

Vermilion Housing Authority



Board of Commissioners

July 18, 2024

Board Packet



TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: July 15, 2024

SUBJECT: Board of Commissioners Monthly Meeting

The regular 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, July 18, 2024, at 5:00 p.m. at Churchill Towers Community Room, 101 E. Seminary, Danville, Illinois.**



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: July 15, 2024

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 d/b/a Vermilion Housing Authority is scheduled for **Thursday, July 18, 2024, at 5:00 p.m. at Churchill Towers Community Room, 101 E. Seminary, Danville, Illinois.**

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

**BOARD OF COMMISSIONERS
REGULAR MEETING
CHURCHILL TOWERS COMMUNITY ROOM
THURSDAY, JULY 18, 2024
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 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 April 18, 2024 - VHA Board Minutes (Pages 6-19)
6. Police Reports (Pages 20-21)
7. Department Reports:
 - (a) Public Housing (Pages 22-23)
 - (b) HCV (Pages 24-25)
 - (c) Finance (Pages 26-41)
 - (d) Personnel (Page 42)
8. New Business [all the below items – roll call vote]
 - * (a) Xfinity Communities Service Agreements (Pages 43-60)
 - * (b) Fair Oaks – Odd Clyman Building Roof (Pages 61-63)
 - * (c) Disposition of Vehicle's (Pages 64-66)

9. Other Business
 - (a) EPC Year 11 M&V Report
 - (b) 2024 Audit Recap
 - (c) Project Updates

10. Closed Session for Real Estate Matters
Pursuant to the IL Open Meetings Act:
5 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.

11. Chairman/Commissioner Comments

12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is August 15, 2024, at the MerChe Manor Community Room, 723 Oak Street, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF
APRIL 18, 2024
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 April 18, 2024 at 5:03 p.m. at Centennial Manor Community Room, 426 East Honeywell, Hoopeston, Illinois. Upon roll call requested by Chairman O'Shaughnessy, those present and absent were:

PRESENT: Vice Chairperson - Carla Boyd, Vic McFadden, Chairman - Pat O'Shaughnessy, Tim Tutton, and Courtney Watson

ABSENT: Deanna Witzel

ALSO PRESENT: Executive Director, Jaclyn Vinson; Asset Manager, Samantha Bruens; Centennial Manor Residents, Misty Johnston, Jon Lane, Brittany Murphy, Mark Taylor, Mark Booth, and Bryan Harper

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 Chairperson Boyd moved that the agenda be approved as presented. Commissioner McFadden seconded the motion. Upon unanimous ayes, approval was granted.

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 March 21, 2024 Regular Board Meeting item number 5 on the agenda. None were presented. Chairman O'Shaughnessy stated that if there were no additions or corrections, she needs a motion to approve the minutes. Commissioner Tutton made a motion that the minutes from the March 21, 2024 Regular Board Meeting Minutes be approved. Commissioner Watson seconded the motion. Upon unanimous ayes, approval was granted.

Chairman O'Shaughnessy asked for item number 6 on the agenda – Police Reports. Mrs. Vinson stated she does have copies of the police reports. A question and answer session followed.

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

(a) Public Housing – Jaclyn Vinson went over the March report. She stated they were at 98% occupancy at all AMPs. She also went over the Ross Grant Report and introduced Samantha Bruens, Asset Manager for the County.

(b) HCV/Section 8 – Jaclyn Vinson went over the March report. 10 new admissions and 4 terminations. Forecasting shortfall this calendar year. Voucher count for March was 539.

(c) Finance – Jaclyn Vinson went over the Finance, TAR's and Expenditures report for Finance. End of fiscal year. A question and answer session followed.

(d) Personnel – Jaclyn Vinson went over the March report. A question and answer session followed.

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 – Surveillance System for Centennial Manor, Memorandum of Understanding with CRIS Healthy Aging, Purchase three 2023 Ford F150's, SEMAP Submission, and Bus Stop Pavilion at Fair Oaks.

Commissioner Witzel joined the meeting.

(a) Surveillance System for Centennial Manor – Mrs. Vinson went over the proposal. Chairman O'Shaughnessy asked if there were any questions. Commissioner Witzel what was wrong with the \$58,000 one. Mrs. Vinson stated they did not come and do a site walk through and also did not meet all the requirements of the RFP. Chairman O'Shaughnessy asked was that the same as number two. Mrs. Vinson stated that they did come to a site walk through, however one, two, and three did not meet all the requirements of the RFP. Chairman O'Shaughnessy asked if there were any more questions. None were presented. Commissioner Witzel made a motion to approve the Surveillance System for Centennial Manor. Vice Chairperson Boyd seconded it.

RESOLUTION NO. 2024-21

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 contract with Gibson Teldata Inc. for the surveillance system at Centennial Manor not to exceed \$97,627.07; 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 Gibson Teldata Inc. for the surveillance system at Centennial Manor not to exceed \$97,627.07.

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 Surveillance System for Centennial Manor which produced the following:

AYES: C. Boyd, V. McFadden, P. O’Shaughnessy, T. Tutton, C. Watson, and D. Witzel
NAYES: None
ABSENT: None

Chairman O’Shaughnessy there upon declared said motion carried.

(b) Memorandum of Understanding with CRIS Healthy Aging – Mrs. Vinson went over the proposal. Chairman O’Shaughnessy asked if there were any questions. None were presented. Commissioner McFadden made a motion to approve the Memorandum of Understanding with CRIS Healthy Aging. Commissioner Tutton seconded it.

RESOLUTION NO. 2024-22

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 Memorandum of Understanding between CRIS Healthy Aging and Vermilion 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 Memorandum of Understanding between CRIS Healthy Aging and Vermilion 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.

Chairman O’Shaughnessy called for a roll call vote to approve the Memorandum of Understanding with CRIS Healthy Aging which produced the following:

AYES: C. Boyd, V. McFadden, P. O’Shaughnessy, T. Tutton, C. Watson, and D. Witzel
NAYES: None
ABSENT: None

Chairman O’Shaughnessy there upon declared said motion carried.

(c) Purchase three 2023 Ford F150’s – Mrs. Vinson went over the proposal. Chairman O’Shaughnessy asked if we would trade or sell the trucks we have slotted for disposition. Mrs. Vinson stated we will sell them according to our disposition policy. Chairman O’Shaughnessy asked if there were any more questions. None were presented. Commissioner Witzel made a motion for the approval of purchasing three 2023 Ford F150’s. Commissioner McFadden seconded it.

RESOLUTION NO. 2024-23

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 a three (3) 2023 Ford F150 from Morrow Brothers Ford, Inc., at a cost not to exceed \$44,779.00 each, total cost is \$134,337.00; 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 purchase of three (3) 2023 Ford F150 from Morrow Brothers Ford, Inc., at a cost not to exceed \$44,779.00 each, total cost is \$134,337.00.

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 table the purchase of three 2023 Ford F150's which produced the following:

AYES: C. Boyd, V. McFadden, P. O'Shaughnessy, T. Tutton, C. Watson, and D. Witzel

NAYES: None

ABSENT: None

Chairman O'Shaughnessy Boyd there upon declared said motion tabled.

(d) SEMAP Submission – Mrs. Vinson went over the submission. Chairman O'Shaughnessy asked if there were any questions. None were presented. Vice Chairperson Boyd made a motion to approve the SEMAP Submission. Commissioner Witzel seconded it.

RESOLUTION NO. 2024-24

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 Section 8 Management Assessment Program (SEMAP) submission for fiscal year ending March 31, 2024; 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 Section 8 Management Assessment Program (SEMAP) submission for fiscal year ending March 31, 2024.

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 SEMAP Submission which produced the following:

AYES: C. Boyd, V. McFadden, P. O'Shaughnessy, T. Tutton, C. Watson, and D. Witzel
NAYES: None
ABSENT: None

Chairman O'Shaughnessy there upon declared said motion carried.

(e) Bus Stop Pavilion at Fair Oaks – Mrs. Vinson went over the proposal. Chairman O'Shaughnessy asked if it was glass or plastic. Mrs. Vinson stated its plexy glass and parts would only be used seasonally. Commissioner Witzel stated she believes that it will be appreciated. Chairman O'Shaughnessy asked if there were any more questions. None were presented. Commissioner Witzel made a motion to approve the Bus Stop Pavilion at Fair Oaks. Commissioner Watson seconded it.

RESOLUTION NO. 2024-25

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 purchase of a bus stop pavilion for Fair Oaks from Handi-Hut Shelters and Enclosures, at a cost not to exceed \$14,571.00; 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 a bus stop pavilion for Fair Oaks from Handi-Hut Shelters and Enclosures, at a cost not to exceed \$14,571.00.
- 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 Bus Stop Pavilion at Fair Oaks which produced the following:

AYES: C. Boyd, V. McFadden, P. O’Shaughnessy, T. Tutton, C. Watson, and D. Witzel
NAYES: None
ABSENT: None

Chairman O’Shaughnessy there upon declared said motion carried.

Chairman O’Shaughnessy asked for item 9 on the agenda – Other Business – Project Updates.

- (a) **Lawn Care Services for Georgetown** – Mrs. Vinson stated the Lawn Care Services for Georgetown was tabled last month due to lack of quorum for voting due to one Commissioner abstaining. Mrs. Vinson explained we need a motion to remove it from the table. Vice Chairperson Boyd made a motion to remove from table the Lawn Care Services for Georgetown. Commissioner Witzel seconded it.

Commissioner Watson made a motion to approve the Lawn Care Services for Georgetown. Commissioner Witzel seconded it.

