

# **Vermilion Housing Authority**



**Board of Commissioners**

**December 16, 2024**

**Board Packet**



TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: December 11, 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 has been rescheduled from Thursday, December 19, 2024, at 5:00 p.m. at Churchill Towers Community Room, 101 E. Seminary, Danville, Illinois to **Monday, December 16, 2024, at 4:30 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.**

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: December 11, 2024

SUBJECT: Board of Commissioners Monthly Meeting

The next regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority has been rescheduled from Thursday, December 19, 2024, at 5:00 p.m. at Churchill Towers Community Room, 101 E. Seminary, Danville, Illinois to **Monday, December 16, 2024, at 4:30 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.**

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

**BOARD OF COMMISSIONERS  
REGULAR MEETING  
FAIR OAKS ADMINISTRATION BUILDING BOARD ROOM  
MONDAY, DECEMBER 16, 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 October 24, 2024 - VHA Board Minutes (Pages 6-24)
6. Police Reports (Pages 25-28)
7. Department Reports:
  - (a) Public Housing (Pages 29-34)
  - (b) HCV (Pages 35-38)
  - (c) Finance (Pages 39-70)
  - (d) Personnel (Pages 71-72)
8. New Business [all the below items – roll call vote]
  - \* (a) Fair Oaks Belton Drive Parking Lot Improvement Project (Pages 73-75)
  - \* (b) Fair Oaks Campbell Lane Parking Lot Improvement Project (Pages 76-78)
  - \* (c) Fair Oaks Furnace Replacement Project-Belton, Clyman, and Campbell Buildings (Pages 79-81)
  - \* (d) A/E Agreement for MerChe Manor RTU (Pages 82-85)
  - \* (e) Disposition of Ford F350 (Pages 86-88)
  - \* (f) AHRMA 2025 Insurance Policy Renewal (Pages 89-91)

- \* (g) Energy Performance Contract Annual Savings Measurement Payment  
(Pages 92-94)
  - \* (h) Staff Health Insurance Renewal Rates 2025 (Pages 95-98)
  - \* (i) Staff Dental Insurance Renewal Rates 2025 (Pages 99-101)
  - \* (j) Fair Oaks Siding Project (Pages 102-104)
  - \* (k) Emphasys Annual Maintenance Contract (Pages 105-107)
  - \* (l) Bulk Water Heater Purchase for Fair Oaks (Pages 108-110)
  - \* (m) Parkview Court Demolition (Pages 111-113)
  - \* (n) A/E for MerChe Manor Façade Repair (Pages 114-122)
9. Other Business
- (a) Project Updates
10. Closed Session for Personnel Matters  
Pursuant to the IL Open Meetings Act:  
5 ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of a specific employee of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority
11. Chairman/Commissioner Comments
12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is January 16, 2025 at the Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF  
OCTOBER 24, 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 October 24, 2024 at 5:07 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, 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; Deputy Director, Amber McCoy; Housing Operations Director, Brittany Savalick;

Chairman O'Shaughnessy called for any additions or deletions to item number 3 on the agenda. Chairman O'Shaughnessy called for item number 8.c, Bylaw updates, be deleted. Chairman O'Shaughnessy stated that he recommends leaving the meeting time at 5:00pm and not changing it to 4:30pm. Chairman O'Shaughnessy also asked if everyone was okay with that. The Board agreed, by nod. Chairman O'Shaughnessy then called for a motion to approve the agenda as amended. Commissioner McFadden moved that the agenda be approved as amended. Commissioner Boyd 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 September 19, 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, he needs a motion to approve the minutes. Commissioner Tutton made a motion that the minutes from the September 19, 2024 Regular Board Meeting Minutes be approved. Commissioner McFadden 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** – Brittany Savalick went over the September report. She stated they were at 99% occupancy at all AMPs. She also went over the Ross Grant Report. A question and answer session followed.

