanical for the replacement of a boiler at Mer Che Manor with the cost not to exceed \$18,650.00; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action,

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Davis Houk Mechanical for the replacement of a boiler at Mer Che Manor with the cost not to exceed \$18,650.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21st day of October, 2021.

00000058

Ayes _____

Nays _____

Absent _____

THE HOUSING AUTHORITY OF THE CITY OF
DANVILLE d/b/a VERMILION HOUSING
AUTHORITY

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: October 14, 2021

RE: PTAC Removal and HVAC Installation at HTT

We requested quotes to replace two (2) PTAC units with new HVAC systems at Hubbard Trail Terrace in Rossville.

We solicited quotes from companies to perform this work. We received two (2) complete quotes, as depicted below.

Company	Amount
Kuchefski	\$18,904.00
Wright's Heating & Air Service	\$24,000.00

At this time, we are recommending approval to enter into a contract with Kuchefski Heating and Air to remove existing PTAC units and install two (2) new replacement HVAC units at Hubbard Trail Terrace, as quoted, at a cost not to exceed \$18,904.00.

00000060

RESOLUTION NO. 2021-37

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the contract with Kuchelski Heating and Air to remove 2 PTAC units and install 2 new replacement HVAC units at Hubbard Trail Terrace with the cost not to exceed \$18,904.00; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Kuchelski Heating and Air to remove 2 PTAC units and install 2 new replacement HVAC units at Hubbard Trail Terrace with the cost not to exceed \$18,904.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

00000061

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21st day of October, 2021.

Ayes _____ Nays _____ Absent _____

THE HOUSING AUTHORITY OF THE CITY OF
DANVILLE d/b/a VERMILION HOUSING
AUTHORITY

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

00000062