RESOLUTION NO. 2024-9

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 contract with Nelson’s Lawn Care for lawn care services for Georgetown not to exceed \$385.00 per mow; 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 Nelson’s Lawn Care for lawn care services for Georgetown not to exceed \$385.00 per mow.

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 Lawn Care Services for Georgetown which produced the following:

AYES: C. Boyd, P. O'Shaughnessy, T. Tutton, C. Watson, and D. Witzel
NAYES: None
ABSENT: None
ABSTAIN: V. McFadden

Chairman O'Shaughnessy there upon declared said motion carried.

(b) Project Updates – Mrs. Vinson went over the project updates. A question and answer session followed.

Chairman O'Shaughnessy asked for item 10 on the agenda – Closed Session for Real Estate Matters.

5 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 asked for item 11 on the agenda - Chairman/Commissioner Comments. Chairman O'Shaughnessy stated that Mrs. Vinson received a letter of resignation from Commissioner Harsha Gurujal. Mrs. Vinson stated that Vice Chairperson Boyd was reappointed at the last Council Meeting.

Chairman O'Shaughnessy stated that with the agenda items satisfied she would entertain a motion to adjourn the meeting. Commissioner Witzel made the motion to

adjourn. Commissioner McFadden seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:49pm.

_____ 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 - June 2024

Date	Location	Description
6/2/2024	Beeler	Residential burglary and criminal damage to property at 313 Washington.
6/4/2024	Fair Oaks	Theft under \$500 at 936 Lewis.
6/6/2024	Fair Oaks	Assault at 1633 Redden.
6/6/2024	Fair Oaks	Criminal trespass at 1607 Clyman.
6/7/2024	Beeler	Criminal damage to property at 318 1/2 Bradley.
6/9/2024	Fair Oaks	Aggravated UUV and aggravated assault at 1816 Fairchild.
6/9/2024	Fair Oaks	Mob action in Fair Oaks.
6/10/2024	Beeler	Sexual assault at 308 Bradley.
6/11/2024	Fair Oaks	Disorderly conduct, aggravated battery, and mob action at 935 Redden.
6/11/2024	Fair Oaks	Disorderly conduct at 924 Redden.
6/14/2024	Beeler	Battery at 300 Bradley.
6/15/2024	MerChe	Violation of order of protection at 723 Oak, unit 307.
6/18/2024	Fair Oaks	Probation violation and criminal trespass to real property at 916 Lewis.
6/23/2024	Fair Oaks	Criminal damage to government supported property and disorderly conduct at 935 Redden.

*Year to Date Comparisons on Next Page

Monthly Occupancy June 2024

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	151	159	95%
AMP 102-Beeler, Churchill, Madison Ct.	107	107	100%
AMP 103- Mer Che	93	93	100%
AMP 104- County Sites	136	136	100%
GRAND TOTAL THIS MONTH	487	495	98%
GRAND TOTAL LAST MONTH	489	494	99%

JUNE 2024 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Meetings:

- Continuum of Care
- Danville LAN

Trainings:

- ROSS FY23 Grantee Orientation
- Unattended Children: How to Talk to Parents About Their Children's Behavior
- HUD Strong Families: Health Learning Session

Referrals:

- Referrals made to Community Organizations/Services
 - Fair Hope – Children's clothing
 - East Central Illinois Community Action – Energy Assistance/SNAP Program
 - American Job Center (AJC) – Job Skills/Search Assistance, Resume Building
 - Danville Area Community College – GED, Secondary Education

Program:

- Appointments:
 - 2 Churchill Towers-Beeler Terrace/New Resident (3 scheduled)
 - 2 Richie Manor/Follow-Up (2 scheduled)
 - 2 Kennedy Court/Follow-Up (2 scheduled)
 - 2 Centennial Manor/Follow-Up (9 scheduled)
- Carle Narcan training and information sessions for residents
 - Fair Oaks
 - Mer Che
 - Churchill
 - Centennial Manor

Other:

- Aetna Summer Bash Health and Resource Fair
The community included:
 - An Activity Zone for kids, FREE health screenings, FREE giveaways, and FREE well-being resources
 - 60+ residents attended
 - Vendors present: Aetna Healthcare, Survivor Resources, Vermilion County Health Department/WIC and Immunizations, Igrow, Crosspoint Human Services, and Carle Community Outreach

Housing Choice Voucher
June 2024 Board Report

UTILIZATION

- New Admissions: 4 and counting
- Terminations: 5
 - 1- Non-compliance with program requirements
 - 2- Over Income- 180 Days
 - 1- Voluntary
 - 1- Port Move-Out

Mon.	2023	2024										Total
	FUP	Reg.	DEMO II	PVC DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII		
1	426	7	385	9		3	43	57	8	1	7	520
2	440	7	395	8		3	42	57	8	1	7	528
3	451	6	408	8		3	42	56	8	1	7	539
4	461	5	405	8	9	3	43	57	9	1	7	547
5	467	6	406	8	12	3	42	56	9	0	7	549
6	468	7	401	7	13	3	42	54	8	0	7	542
7	468											0
8	464											0
9	464											0
10	463											0
11	473											0
12	499											0
Grand Total	5544	38	2400	48	34	18	254	337	50	4	42	3225

*Totals reflect retroactive terminations and lease ups as of 1st of month, delayed port-outs, and pending move-ins *

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

Month	UMA	UML	Leasing %
JAN	916	520	57%
FEB	916	528	58%
MAR	916	540	59%
APR	916	543	59%
MAY	916	547	60%
JUNE			
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	4,580	2,678	58%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$253,944	\$285,355	112%	\$548.76
FEB	\$253,944	\$286,383	113%	\$542.39
MAR	\$252,136	\$300,420	119%	\$556.33
APR	\$275,412	\$311,709	113%	\$574.05
MAY	\$256,031	\$314,892	123%	\$575.67
JUNE				
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	\$1,291,467	\$1,498,759	116%	\$559.66

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)



To: Amber McCoy, Deputy Director
From: Tamra Hartman, Finance Manager
Date: July 10, 2024
Re: Finance Report

Public Housing Operating Fund

	June 2024	FY 25 YTD
COCC	(\$5,447.60)	\$136,741.35
AMP 101	\$39,843.00	\$86,082.11
AMP 102	\$14,255.25	\$28,521.04
AMP 103	\$9,182.59	\$7,591.89
AMP 104	\$19,291.87	\$27,311.72
Total	\$77,125.11	\$286,248.11

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **\$4,570.94** for the month and an overall loss of **\$8,347.60** for the year.

Public Housing Capital Fund

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$25,937.01**.

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$23,781.84**.

Notable AP Expenditures

John James Painting	\$16,879.00	Churchill Towers painting.
Vermilion County Treasurer	\$33,515.79	PILOT for County and Danville, County drainage tax, Danville real estate tax for non-Public Housing properties.

ROSS Grant Funding

ROSS fund expenditures for the month of June are in total of \$5,551.50.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have increased in total to \$25,054.81.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 6/30/2024

<u>Assets</u>	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111112 IF Gen Account	5,492,761.90	5,492,761.90	0.00	0.00	0.00	0.00	0.00
111113 IF HCV Account	0.00	0.00	0.00	0.00	0.00	0.00	346,864.32
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	5,942.78	(4,958,244.59)	3,330,017.72	419,624.52	288,968.25	925,576.88	(391.28)
112200 AR Tenants	25,054.81	0.00	10,721.50	5,631.00	4,990.31	3,712.00	149,945.39
112265 Allow Doubtful A	(2,721.24)	0.00	(30.00)	(1,259.00)	(1,432.24)	0.00	(149,945.39)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	42,334.33	42,334.33	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	100,268.89	3,522.33	35,391.42	16,007.96	12,311.60	33,035.58	2,236.61
121102 Prepaid Soft	15,987.17	0.00	6,924.18	2,721.38	1,904.27	4,437.34	1,776.35
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	2,333.32
140001 Vehicles	548,078.18	0.00	345,720.68	56,319.00	18,492.00	127,546.50	23,073.00
140002 Equipment	1,198,682.62	111,829.56	506,475.61	248,313.53	40,815.42	291,248.50	0.00
140003 Development	17,061,887.86	325,444.90	2,161,339.92	2,543,107.00	1,361,767.00	10,670,229.04	0.00
140004 Structures	25,986,853.66	854,399.97	11,054,974.86	9,040,148.35	3,937,187.91	1,100,142.57	0.00
140005 Accum Deprec	(41,583,279.71)	(1,274,853.50)	(13,857,005.64)	(12,063,000.20)	(5,164,902.41)	(9,223,517.96)	(19,612.05)
140006 Land	914,591.00	36,160.55	397,766.05	151,874.31	137,410.09	191,380.00	0.00
140100 EPC	4,844,122.24	0.00	1,937,648.90	1,937,648.90	968,824.44	0.00	0.00
Total Assets	\$ 14,651,064.49	\$ 633,855.45	\$ 5,929,945.20	\$ 2,357,136.75	\$ 1,606,336.64	\$ 4,123,790.45	\$ 356,280.27
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	60,749.00	0.00	23,900.00	9,749.00	4,850.00	22,250.00	0.00
211704 Health Ins	(35,825.12)	(35,825.12)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,329.01)	(2,329.01)	0.00	0.00	0.00	0.00	0.00
211714 Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211717 Garnishments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211718 Payable to HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211719 Mercer Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211720 Mercer Vol Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211725 Vision	(85.77)	(85.77)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(346.81)	(346.81)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211906 Res Training	7,778.30	0.00	1,193.45	1,303.62	4,695.20	586.03	0.00
211913 Scrap	2,449.18	2,449.18	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	24,634.30	7,175.03	6,499.64	2,811.63	3,320.77	4,827.23	3,017.88
212001 Accrued Tax	1,884.52	548.89	497.22	215.09	254.04	369.28	230.87
213301 EPC M V	26,260.96	0.00	11,817.38	7,878.30	6,565.28	0.00	0.00
213302 EPC Replace	2,719.02	0.00	1,253.99	888.55	576.48	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	11,267.26	0.00	3,236.81	3,249.95	1,202.16	3,578.34	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,324,728.58	0.00	596,127.85	397,418.59	331,182.14	0.00	0.00
Total Liability	\$ 1,423,884.41	\$ (28,413.61)	\$ 644,526.34	\$ 423,514.73	\$ 352,646.07	\$ 31,610.88	\$ 3,248.75
Equity							
280200 Net Fix Assets	7,642,356.14	45,953.52	1,796,859.61	1,212,032.74	1,149,816.40	3,437,693.87	18,458.40
280600 Unrestricted	6,766,575.41	479,574.19	4,373,270.77	1,088,013.51	198,542.96	627,173.98	252,684.71
281000 Unreserved	(1,467,999.58)	0.00	(970,793.63)	(394,945.27)	(102,260.68)	0.00	0.00
282602 Restrict HAP	0.00	0.00	0.00	0.00	0.00	0.00	45,626.01
Total	\$ 12,940,931.97	\$ 525,527.71	\$ 5,199,336.75	\$ 1,905,100.98	\$ 1,246,098.68	\$ 4,064,867.85	\$ 316,769.12
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 44,610.00
Current Year Oper +/-	\$ 286,248.11	\$ 136,741.35	\$ 86,082.11	\$ 28,521.04	\$ 7,591.89	\$ 27,311.72	\$ (8,347.60)
Current Year Net Assets	\$ 286,248.11	\$ 136,741.35	\$ 86,082.11	\$ 28,521.04	\$ 7,591.89	\$ 27,311.72	\$ 36,262.40
Total Equity	\$ 13,227,180.08	\$ 662,269.06	\$ 5,285,418.86	\$ 1,933,622.02	\$ 1,253,690.57	\$ 4,092,179.57	\$ 353,031.52
Liabilities & Net Assets	\$ 14,651,064.49	\$ 633,855.45	\$ 5,929,945.20	\$ 2,357,136.75	\$ 1,606,336.64	\$ 4,123,790.45	\$ 356,280.27