**(b) HCV/Section 8** – Brittany Savalick went over the September report. 3 new admissions and 6 terminations. Voucher count for September was 537. A question and answer session followed.

**(c) Finance** – Amber McCoy went over the Finance, TAR's and Expenditures report for Finance. A question and answer session followed.

**(d) Personnel** – Amber McCoy went over the September 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 – Disposition of Heavy Duty Trailer, Memorandum of Understanding with Danville Police Department, 2025 Meeting and Holiday Schedule, 2025 Section 8/Housing Choice Voucher Administrative Policy, 2025 Public Housing Admission and Continued Occupancy Plan, Architecture and Engineering Agreement for Parkview Court Demolition, Executive Director's Contract, Staff Compensation Adjustment, and Churchill Towers Fence Replacement.

**(a) Disposition of Heavy Duty Trailer – 1976 Schuster** – Mrs. McCoy went over the details of the trailer and the proposal to dispose of. Chairman O'Shaughnessy asked if we were still using the trailer. Mrs. McCoy stated no that we were not. Chairman O'Shaughnessy asked if we had another trailer to use. Mrs. McCoy and Mrs. Vinson clarified that we have another dump truck and dump trailer to use, they are smaller and will require more trips to the dump. Chairman O'Shaughnessy asked if we had to advertise in the paper. Mrs. McCoy stated yes that is what's in line with policy. Chairman

O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of disposition of heavy-duty trailer – 1976 Schuster. Commissioner Boyd seconded it.

**RESOLUTION NO. 2024-38**

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 the heavy duty trailer, 1976 Schuster; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the disposition of the heavy duty trailer, 1976 Schuster.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the disposition of the heavy duty trailer – 1976 Schuster which produced the following:

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

Chairman O'Shaughnessy there upon declared said motion carried.

**(b) Memorandum of Understanding with Danville Police Department** – Mrs. Vinson went over the proposal. Chairman O'Shaughnessy stated that we only used it eight hours a year. Mrs. Vinson explained this agreement is only for hire back services and not for routine patrolling. Chairman O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Memorandum of Understanding with the Danville Police Department. Commissioner Watson seconded it.

#### **RESOLUTION NO. 2024-39**

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 cooperation agreement with the Danville Police Department; 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 cooperation agreement with the Danville Police Department.

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 Danville Police Department which produced the following:

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

Chairman O’Shaughnessy there upon declared said motion carried.

(c) **Bylaws** – Deleted from agenda.

(d) **2025 Meeting and Holiday Schedule** – Mrs. Vinson went over the schedule. Mrs. Vinson noted that the board meeting time will be at 5:00pm and the schedule will reflect that update. Chairman O’Shaughnessy asked if there were any questions. None were presented. Commissioner Tutton made a motion for the approval of 2025 Meeting and Holiday Schedule Commissioner Watson seconded it.

#### **RESOLUTION NO. 2024-41**

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 2025 Holiday and Board of Commissioners Meeting Schedule; 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 2025 Holiday and Board of Commissioners Meeting Schedule.

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 2025 Meeting and Holiday Schedule which produced the following:

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

NAYES: None

ABSENT: D. Witzel

Chairman O'Shaughnessy there upon declared said motion carried.

**(e) 2025 Section 8/Housing Choice Voucher Administrative Policy** – Mrs. Savalick went over the policy. Chairman O'Shaughnessy asked what does HOTMA stand

for. Mrs. Savalick stated Housing Opportunities Through Modernization Act. Chairman O’Shaughnessy asked if there were any more questions. None were presented. Commissioner Boyd made a motion for the approval of the 2025 Section 8/Housing Choice Voucher Administrative Policy. Commissioner McFadden seconded it.

**RESOLUTION NO. 2024-42**

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 2025 Section 8/Housing Choice Voucher Administrative Plan; 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 2025 Section 8/Housing Choice Voucher Administrative Plan.