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
June 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 885,792.00	\$ 70,993.56	\$ 213,279.79	24%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 270,904.00	\$ 21,137.71	\$ 70,083.03	26%
Other Income	\$ 407,068.30	\$ 34,030.84	\$ 232,491.56	57%
Subsidy	\$ 3,147,475.00	\$ 329,715.25	\$ 832,054.25	26%
Total Revenue	\$ 4,711,239.30	\$ 455,877.36	\$ 1,347,908.63	29%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 730,616.00	\$ 58,017.30	\$ 174,104.35	24%
Legal	\$ 28,537.00	\$ -	\$ 1,515.50	5%
PBA Mngt. Exp.	\$ (113,353.50)	\$ (10,647.00)	\$ (32,155.50)	0%
Mileage/Travel/Training	\$ 15,290.00	\$ 4,301.39	\$ 13,285.70	87%
Other Administrative Exp	\$ 105,992.00	\$ 7,082.76	\$ 17,852.15	17%
Total Administrative Expense	\$ 767,081.50	\$ 58,754.45	\$ 174,602.20	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,232.00	\$ 1,004.80	\$ 2,892.06	24%
Total Tenant Services Expenses	\$ 12,232.00	\$ 1,004.80	\$ 2,892.06	
Total Utility Expenses	\$ 639,105.00	\$ 58,041.81	\$ 174,756.96	27%
<i>Maintenance</i>				
Salaries	\$ 780,032.00	\$ 57,767.58	\$ 163,387.26	21%
Materials	\$ 323,573.00	\$ 37,975.31	\$ 84,852.56	26%
Contracts	\$ 569,361.00	\$ 42,194.70	\$ 130,140.17	23%
Total Maintenance Expenses	\$ 1,672,966.00	\$ 137,937.59	\$ 378,379.99	
<i>General Expenses</i>				
Insurance	\$ 200,537.00	\$ 17,579.50	\$ 51,002.50	25%
Employee Benefits	\$ 736,993.00	\$ 56,974.25	\$ 158,900.36	22%
Depreciation Expense	\$ 368,263.00	\$ 28,313.12	\$ 82,496.88	22%
PILOT	\$ 28,480.00	\$ -	\$ -	0%
Casualty Losses	\$ 15,000.00	\$ -	\$ -	0%
Collection Losses	\$ 129,566.00	\$ 14,756.97	\$ 22,460.29	17%
Energy Perf Cont Expense	\$ 136,307.00	\$ 5,389.76	\$ 16,169.28	12%
Total General Expenses	\$ 1,615,146.00	\$ 123,013.60	\$ 331,029.31	
Total Expenses	\$ 4,706,530.50	\$ 378,752.25	\$ 1,061,660.52	23%
Surplus - (Deficit)	\$ 4,708.80	\$ 77,125.11	\$ 286,248.11	

Percent of Budget Month 3 of 12

25%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
June 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 147,730.30	\$ -	\$ 147,730.30	100%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 147,730.30	\$ -	\$ 147,730.30	100%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 380,602.00	\$ 28,751.98	\$ 86,459.62	23%
Legal	\$ 19,386.00	\$ -	\$ 328.00	2%
PBA Mngt. Exp.	\$ (519,863.50)	\$ (48,544.50)	\$ (146,778.00)	28%
Mileage/Travel/Training	\$ 14,405.00	\$ 4,301.39	\$ 12,641.99	88%
Other Administrative Exp	\$ 16,854.00	\$ 3,401.92	\$ 5,880.56	35%
<i>Total Administrative Expense</i>	<i>\$ (88,616.50)</i>	<i>\$ (12,089.21)</i>	<i>\$ (41,467.83)</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
<i>Total Tenant Services Expenses</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	
<i>Total Utility Expenses</i>	<i>\$ 19,940.00</i>	<i>\$ 1,664.35</i>	<i>\$ 5,212.91</i>	<i>26%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 20.00	\$ -	\$ -	0%
Contracts	\$ 33,425.00	\$ 1,111.09	\$ 4,771.53	14%
<i>Total Maintenance Expenses</i>	<i>\$ 33,445.00</i>	<i>\$ 1,111.09</i>	<i>\$ 4,771.53</i>	
<i>General Expenses</i>				
Insurance	\$ 657.00	\$ 586.92	\$ 1,760.76	268%
Employee Benefits	\$ 168,508.00	\$ 13,961.47	\$ 40,072.64	24%
Depreciation Expense	\$ 12,556.00	\$ 212.98	\$ 638.94	0%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 181,721.00</i>	<i>\$ 14,761.37</i>	<i>\$ 42,472.34</i>	
Total Expenses	\$ 146,489.50	\$ 5,447.60	\$ 10,988.95	8%
Surplus - (Deficit)	\$ 1,240.80	\$ (5,447.60)	\$ 136,741.35	11020%

Percent of Budget Month 3 of 12

25%

Vermilion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
June 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 103,944.00	\$ 4,253.56	\$ 21,036.22	20%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,398.00	\$ 6,975.44	\$ 23,127.40	26%
Other Income	\$ 35,784.00	\$ 10,211.75	\$ 15,132.50	42%
Subsidy	\$ 1,505,924.00	\$ 156,023.75	\$ 396,770.75	26%
Total Revenue	\$ 1,735,050.00	\$ 177,464.50	\$ 456,066.87	26%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 104,688.00	\$ 8,117.29	\$ 26,304.10	25%
Legal	\$ 5,329.00	\$ -	\$ 617.50	12%
PBA Mngt. Exp.	\$ 141,670.00	\$ 11,392.50	\$ 34,875.00	25%
Mileage/Travel/Training	\$ 15.00	\$ -	\$ 169.53	0%
Other Administrative Exp	\$ 21,398.00	\$ 852.09	\$ 2,779.15	13%
<i>Total Administrative Expense</i>	\$ 273,100.00	\$ 20,361.88	\$ 64,745.28	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,628.00	\$ 302.61	\$ 870.97	24%
<i>Total Tenant Services Expenses</i>	\$ 3,628.00	\$ 302.61	\$ 870.97	
<i>Total Utility Expenses</i>	\$ 186,269.00	\$ 18,724.91	\$ 51,425.57	28%
<i>Maintenance</i>				
Salaries	\$ 355,416.00	\$ 24,528.26	\$ 66,744.76	19%
Materials	\$ 175,667.00	\$ 16,526.44	\$ 41,921.63	24%
Contracts	\$ 149,771.00	\$ 10,706.07	\$ 33,299.63	22%
<i>Total Maintenance Expenses</i>	\$ 680,854.00	\$ 51,760.77	\$ 141,966.02	
<i>General Expenses</i>				
Insurance	\$ 65,767.00	\$ 6,476.74	\$ 18,272.90	28%
Employee Benefits	\$ 205,670.00	\$ 14,736.83	\$ 40,241.22	20%
Depreciation Expense	\$ 154,468.00	\$ 12,000.61	\$ 34,373.51	22%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 93,572.00	\$ 10,831.76	\$ 10,813.12	12%
Energy Perf Cont Expense	\$ 61,338.00	\$ 2,425.39	\$ 7,276.17	12%
<i>Total General Expenses</i>	\$ 590,815.00	\$ 46,471.33	\$ 110,976.92	
Total Expenses	\$ 1,734,666.00	\$ 137,621.50	\$ 369,984.76	21%
Surplus - (Deficit)	\$ 384.00	\$ 39,843.00	\$ 86,082.11	

Percent of Budget Month 3 of 12

25%

Vermilion Housing Authority
Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102
June 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 246,432.00	\$ 21,690.00	\$ 63,055.00	26%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,599.00	\$ 4,650.29	\$ 15,418.26	26%
Other Income	\$ 81,461.00	\$ 9,174.33	\$ 26,385.24	32%
Subsidy	\$ 524,043.00	\$ 54,294.25	\$ 137,856.25	26%
Total Revenue	\$ 911,535.00	\$ 89,808.87	\$ 242,714.75	27%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 79,006.00	\$ 5,193.42	\$ 14,033.65	18%
Legal	\$ 732.00	\$ -	\$ 87.50	0%
PBA Mngt. Exp.	\$ 76,920.00	\$ 8,292.50	\$ 24,800.00	32%
Mileage/Travel/Training	\$ 65.00	\$ -	\$ 113.02	0%
Other Administrative Exp	\$ 22,388.00	\$ 612.76	\$ 2,761.32	12%
<i>Total Administrative Expense</i>	<i>\$ 179,111.00</i>	<i>\$ 14,098.68</i>	<i>\$ 41,795.49</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,488.00	\$ 207.56	\$ 597.40	24%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,488.00</i>	<i>\$ 207.56</i>	<i>\$ 597.40</i>	
<i>Total Utility Expenses</i>	<i>\$ 148,373.00</i>	<i>\$ 13,153.92</i>	<i>\$ 37,299.19</i>	25%
<i>Maintenance</i>				
Salaries	\$ 119,606.00	\$ 10,318.74	\$ 29,698.10	25%
Materials	\$ 37,853.00	\$ 7,018.32	\$ 13,988.22	37%
Contracts	\$ 102,029.00	\$ 9,377.22	\$ 25,029.12	25%
<i>Total Maintenance Expenses</i>	<i>\$ 259,488.00</i>	<i>\$ 26,714.28</i>	<i>\$ 68,715.44</i>	
<i>General Expenses</i>				
Insurance	\$ 37,457.00	\$ 2,667.97	\$ 8,003.91	21%
Employee Benefits	\$ 113,715.00	\$ 8,184.99	\$ 22,480.12	20%
Depreciation Expense	\$ 104,392.00	\$ 8,073.54	\$ 24,220.62	23%
PILOT	\$ 7,691.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 12,698.00	\$ 835.75	\$ 6,230.75	49%
Energy Perf Cont Expense	\$ 40,892.00	\$ 1,616.93	\$ 4,850.79	12%
<i>Total General Expenses</i>	<i>\$ 321,845.00</i>	<i>\$ 21,379.18</i>	<i>\$ 65,786.19</i>	
Total Expenses	\$ 911,305.00	\$ 75,553.62	\$ 214,193.71	24%
Surplus - (Deficit)	\$ 230.00	\$ 14,255.25	\$ 28,521.04	

Percent of Budget Month 3 of 12

25%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
June 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 208,968.00	\$ 18,022.00	\$ 49,354.57	24%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,763.00	\$ 3,804.79	\$ 12,614.96	26%
Other Income	\$ 60,275.00	\$ 6,620.88	\$ 19,399.13	32%
Subsidy	\$ 406,696.00	\$ 42,136.25	\$ 107,821.25	27%
Total Revenue	\$ 724,702.00	\$ 70,583.92	\$ 189,189.91	26%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 77,600.00	\$ 7,105.68	\$ 18,012.52	23%
Legal	\$ 2,717.00	\$ -	\$ 482.50	18%
PBA Mngt. Exp.	\$ 65,160.00	\$ 7,130.00	\$ 21,467.50	33%
Mileage/Travel/Training	\$ 76.00	\$ -	\$ 92.47	0%
Other Administrative Exp	\$ 18,530.00	\$ 413.95	\$ 2,767.82	15%
<i>Total Administrative Expense</i>	<i>\$ 164,083.00</i>	<i>\$ 14,649.63</i>	<i>\$ 42,822.81</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,139.00	\$ 178.45	\$ 513.65	24%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,139.00</i>	<i>\$ 178.45</i>	<i>\$ 513.65</i>	
<i>Total Utility Expenses</i>	<i>\$ 107,471.00</i>	<i>\$ 11,131.26</i>	<i>\$ 32,618.75</i>	<i>30%</i>
<i>Maintenance</i>				
Salaries	\$ 115,100.00	\$ 8,008.83	\$ 23,337.24	20%
Materials	\$ 22,789.00	\$ 4,517.73	\$ 7,491.24	33%
Contracts	\$ 90,530.00	\$ 6,734.94	\$ 29,956.42	33%
<i>Total Maintenance Expenses</i>	<i>\$ 228,419.00</i>	<i>\$ 19,261.50</i>	<i>\$ 60,784.90</i>	
<i>General Expenses</i>				
Insurance	\$ 31,511.00	\$ 2,052.41	\$ 6,157.23	20%
Employee Benefits	\$ 93,086.00	\$ 6,670.91	\$ 17,950.75	19%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 12,110.31	25%
PILOT	\$ 6,265.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 8,555.00	\$ 2,072.96	\$ 4,597.30	54%
Energy Perf Cont Expense	\$ 34,077.00	\$ 1,347.44	\$ 4,042.32	12%
<i>Total General Expenses</i>	<i>\$ 221,935.00</i>	<i>\$ 16,180.49</i>	<i>\$ 44,857.91</i>	
Total Expenses	\$ 724,047.00	\$ 61,401.33	\$ 181,598.02	25%
Surplus - (Deficit)	\$ 655.00	\$ 9,182.59	\$ 7,591.89	

Percent of Budget Month 3 of 12

25%

Vermilion Housing Authority
Operating Statement - Public Housing - County Properties AMP 104
June 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 326,448.00	\$ 27,028.00	\$ 79,834.00	24%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 73,144.00	\$ 5,707.19	\$ 18,922.41	26%
Other Income	\$ 81,818.00	\$ 8,023.88	\$ 23,844.39	29%
Subsidy	\$ 710,812.00	\$ 77,261.00	\$ 189,606.00	27%
Total Revenue	\$ 1,192,222.00	\$ 118,020.07	\$ 312,206.80	26%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 88,720.00	\$ 8,848.93	\$ 29,294.46	33%
Legal	\$ 373.00	\$ -	\$ -	0%
PBA Mngt. Exp.	\$ 122,760.00	\$ 11,082.50	\$ 33,480.00	27%
Mileage/Travel/Training	\$ 729.00	\$ -	\$ 268.69	0%
Other Administrative Exp	\$ 26,822.00	\$ 1,802.04	\$ 3,663.30	14%
<i>Total Administrative Expense</i>	<i>\$ 239,404.00</i>	<i>\$ 21,733.47</i>	<i>\$ 66,706.45</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,977.00	\$ 316.18	\$ 910.04	23%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,977.00</i>	<i>\$ 316.18</i>	<i>\$ 910.04</i>	
<i>Total Utility Expenses</i>	<i>\$ 177,052.00</i>	<i>\$ 13,367.37</i>	<i>\$ 48,200.54</i>	<i>27%</i>
<i>Maintenance</i>				
Salaries	\$ 189,910.00	\$ 14,911.75	\$ 43,607.16	23%
Materials	\$ 87,244.00	\$ 9,912.82	\$ 21,451.47	25%
Contracts	\$ 193,606.00	\$ 14,265.38	\$ 37,083.47	19%
<i>Total Maintenance Expenses</i>	<i>\$ 470,760.00</i>	<i>\$ 39,089.95</i>	<i>\$ 102,142.10</i>	
<i>General Expenses</i>				
Insurance	\$ 65,145.00	\$ 5,795.46	\$ 16,807.70	26%
Employee Benefits	\$ 156,014.00	\$ 13,420.05	\$ 38,155.63	24%
Depreciation Expense	\$ 48,406.00	\$ 3,989.22	\$ 11,153.50	23%
PILOT	\$ 14,524.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 14,741.00	\$ 1,016.50	\$ 819.12	6%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 298,830.00</i>	<i>\$ 24,221.23</i>	<i>\$ 66,935.95</i>	
Total Expenses	\$ 1,190,023.00	\$ 98,728.20	\$ 284,895.08	24%
Surplus - (Deficit)	\$ 2,199.00	\$ 19,291.87	\$ 27,311.72	

Percent of Budget Month 3 of 12

25%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
June 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 10,000.00	\$ 288.00	\$ 1,815.48	18%
Interest Income	\$ 500.00	\$ 773.38	\$ 3,768.04	754%
Administrative Fees	\$ 496,996.00	\$ 30,652.00	\$ 90,716.00	18%
Total Revenue	\$ 507,496.00	\$ 31,713.38	\$ 96,299.52	19%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 247,206.00	\$ 15,903.27	\$ 44,136.76	18%
Legal	\$ 500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 5,000.00	\$ 1,975.00	\$ 3,603.52	0%
Other Administrative Exp	\$ 50,446.00	\$ 1,818.51	\$ 8,377.33	17%
Program Management Fee	\$ 113,354.00	\$ 10,647.00	\$ 32,155.50	28%
<i>Total Administrative Expense</i>	<i>\$ 416,506.00</i>	<i>\$ 30,343.78</i>	<i>\$ 88,273.11</i>	
<i>General Expenses</i>				
Insurance	\$ 4,473.00	\$ 372.75	\$ 1,118.25	25%
Employee Benefits	\$ 81,662.00	\$ 5,183.24	\$ 14,102.11	17%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 1,153.65	25%
<i>Total General Expenses</i>	<i>\$ 90,750.00</i>	<i>\$ 5,940.54</i>	<i>\$ 16,374.01</i>	
Total Expenses	\$ 507,256.00	\$ 36,284.32	\$ 104,647.12	21%
Surplus - (Deficit)	\$ 240.00	\$ (4,570.94)	\$ (8,347.60)	