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 approved the 2025 Section 8/Housing Choice Voucher Administrative Policy:

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

Chairman O'Shaughnessy there upon declared said motion carried.

**(f) 2025 Public Housing Admissions and Continued Occupancy Plan** – Mrs. Savalick went over the policy. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Boyd made a motion for the approval of the 2025 Public Housing Admissions and Continued Occupancy Plan. Commissioner Tutton seconded it.

### **RESOLUTION NO. 2024-43**

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 2025 Public Housing Admissions and Continued Occupancy Plan; 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 2025 Public Housing Admissions and Continued Occupancy Plan.

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 approved the 2025 Public Housing Admissions and Continued Occupancy Plan which produced the following:

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

Chairman O'Shaughnessy there upon declared said motion carried.

**(g) Architecture and Engineering Agreement for Parkview Court Demolition –** Mrs. Vinson went over the proposal. Chairman O'Shaughnessy stated that normally the cost is comparable to ten percent of project costs and that seemed lower than anticipated and that was good news. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Tutton made a motion for the approval of the Architecture and Engineering Agreement for Parkview Court Demolition. Commissioner McFadden seconded it.

**RESOLUTION NO. 2024-44**

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 Farnsworth Group for Architecture and Engineering Agreement for Parkview Court in Hoopeston, Illinois, not to exceed \$15,900.00; and

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

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

Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.

Section 2. Approval of the contract with Farnsworth Group for Architecture and Engineering Agreement for Parkview Court in Hoopeston, Illinois, not to exceed \$15,900.00.

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 Architecture and Engineering Agreement for Parkview Court Demolition which produced the following:

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

Chairman O’Shaughnessy there upon declared said motion carried.

**(h) Executive Director’s Contract** – Chairman O’Shaughnessy stated that they had went into executive session last month and he didn’t hear from anyone after. Chairman O’Shaughnessy asked if there were any questions or are we ready to vote on it as is. Commissioner McFadden stated that Chairman O’Shaughnessy was very through. Chairman O’Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Executive Director’s Contract. Commissioner Tutton seconded it.

**RESOLUTION NO. 2024-45**

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 Executive Director’s contract with conditions set forth therein for the period of January 1, 2025 to December 31, 2027; 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 Executive Director’s contract with conditions set forth therein for the period of January 1, 2025 to December 31, 2027.

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 Executive Director’s Contract which produced the following:

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

Chairman O’Shaughnessy there upon declared said motion carried.

**(i) Staff Compensation Adjustment** – Mrs. Vinson went over the proposal. Chairman O’Shaughnessy stated he agrees with the percentage as a onetime adjustment. Chairman O’Shaughnessy asked if there were any questions. None were presented. Commissioner McFadden made a motion for the approval of the Staff Compensation Adjustment. Commissioner Watson seconded it.

**RESOLUTION NO. 2024-46**

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 a one-time compensation adjustment to staff based on their longevity and hours worked by the agency along with the costs of FICA taxes and workman’s compensation insurance estimating \$82,814.20; 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 a one-time compensation adjustment to staff based on their longevity and hours worked by the agency along with the costs of FICA taxes and workman's compensation insurance estimating \$82,814.20.
- 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 Staff Compensation Adjustment which produced the following:

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

Chairman O'Shaughnessy there upon declared said motion carried.

**(j) Churchill Towers Fence Replacement** – Mrs. Vinson went over the proposal. Chairman O'Shaughnessy asked if the contractor has to be paid prevailing wage. Mrs. Vinson stated that yes and they must submit certified payrolls. Chairman O'Shaughnessy stated that this is one of our more visible properties to the public and that it looks nice. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Boyd made a motion for the approval of the Churchill Towers Fence Replacement. Commissioner Watson seconded it.

#### **RESOLUTION NO. 2024-47**

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 W. Powell Fence Company for the Fence Replacement Project at Churchill Towers in Danville, Illinois, not to exceed \$16,500.00; and

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

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

Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.