Percent of Budget Month 3 of 12

25%

Vermilion Housing Authority
First Financial Bank - Authority Account
June 2024

Balance Sheet

Assets

111105 Cash	321,046.36
Total Assets	321,046.36

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	320,926.32
Current Year Operating - Gain/(Loss)	120.04
Total Liabilities & Equity	321,046.36

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	39.58	120.04
Other Income	0.00	0.00
Total Revenue	39.58	120.04
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	39.58	120.04

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
June 2024

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-24	\$	20,046.33	2.18%
April-24	\$	19,981.35	2.15%
May-24	\$	23,617.45	2.54%
June-24	\$	25,054.81	2.73%
July-24			0.00%
August-24			0.00%
September-24			0.00%
October-24			0.00%
November-24			0.00%
December-24			0.00%
January-25			0.00%
February-25			0.00%
March-25			0.00%

CAPITAL FUND 2022 - Vermilion Housing Authority

Obligation Date: 5/11/2024
Close Out Date: 5/11/2026

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	6/30/2024 Obligation
Operations 1406	\$ 540,045.00	\$ -	\$ 540,045.00	\$ -	0.0%	\$ 540,045.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		
Surveillance System	\$ 117,267.18	\$ -	\$ 117,267.18	\$ -		\$ 117,267.18
Staff Training	\$ 1,800.00	\$ -	\$ 1,800.00	\$ -		\$ 1,800.00
IT Improvements	\$ 49,087.44	\$ -	\$ 49,087.44	\$ -		\$ 49,087.44
Background Check Information	\$ 2,845.38	\$ -	\$ 2,845.38	\$ -		\$ 2,845.38
	\$ 171,000.00	\$ -	\$ 171,000.00	\$ -	0.0%	\$ 171,000.00
Administration 1410						
Administration Costs	\$ 204,029.30	\$ -	\$ 204,029.30	\$ -	0.0%	\$ 204,029.30
Contract Administration 1480						
A/E Services	\$ 76,144.58	\$ -	\$ 28,953.72	\$ 47,190.86		\$ 76,144.58
	\$ 76,144.58	\$ -	\$ 28,953.72	\$ 47,190.86	62.0%	\$ 76,144.58
Dwelling Unit - Interior/Exterior 1480						
Roof Replacement - Centennial Manor	\$ 160,300.00	\$ -	\$ -	\$ 160,300.00		\$ 160,300.00
Unit Modernization - Fair Oaks	\$ 551,759.53	\$ -	\$ 551,759.53	\$ -		\$ 551,759.53
Painting - Churchill	\$ 16,879.00	\$ 16,879.00	\$ 16,879.00	\$ -		\$ 16,879.00
Painting - Mer Che	\$ 28,506.80	\$ 6,300.00	\$ 28,506.80	\$ -		\$ 28,506.80
Painting Community Room - Centennial Manor	\$ 11,482.60	\$ -	\$ 11,482.60	\$ -		\$ 11,482.60
Door Replacement - Screen and Exterior Security Doors	\$ 1,580.00	\$ -	\$ 1,580.00	\$ -		\$ 1,580.00
	\$ 770,507.93	\$ 23,179.00	\$ 610,207.93	\$ 160,300.00	20.8%	\$ 770,507.93
Non-Dwelling/Dwelling Unit - Site Work 1480						
Bus Stop Pavilion - Fair Oaks	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		\$ 14,571.00
Sewer and Water Line Repairs	\$ 860.00	\$ -	\$ 860.00	\$ -		\$ 860.00
Roadway Paving/Curb Upgrades - Bee ler	\$ 49,488.65	\$ -	\$ 10,600.00	\$ 38,888.65		\$ 49,488.65
Landscape Upgrades	\$ 1,200.00	\$ -	\$ 1,200.00	\$ 0.00		\$ 1,200.00
	\$ 76,548.65	\$ -	\$ 12,660.00	\$ 63,888.65	83.5%	\$ 66,119.65
Dwelling Unit - Demolition 1480						
Demolition - Parkview	\$ 329,635.54	\$ 2,758.01	\$ 9,958.01	\$ 319,677.53		\$ 223,958.01
	\$ 329,635.54	\$ 2,758.01	\$ 9,958.01	\$ 319,677.53	97.0%	\$ 223,958.01
Total	\$ 2,167,911.00	\$ 25,937.01	\$ 1,576,853.96	\$ 591,057.04	27.3%	\$ 2,051,804.47

Percent Obligated 94.6%

CAPITAL FUND 2023 - Vermilion Housing Authority

Obligation Date: 2/16/2025
 Close Out Date: 2/16/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	6/30/2024 Obligation
Operations 1406	\$ 557,557.00	\$ 19,222.21	\$ 57,666.63	\$ 499,890.37	89.7%	\$ 57,666.63
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 7,223.37	\$ -	\$ -	\$ 7,223.37		\$ -
Serveillance System	\$ 97,627.07	\$ -	\$ 58,467.07	\$ 39,160.00		\$ 97,627.07
Staff Training	\$ 13,137.00	\$ 3,575.00	\$ 13,137.00	\$ -		\$ 13,137.00
IT Improvements	\$ 7,012.56	\$ -	\$ 7,012.56	\$ -		\$ 7,012.56
Backround Check Information	\$ 10,000.00	\$ 984.63	\$ 3,975.99	\$ 6,024.01		\$ 3,975.99
	\$ 135,000.00	\$ 4,559.63	\$ 82,592.62	\$ 52,407.38	38.8%	\$ 121,752.62
Administration 1410						
Administration Costs	\$ 223,030.80	\$ -	\$ -	\$ 223,030.80	100.0%	\$ -
Contract Administration 1480						
A/E Services	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	100.0%	\$ -
Dwelling Unit - Interior/Exterior 1480						
Flooring Upgrade - Centennial Manor	\$ 28,000.00	\$ -	\$ 1,193.74	\$ 26,806.26		\$ 1,193.74
Unit Modernization - Fair Oaks	\$ 721,625.10	\$ -	\$ 7,905.00	\$ 713,720.10		\$ 7,905.00
Roof Replacement - Fair Oaks	\$ 90,000.00	\$ -	\$ -	\$ 90,000.00		\$ -
Appliance Replacement	\$ 15,000.00	\$ -	\$ 6,652.00	\$ 8,348.00		\$ 6,652.00
Appliance Replacement - Centennial Manor	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
	\$ 869,625.10	\$ -	\$ 15,750.74	\$ 853,874.36	\$ -	\$ 15,750.74
Non-Dwelling/Dwelling Unit - Site Work 1480						
Update Lobby Restrooms - Centennial Manor	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00		\$ -
Fresh Air Rooftop Unit - MerChe	\$ 18,000.00	\$ -	\$ -	\$ 18,000.00		\$ -
Handrail Replacement - Churchill	\$ 20,000.00	\$ -	\$ 9,830.00	\$ 10,170.00		\$ 9,830.00
Bus Stop Pavilion - Fair Oaks	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00		\$ -
Sewer and Water Line Repairs	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
Roadway Patching & Preservation	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		\$ -
Landscape Upgrades - MerChe	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
	\$ 163,000.00	\$ -	\$ 9,830.00	\$ 153,170.00	94.0%	\$ 9,830.00
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 262,095.10	\$ -	\$ -	\$ 262,095.10		\$ -
	\$ 262,095.10	\$ -	\$ -	\$ 262,095.10	100.0%	\$ -
Total	\$ 2,230,308.00	\$ 23,781.84	\$ 165,839.99	\$ 2,064,468.01	92.6%	\$ 204,999.99

Percent Obligated 9.2%

ROSS Grant - Vermilion Housing Authority
ROSS211574
June 2024

Start Date: 6/1/2024

Close Out Date: 5/31/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
Project Coordinator 1168					
Project Coordinator		\$ 4,752.00	\$ 4,752.00		
Training Costs 1268					
Training Costs		\$ -	\$ -		
		\$ -	\$ -		
Administrative Costs 1868					
Administrative Costs		\$ 799.50	\$ 799.50		
		\$ 799.50	\$ 799.50		
Total		\$ 5,551.50	\$ 5,551.50		