Section 2. Approval of the contract with W. Powell Fence Company for the Fence Replacement Project at Churchill Towers in Danville, Illinois, not to exceed \$16,500.00.

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 Churchill Towers Fence Replacement which produced the following:

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

Chairman O'Shaughnessy there upon declared said motion carried.

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

**(a) 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 Personnel Matters.

5 ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of a specific employee of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority.

None were presented.

Chairman O'Shaughnessy asked for item 11 on the agenda - Chairman/Commissioner Comments. Chairman O'Shaughnessy asked if anyone knew Hunter Lafave. Several stated that they did. Mrs. Savalick shared what details she knows about his program. Chairman O'Shaughnessy stated that he would like to explore if we could do something here at the Housing Authority with him for our families.

Chairman O'Shaughnessy stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Commissioner McFadden made the motion to adjourn. Commissioner Boyd seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:57pm.

\_\_\_\_\_ 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



	FY 2025	FY 2024	YTD Police:	FY 2025	FY 2024	2025	2024
				86	108		
<b>Total Police Calls</b>							
March:		8					FO-3/MC-2/BT-3
February:		5					FO-4/BT-1
January:		10					FO-7/MC-2/BT-1
December:		10					FO-3/MC-4/BT-2/CH-1
November:		9					FO-4/MC-3/BT-1/CH-1
October:	11	13					FO-12/MC-1
September:	23	10					FO-4/MC-3/BT-3
August:	14	8					FO-3/MC-3/BT-1/MCT-1
July:	6	6					FO-3/BT-1/MC-2
June:	14	10					FO-4/MC-1/CH-1
May:	14	11					FO-4/BT-3/MC-2/MCT-1
April:	4	8					FO-6/BT-2/MC-2/CH-1
							FO-4
							FO-4/CM-2/BT-2
<b>Total Calls for the</b>				<b>FY 2025</b>	<b>FY 2024</b>		
<b>Month:</b>	11		<b>YTD Calls:</b>	86	108		

- FO - Fair Oaks
- BT - Beebler Terrace
- MC - Mer Che
- CH - Churchill
- MCT - Madison Court
- CM - Centennial Manor
- PVC - Parkview Court
- KC - Kennedy Court

\*Includes County Properties as well





Monthly Occupancy October 2024

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	157	159	99%
AMP 102-Beeler, Churchill, Madison Ct.	107	107	100%
AMP 103- Mer Che	93	93	100%
AMP 104- County Sites	135	136	99%
<b>GRAND TOTAL THIS MONTH</b>	<b>492</b>	<b>495</b>	<b>99%</b>
<b>GRAND TOTAL LAST MONTH</b>	<b>492</b>	<b>495</b>	<b>99%</b>

Monthly Occupancy November 2024

AMP	End of Month Occupancy	TOTAL UNITS PER	OCCUPIED UNIT %
<b>AMP 101-Fair Oaks</b>			
	156	159	98%
<b>AMP 102-Beeler, Churchill, Madison Ct.</b>			
	107	107	100%
<b>AMP 103- Mer Che</b>			
	92	93	99%
<b>AMP 104- County Sites</b>			
	136	136	100%
<b>GRAND TOTAL THIS MONTH</b>	491	495	99%
<b>GRAND TOTAL LAST MONTH</b>	492	495	99%

## OCTOBER 2024 Board Report

### Resident Opportunity & Self Sufficiency (ROSS)

#### Meetings:

- ROSS FY23
- Champaign Regional Planning Committee – Head Start
- ROSS Networking
- Vermilion County Child Abuse Prevention
- American Job Center Roundtable

#### Trainings:

- Excel
- ROSS – Family Metrics

#### Referrals:

- Referrals made to Community Organizations/Services
  - Fair Hope
  - The American Jobs Center
  - DACC