Vermilion Housing Authority

Ap Expenditures

June 2024

4imprint, Inc.	\$519.60
A & R Mechanical Contractors	\$1,015.00
AHRMA	\$868.00
Amber McCoy	\$899.89
Ameren Illinois	\$17,221.03
Anderson Electric	\$153.43
Angela D Hasbargen	\$693.00
Aqua Illinois Inc	\$14,720.42
Autumn Paris	\$300.00
B & D Sales And Service	\$381.35
Bianca Martinez	\$300.00
Blaine Window Hardware	\$119.29
Botts Locksmith	\$1,256.20
Brickyard Landfill - 4725	\$1,753.55
Canady Laboratories, Inc.	\$624.00
Caveman's Tree Service	\$2,250.00
Citibank, N.A.	\$139.99
City of Danville	\$7,456.41
City of Hoopeston	\$2,248.78
Clark's Garage Incorporated	\$3,833.30
Comcast Cable	\$588.55
Connor Company	\$2,679.04
Constellation NewEnergy, Inc.	\$541.18
CTS Computer Center	\$983.60
Danville Area Community College	\$331.50
Danville Sanitary District	\$10,239.75
Danville Septic Service	\$1,350.00
Department of Health and Human Services	\$445.20
Dial #1 HVAC for Service	\$932.00
Drennan's Clean-A-Line, Inc.	\$270.00
ESS Clean, Inc.	\$502.00
Fastenal	\$162.20
Frank's House Of Color Inc.	\$399.83
Garage Floor Coating of Central IL	\$6,300.00
Georgetown Waterworks	\$4,306.28
Gibson Teldata, Inc.	\$1,167.72
Grainger, Inc	\$1,670.46
Grunau Company Inc	\$132.00
Hd Supply Facilities Maintenance	\$12,205.45
Health Alliance	\$34,550.45
Hoopeston Ford Inc	\$183.80
Housing-Renewal & Local Agency Retirement	\$16,423.22
Illini FS	\$1,352.59
Illinois Association of Housing Authorities	\$375.00
James Monty Schroeder	\$50.00
Janella McIntosh	\$958.01
John James Painting	\$16,879.00
Johnson Controls Security Solutions	\$2,370.71
Jorgenson Electric Inc.	\$365.00
Kelly Printing Company Inc.	\$298.56
Kelly's Sign Shop	\$345.00
Kone Inc.	\$1,301.23
Lahne Lawncare	\$720.00
Lansing Housing Products Inc	\$443.00
Lowe's	\$17,267.23
Menards - Menards Of Danville	\$1,028.65
Metropolitan Life Insurance Company	\$2,061.49

Municipal Water Utility	\$145.03
Nan Mckay & Associates Inc.	\$7,500.00
Napa Auto Parts	\$168.94
Nelson's Lawn Care	\$1,925.00
NUSO, LLC	\$342.83
Oil Changers, Inc	\$115.96
Online Information Services Inc.	\$1,026.48
Pangea Foundation	\$468.00
PDQ Supply Inc.	\$651.82
Petty Cash, Tamra Hartman Custodial	\$36.00
Quadiant Leasing USA, Inc.	\$300.15
Quill	\$354.76
Rebecca A Burton	\$300.00
Republic Services #726	\$7,524.12
Restore Floor Care	\$3,642.25
Rhonda L. Bruce	\$300.00
Securitas Technology Corporation	\$236.25
Sparklight Business	\$641.37
SRK Heating & Air Conditioning, LLC	\$391.00
Tamera Forthenberry	\$117.38
Terminix Services	\$3,515.00
The Lincoln National Life Insurance Co.	\$315.75
Tyler Taflinger	\$300.00
Verizon Wireless	\$204.08
Vermilion County Treasurer	\$33,515.79
Village of Fairmount	\$257.69
Village of Rossville	\$592.12
Wagner Communications Inc.	\$739.19
Watson Tire & Automotive Inc.	\$203.00
Watts Copy System	\$1,274.00
Total for all Vendors	266,036.90

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: July 1, 2024

RE: Personnel Monthly Report for the Month of June 2024

1. The following personnel action was taken in June 2024:

Chana Brannin – Maintenance Laborer – Terminated

2. Staff/Commissioners attended the following training through the Executive Office in June 2024:

Procurement & Contract Management Seminar
Franklin, TN

Amber McCoy
Deputy Director

Capital Fund Program Webinar
Danville, IL

Tamra Hartman
Finance Manager

Public Housing Conference
Danville, IL

Jaclyn Vinson
Executive Director

XFINITY COMMUNITIES SERVICE AGREEMENT

Service Order

Customer Information

Customer Name:	Vermilion Housing Authority	Property Address 1:	1607 Clyman Lane
Property Name:	Fair Oaks	Address 2:	
Number of Units:	159	City, State, Zip:	Danville, IL 61832

Agreement Term

This Agreement begins on 7/19/2024 ("Effective Date") and shall remain in effect for a term of 5 years from 7/19/2024 (the "Initial Term"). This Agreement shall automatically renew for successive periods of 6 Months (each, a "Renewal Term"), unless either party provides the other with a minimum of 60 days' notice of its intention not to renew at the end of the then-current term. The Initial Term and each Renewal Term may be collectively referred to herein as the "Term."

Wiring

Company has exclusive use of the home run wiring and non-exclusive use of the home wiring.

Marketing

Customer's Marketing Support shall be as follows:

Service	Type of Marketing
TV	Exclusive Marketing
Internet	Exclusive Marketing
Voice	Exclusive Marketing

Agreement

This Xfinity Communities Service Agreement ("Agreement") sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Company") will provide residential products and services (collectively, the "Services") to the customer named above ("Customer") at the property named above ("Property"). This Agreement consists of this fully executed Service Order ("Service Order"), the General Terms and Conditions ("General Terms"), any attachments included herewith ("Attachments") and any written amendments to this Agreement executed by both parties ("Amendments"). In the event of an inconsistency among these documents, precedence will be as follows: (1) Amendments, (2) Service Order, (3) Attachments, (4) General Terms. Customer and Company may be collectively referred to herein as the "Parties" or individually as a "Party." The parties, intending to be legally bound agree to be bound by the terms and conditions set forth in the Agreement. Capitalized terms used but not defined in this Service Order shall be given their meanings set forth in the General Terms and capitalized terms used but not defined in the General Terms shall be given their meaning set forth in this Service Order.

The parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

Customer: Vermilion Housing Authority

Company:

By: _____

By: _____

Name: Jaclyn Vinson
Title: Executive Director

Name: Nicholas Inman
Title: VP of Finance

ADDRESSES FOR LEGAL NOTICES

To Customer:	To Company:
Vermilion Housing Authority 1607 Clyman Lane Danville, IL 61832	Comcast Cable Communications Management, LLC Comcast Cable Communication Management, LLC 1255 W. North Avenue Chicago, IL 60642
	With a copy to:
	Comcast Cable Communications Management, LLC 1701 JFK Blvd Philadelphia, PA 19103 Attn: General Counsel – Cable Legal Operations

XFINITY COMMUNITIES SERVICE AGREEMENT

Service Order

Customer Information

Customer Name:	Vermilion Housing Authority	Property Address 1:	101 E. Seminary Street
Property Name:	Churchill Towers	Address 2:	
Number of Units:	49	City, State, Zip:	Danville, IL 61832

Agreement Term

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Customer: Vermilion Housing Authority

Company:

By: _____

By: _____

Name: Jaclyn Vinson
Title: Executive Director

Name: Nicholas Inman
Title: VP of Finance

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Vermilion Housing Authority 1607 Clyman Lane Danville, IL 61832	Comcast Cable Communications Management, LLC Comcast Cable Communication Management, LLC 1255 W. North Avenue Chicago, IL 60642
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	Comcast Cable Communications Management, LLC 1701 JFK Blvd Philadelphia, PA 19103 Attn: General Counsel – Cable Legal Operations

XFINITY COMMUNITIES SERVICE AGREEMENT

Service Order

Customer Information

Customer Name:	Vermilion Housing Authority	Property Address 1:	215 E. Madison Street
Property Name:	Madison Court	Address 2:	
Number of Units:	8	City, State, Zip:	Danville, IL 61832

Agreement Term

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Customer: Vermilion Housing Authority

Company:

By: _____

By: _____

Name: Jaclyn Vinson
Title: Executive Director

Name: Nicholas Inman
Title: VP of Finance

ADDRESSES FOR LEGAL NOTICES

To Customer:	To Company:
Vermilion Housing Authority 1607 Clyman Lane Danville, IL 61832	Comcast Cable Communications Management, LLC Comcast Cable Communication Management, LLC 1255 W. North Avenue Chicago, IL 60642
	With a copy to:
	Comcast Cable Communications Management, LLC 1701 JFK Blvd Philadelphia, PA 19103 Attn: General Counsel – Cable Legal Operations

XFINITY COMMUNITIES SERVICE AGREEMENT

Service Order

Customer Information

Customer Name:	Vermilion Housing Authority	Property Address 1:	329 Washington Avenue
Property Name:	Beeler Terrace	Address 2:	
Number of Units:	50	City, State, Zip:	Danville, IL 61832

Agreement Term

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Company:

By: _____

By: _____

**Name: Jaclyn Vinson
Title: Executive Director**

**Name: Nicholas Inman
Title: VP of Finance**

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Vermilion Housing Authority 1607 Clyman Lane Danville, IL 61832	Comcast Cable Communications Management, LLC Comcast Cable Communication Management, LLC 1255 W. North Avenue Chicago, IL 60642
	With a copy to:
	Comcast Cable Communications Management, LLC 1701 JFK Blvd Philadelphia, PA 19103 Attn: General Counsel – Cable Legal Operations

XFINITY COMMUNITIES SERVICE AGREEMENT

Service Order

Customer Information

Customer Name:	Vermilion Housing Authority	Property Address 1:	723 N. Oak Street
Property Name:	Mer Che Manor	Address 2:	
Number of Units:	93	City, State, Zip:	Danville, IL 61832

Agreement Term

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Voice	Exclusive Marketing

Agreement

This Xfinity Communities Service Agreement ("Agreement") sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Company") will provide residential products and services (collectively, the "Services") to the customer named above ("Customer") at the property named above ("Property"). This Agreement consists of this fully executed Service Order ("Service Order"), the General Terms and Conditions ("General Terms"), any attachments included herewith ("Attachments") and any written amendments to this Agreement executed by both parties ("Amendments"). In the event of an inconsistency among these documents, precedence will be as follows: (1) Amendments, (2) Service Order, (3) Attachments, (4) General Terms. Customer and Company may be collectively referred to herein as the "Parties" or individually as a "Party." The parties, intending to be legally bound agree to be bound by the terms and conditions set forth in the Agreement. Capitalized terms used but not defined in this Service Order shall be given their meanings set forth in the General Terms and capitalized terms used but not defined in the General Terms shall be given their meaning set forth in this Service Order.

The parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

Customer: Vermilion Housing Authority

Company:

By: _____

By: _____

**Name: Jaclyn Vinson
Title: Executive Director**

**Name: Nicholas Inman
Title: VP of Finance**

ADDRESSES FOR LEGAL NOTICES

To Customer:	To Company:
Vermilion Housing Authority 1607 Clyman Lane Danville, IL 61832	Comcast Cable Communications Management, LLC Comcast Cable Communication Management, LLC 1255 W. North Avenue Chicago, IL 60642
	With a copy to: Comcast Cable Communications Management, LLC 1701 JFK Blvd Philadelphia, PA 19103 Attn: General Counsel – Cable Legal Operations

GENERAL TERMS AND CONDITIONS

1. Wiring.

(a) Definitions.

- i. **“Demarcation Points”** means the point or points at which the Distribution System connects to the Home Run Wiring.
- ii. **“Distribution System”** consists of all facilities, equipment or devices that are installed by Company to transmit the Services from the public right of way to the Demarcation Points on the Property, and may include, but not be limited to, distribution cables, amplifiers, pedestals, lock boxes, passive and electronic devices and other equipment. It shall also include any other facilities, equipment or devices installed by Company, other than the Inside Wiring, and used by Company in the provision of Services.
- iii. **“Exclusive Wiring”** means the Distribution System and those portions of the Inside Wiring (if any) indicated as exclusive in the Service Order.
- iv. **“Home Wiring”** means the wiring within each unit from the first splitter or multimedia panel (as applicable) to wall plates.
- v. **“Home Run Wiring”** means the wiring from the Demarcation Points to the first splitter or multimedia panel (as applicable) within each unit.
- vi. **“Inside Wiring”** consists of Home Run Wiring and Home Wiring.
- vii. **“Non-Exclusive Wiring”** means those portions of the Inside Wiring that are not Exclusive Wiring.
- viii. **“System”** consists of the Distribution System and Inside Wiring.

(b) Scope of Work. If either Party is installing, upgrading or re-wiring any portion of the System, a Scope of Work will be attached setting forth the responsibility of the parties regarding such work. The Parties agree to comply with the Scope of Work.

(c) Company Obligations. Any work performed by Company on the Property shall be done in a good and workmanlike manner, in accordance with industry standards, local codes, applicable law, and, Federal Communications Commission (“FCC”) regulations. Company will be responsible for obtaining all necessary permits, licenses and approvals in connection with the Company’s operation and use of the wiring as set forth herein.

(d) Ownership of Wiring. The Distribution System is and will remain the personal property of Company. The Home Run Wiring is and will remain the personal property of Customer. The Home Wiring is and will remain the personal property of Customer or, where units and in-unit wiring are individual owned, the unit owner (“Resident Owned Wiring”).

(e) Use and Maintenance of Wiring. Customer grants Company the exclusive right to operate and use the Exclusive Wiring and the non-exclusive right to operate and use the Non-Exclusive Wiring. The Customer shall not, and shall not permit any third party to, tap into, use, or otherwise interfere with the Exclusive Wiring. At its

expense, Company shall maintain, repair and replace the Exclusive Wiring as necessary to provide the Services. At its expense, Customer shall maintain, repair and replace the Non-Exclusive Wiring. If the Customer fails to maintain the Non-Exclusive Wiring in accordance with Company's technical specifications, Company shall notify Customer (which may be accomplished by notifying Customer's on-site personnel) and request the repairs. If the repairs are not made within 20 days after receipt of such notice, Company may (i) suspend delivery of the Services to the affected units until repairs are made by Customer or (ii) repair the Non-Exclusive Wiring and charge Customer the actual and reasonable costs expended by Company. Notwithstanding anything to the contrary contained in this section, if Customer cannot grant rights to Resident Owned Wiring, then the rights to operate, use and repair any Resident Owned Wiring will be governed by separate contracts between Company and the unit resident.

(f) **Electrical Power.** Customer shall provide electrical power, at Customer's expense, for the Distribution System or Inside Wiring as requested by Company in locations reasonably designated by Company. Company shall have the right (but not the obligation) to install optical network units (each, an "ONU"), modems or other required equipment in units where applicable and deemed necessary by Company. Such equipment shall remain owned by Company, unless otherwise agreed in writing with Customer or a resident. In addition, if requested by Company, Customer shall, at Customer's cost, provide one or more environmentally controlled spaces in mutually agreed upon locations on the Property for distribution facilities.

2. **Delivery of Service.** Customer grants to Company the non-exclusive right to deliver its Services to the Property.

3. **Customer Obligations.**

(a) Customer shall not enter into a bulk agreement with another service provider to provide services similar to the Services during the Term regardless of the method used to deliver services to the Property. A "bulk agreement" means an agreement between Customer and a third party service provider whereby (i) services are paid for by the Customer and provided to the residents at no charge, on a reduced rate or discounted basis; (ii) services are automatically provided to the residents as an amenity of the Property or (iii) the purchase of services by residents is required as a condition of their occupancy of the Property. However, nothing in this Agreement shall prohibit service providers from providing service to the Property on a retail basis, provided that Customer does not permit a third party to access any facilities, equipment or wiring Company owns or has exclusive rights to use.

(b) Customer shall reasonably cooperate with Company to prevent, but shall not be liable for, the unauthorized access to equipment or Services by residents of the Property.

(c) Customer shall supply unit numbers to Company at reasonable intervals upon Company request.

4. **Fees and Charges for Services.** For Services provided to residents on a retail basis, the terms, conditions, charges and fees for those Services shall be contained in separate contracts between Company and individual residents. The Customer assumes no liability or responsibility for service charges contracted for by residents. For Services provided to Customer on a bulk basis (if any), additional terms, conditions, charges and fees for the bulk Services shall be contained in the Service Order and Attachments made a part of this Agreement.

5. **Access.**

(a) Customer grants Company personnel access to all common areas of the Property during Company's Operating Hours (as defined below) for the purpose of installing, disconnecting and auditing Service and exercising Company's right and obligations under this Agreement. Customer shall use reasonable efforts to grant Company

access to parts of the Property it does not have direct control over for the same purposes. "Operating Hours" means Monday through Sunday, 7:00am to 7:00pm or at any other time that (i) Customer's staff members at the Property give verbal consent for Company to access, (ii) a maintenance or repair emergency occurs, which includes service outages, or (iii) a resident grants Company personnel access in order to provide or repair services for the resident.

(b) Company, at its expense, agrees to repair any damage to the Property to the extent caused by Company, its employees or agents, normal wear and tear excepted. If Company fails to commence repairs to the Property within 45 days of notice, then Customer may undertake the repairs itself and bill the Company for the actual and reasonable costs thereof. Customer, at its expense, agrees to pay the reasonable and actual costs for Company to repair or replace any damage to the Distribution System or Exclusive Wiring to the extent caused by Customer, its employees or agents, normal wear and tear excepted.

6. **Indemnification.** Each Party (the "Indemnifying Party") shall indemnify, defend and hold harmless the other party, its officers, directors, personnel, affiliates, lenders, agents and representatives (collectively, the "Indemnified Parties") from and against any and all liability, loss, damage, claim or expense (including reasonable attorneys' fees and costs) (collectively, "Damages") incurred through a third party claim to the extent based on (i) the negligence or willful misconduct of the Indemnifying Party, (ii) the Indemnifying Party's noncompliance with applicable laws (iii) the breach or inaccuracy of any representation or warranty made hereunder by the Indemnifying Party or (iv) any injury (including death), damage or loss to persons or property caused by the Indemnifying Party. The Indemnified Parties agree to provide the Indemnifying Party with sufficient notice of any claim and to provide reasonable cooperation with the Indemnifying Party in the defense of the claim at Indemnifying Party's cost.

7. **Limitation of Liability.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES FOR LOST PROFITS, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, WHETHER ARISING UNDER THEORY OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE.

8. **Termination.**

(a) **Default.** In the event either Party defaults in the performance of any of the material terms of this Agreement, the non-defaulting Party shall give the defaulting Party written notice specifying the nature of such default and identifying the specific provision in this Agreement which gives rise to the default. The defaulting Party shall have 60 days to either (i) cure the default or (ii) if such default is incapable of cure within such 60 day period, commence curing the default within such 60 day period and diligently pursue such cure to completion. In the event the defaulting Party fails to do so within such 60 day period, the non-defaulting Party may terminate this Agreement upon 30 days' written notice without further liability of either party.

(b) **Permanent Loss of Authority.** This Agreement shall terminate automatically without any further liability on the part of Company in the event Company lacks authority to continue to provide the Services to the Property due to loss of governmental authorization. This clause, however, shall not apply to periods of transition, such as franchises subject to review, transfer or reapplication, or where termination is the subject of dispute.

9. **Removal of Distribution System.**

- (a) Upon expiration or termination of this Agreement, Company shall have 3 months during which it may remove the Distribution System. Company shall promptly repair any damage to the Property caused by such removal. Any portion of the Distribution System remaining on the Property after the 3 month period shall be deemed abandoned by Company, and ownership shall vest in Customer "AS IS" and "WHERE IS" and Company shall have no further liability therefor.
 - (b) Notwithstanding anything to the contrary contained in this Agreement, the removal period referenced in subsection (a) above shall be tolled for as long as Company has the right under applicable law to continue to provide any or all of the Services to any or all of the units on the Property after the termination or expiration of this Agreement, in which case Company shall have the exclusive right to continue to own and use the Distribution System and the non-exclusive right to interconnect with and use the Inside Wiring to provide the Services. This Section shall survive the termination of this Agreement.
10. **Dispute Resolution.** All disputes under this Agreement shall be submitted to and settled by arbitration in accordance with the rules of the American Arbitration Association. The parties shall appoint a mutually agreeable arbitrator reasonably familiar with broadband communications systems and services. In the event the parties are unable to agree to a single arbitrator, the dispute shall be submitted to a panel of 3 arbitrators, one of which shall be reasonably familiar with broadband communications systems and services. Each Party shall appoint an arbitrator and the 2 arbitrators so appointed shall then select a third arbitrator. The arbitrators shall apply applicable federal laws and regulations and the laws of the jurisdiction in which the Property is located, without regard to its choice of law principles. The decision of the arbitrators shall be binding and conclusive on all parties involved, and judgment upon their decision may be entered in a court of competent jurisdiction.
11. **Customer Service.** Company will maintain a local or toll-free telephone number, which will be available to its subscribers 24 hours a day, 7 days a week. Company representatives will be available to respond to customer telephone inquiries during normal business hours. Company will begin working on service interruptions promptly and in no event later than the next business day after notification of the service problem, excluding conditions beyond the control of Company.
12. **Marketing Support.** Customer grants Company the right to access the Property to market and sell its Services to residents of the Property. Customer shall (i) present Company's Marketing Materials to new and prospective residents during the initial presentation of rental or for-sale units and at lease signings or closings (ii) make the Marketing Materials available in the sales office or other administrative area to existing residents and (iii) at times and locations mutually agreed to by the parties, allow Company to hold marketing and sales events at the Property (collectively, "Marketing Support"). At Company's discretion, "Marketing Materials" may include, brochures, channel lineups, service descriptions, and information regarding prices and special offers. Marketing will be either exclusive or non-exclusive, as indicated in the Service Order. Marketing materials shall be provided by Company and delivered to the Property at Company's sole cost. For Services marketed on an exclusive basis, Customer agrees not to market or allow a third party to market on the Property any services similar to the exclusively marketed Services. For Services marketed on a non-exclusive basis, Customer will market such Services on a materially comparable basis with any third party services (e.g., no favorable treatment in terms of on-site events or location of marketing materials) and Customer will not treat any competing services on a more favorable basis or take actions to position competing service as "preferred" service over Company's Services.

13. **Website Link.** Company shall have the right in its sole discretion to approve any trademark/logo of Company used by Customer on Customer's website, its placement within its website, and the use of any statements or claims in connection with such trademark/logo or Company's products and services on its website. All uses of Company's trademark/logo made by Customer shall inure to the benefit of Company. Customer shall not copy or capture any portion of Company's website or any of its content within frames on Customer's website, or otherwise present or display Company's website content or represent Company's website as Customer's in any manner. Customer shall ensure that the link from its website to Company's website connects the visitor to Company's website unencumbered in any manner.
14. **Interference.** If any device or facility on the Property does not comply with the technical specifications established by the FCC, including, but not limited to, signal leakage, which interferes with Company's delivery of the Services, Company reserves the right to discontinue the Services to the non-compliant unit or, at Company's reasonable discretion, to the Property until such non-conformance is cured by Company, Customer or resident, as the case may be. Company shall take reasonable measures to not discontinue Services to any portion of the Property that is in compliance with applicable technical specifications.
15. **Changes to Wiring Rights.** In the event applicable law requires (i) Company to permit Customer or a third party to use all or a portion of the Distribution System or (ii) Customer to permit a third party to use all or a portion of the Exclusive Wiring, then such portions of the Distribution System and/or Exclusive Wiring shall be automatically deemed Non-Exclusive Wiring.
16. **Assignability; Binding Effect.** Either Party may assign the Agreement provided that the assignee agrees in writing to be bound by all the terms and conditions hereof. In the event Customer sells, assigns, transfers or otherwise conveys the Property to a third party, Customer shall assign this agreement and cause the new owner or controlling party to expressly assume this Agreement and agree to be bound by its terms. This Agreement shall be binding upon the parties and their respective successors and assigns. Following any assignment, the assigning party shall give prompt notice thereof to the other party and shall not be liable for obligations under this Agreement that accrue on or after the date of the assignment.
17. **Representations and Warranties.** Each Party represents and warrants to the other that (i) the person entering into this Agreement on its behalf has the legal right and authority to execute, enter into and bind such Party to the commitments and obligations set forth herein and (ii) it has the right to enter into this Agreement and to grant the rights granted hereunder. In the event this Agreement is terminated for a breach of these representations and warranties, Customer shall reimburse Company for the time and materials of all work performed at the Property, up to the termination date. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT, THE SERVICES ARE PROVIDED "AS IS," WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED. NEITHER THE COMPANY NOR ITS AFFILIATES, SUPPLIERS, EMPLOYEES, AGENTS OR CONTRACTORS WARRANT THAT THE SERVICES WILL PROVIDE UNINTERRUPTED USE, OPERATE WITHOUT DELAY OR ERROR, OR BE TRANSMITTED IN UNCORRUPTED FORM. ALL REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTIES OF PERFORMANCE, NONINFRINGEMENT, FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, ARE HEREBY DISCLAIMED AND EXCLUDED UNLESS OTHERWISE PROHIBITED OR RESTRICTED BY APPLICABLE LAW.

18. **Miscellaneous Provisions**

- (a) **Subcontractors**. Company may hire or engage one or more subcontractors to perform any or all of its obligations under this Agreement; provided that Company shall in all cases remain responsible for all its obligations under this Agreement. Under no circumstances shall Customer be responsible for making any payments directly to any subcontractor engaged by Company.
- (b) **Insurance**. Company shall maintain workers' compensation insurance with statutory limits and commercial general and automobile liability insurance. The limits of such liability insurance shall be no less than One Million Dollars (\$1,000,000) per occurrence and in the aggregate, and automobile liability limits no less than One Million Dollars (\$1,000,000) per accident and in the aggregate. Upon request, Company will provide Customer with a certificate evidencing such insurance.
- (c) **Force Majeure**. Neither Party shall be liable for its performance delay or failure due to circumstances beyond its reasonable control, including but not limited to, failure of equipment or facilities not owned or controlled by a Party (for example, utility service), denial of access to facilities or rights-of-way essential to serving the Property, natural catastrophes, and government order or regulation.
- (d) **Applicable Law**. This Agreement shall be governed and construed in accordance with applicable federal laws and regulations and by the laws of the jurisdiction in which the Property are located, without regard to its choice of law principles.
- (e) **Invalidity**. If any provision of this Agreement is found to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Agreement will not be affected or impaired.
- (f) **Notices**. All notices, demands, requests or other communications given under this Agreement shall be in writing and be given by personal delivery, registered or certified mail, return receipt requested, or nationally recognized overnight courier service to the other Party's address set forth in the Service Order or as may subsequently in writing be requested.
- (g) **Confidentiality**. Except as otherwise required by applicable law, each Party agrees to keep the terms and conditions of this Agreement in strict confidence and shall not divulge any specifics of the same to any third party except current and prospective lenders, purchasers, attorneys, accountants, financial advisors, partners and/or others with a need to know or legal right to know (such as residents of a homeowners association) for Customer or Company to reasonably conduct its business.

RESOLUTION NO. 2024-26

**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 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 Communities Service Agreements, Danville, IL locations, between Xfinity and Vermilion 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 Communities Service Agreements, Danville, IL locations, between Xfinity and Vermilion 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 18th day of July, 2024.

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: Amber McCoy, Deputy Director

DATE: July 15, 2024

RE: Fair Oaks Odd Clyman Roof Replacement

We requested quotes to perform a roof replacement on 1 building, 1621-1635 Clyman Lane, at Fair Oaks in Danville, IL.

We received complete quotes from two (2) companies, as depicted below.

Company	Price Quotation
Freeman Exteriors	\$29,283.49
Country Carpentry	\$49,650.00

We are recommending approval to enter into a contract with Freeman Exteriors to perform the roofing services, as quoted, at a cost not to exceed \$29,283.49.

RESOLUTION NO. 2024-27

**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, the Authority to approve the contract with Freeman Exteriors for Fair Oaks Roof Replacement at 1621-1635 Clyman Lane, Danville, not to exceed \$29,283.49; 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 Freeman Exteriors for Fair Oaks Roof Replacement at 1621-1635 Clyman Lane, Danville, not to exceed \$29,283.49.
- 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 18th day of July, 2024.

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: Amber McCoy, Deputy Director

DATE: July 15, 2024

RE: Disposition of Vehicle's - 2009 Ford F150 and 2006 Ford F250

We currently have a 2009 Ford F150 Truck that was purchased for \$15,972.00 on June 22, 2009. The Kelly Blue Book value is unavailable due to its poor condition.

We currently have a 2006 Ford F250 Super Duty Truck that was purchased for \$16,725.00 on December 22, 2008. The Kelly Blue Book value is unavailable due to its poor condition.

We request the Board's approval to dispose of these vehicles, as in line with the VHA Disposition Policy. We shall negotiate a sale by public advertisement for formal, sealed bids. If no bids are received, due to the poor condition of the vehicles, I recommend the vehicles be recycled for the price of metal cost.

RESOLUTION NO. 2024-28

**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, the Authority to approve the disposition of vehicles; 2009 Ford F150 Truck and 2006 Ford F250 Truck; 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 vehicles; 2009 Ford F150 Truck and 2006 Ford F250 Truck.
- 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 18th day of July, 2024.

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