#### Program:

- ROSS FY20 Final Reports submitted
- Appointments:
  - 5 Fair Oaks/Service Requests - 9 scheduled/2 unscheduled walk-in days
  - 1 Mer Che/Service Request - 1 scheduled
  - 2 Churchill/Service Request – 1 scheduled
- AETNA Health – Fair Oaks and Mer Che
- 22 DMT bus passes
  - DACC

- AJC
- Internships – Dr. Ghindi/Congresswoman Kelly
- Job Interviews – McDonalds/Taco Bell/District 118

**Other:**

- Fire Prevention Week
- Mer Che Coffee Talk
- Mer Che Pancake Day
- VHA Trunk or Treat activities for families at Fair Oaks and Beeler
- Mer Che resident door decorating contest

**NOVEMBER 2024 Board Report**  
**Resident Opportunity & Self Sufficiency (ROSS)**

**Meetings:**

- Carle Community re: Mobile Health Unit
- 1 on 1 with Director of Housing Operations
- Housing Operations
- American Job Center Roundtable

**Trainings:**

- Drug Endangered Child Awareness
- ROSS FamilyMetrics | Hands on How To: Managing Programs

**Referrals:**

- Referrals made to Community Organizations/Services
  - Fair Hope
  - The American Jobs Center
  - Salvation Army
  - Illinois Department of Rehabilitation Services
  - OSF Community Health Community Resources
  - Social Security

**Program:**

- Appointments:
  - 4 Fair Oaks/Service Requests - 9 scheduled/3 unscheduled walk-in days
  - 1 Churchill/Service Request – 1 scheduled
  - 2 Beeler/Intake – 2 scheduled

- 16 DMT bus passes
  - DACC
  - AJC
  - Community Action Energy Assistance appointment
  - Internships – Dr. Ghindi/Congresswoman Kelly

## Housing Choice Voucher October 2024 Board Report

### UTILIZATION

- New Admissions: 3 and counting
- Terminations: 1
  - 1- Program Compliance

		2023	2024									
Mon.												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	7	401	8	13	3	41	53	8	0	7	541
8	464	7	395	8	14	3	41	52	7	0	7	534
9	464	7	396	8	14	3	40	55	7	0	7	537
10	463	7	389	8	13	3	40	56	7	0	7	529
11	473											0
12	499											0
<b>Grand Total</b>	<b>5544</b>	<b>65</b>	<b>3981</b>	<b>80</b>	<b>88</b>	<b>30</b>	<b>416</b>	<b>553</b>	<b>79</b>	<b>4</b>	<b>70</b>	<b>5366</b>

\*Totals reflect retroactive terminations and lease ups as of 1<sup>st</sup> 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	965	541	56%
JULY	965	540	56%
AUG	965	534	55%
SEP	965	534	55%
OCT			
NOV			
DEC			
YTD	8,440	4,827	57%

Month	ABA	HAP	BA Utilization	PUC
JAN	253,944	285,094	112%	\$548.76
FEB	259,198	287,361	111%	\$542.39
MAR	263,169	303,857	115%	\$556.33
APR	296,958	313,509	106%	\$574.05
MAY	284,604	316,438	111%	\$575.67
JUNE	277,061	316,844	114%	\$581.73
JULY	277,061	319,446	115%	\$588.40
AUG	277,061	315,091	114%	\$588.83
SEP	281,775	314,607	112%	\$589.15
OCT				
NOV				
DEC				
YTD	2,986,783	2,772,247	112%	\$571.84

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

## Housing Choice Voucher November 2024 Board Report

### UTILIZATION

- New Admissions: 1
- Terminations: 1
  - 1- Voluntary

		2023	2024									
Mon.		FUP	Reg.	DEMO II	PVC DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	Total
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	7	401	8	13	3	41	53	8	0	7	541
8	464	7	395	8	14	3	41	52	7	0	7	534
9	464	7	396	8	14	3	40	55	7	0	7	537
10	463	6	389	8	13	3	40	56	7	0	7	529
11	473	6	388	8	13	3	41	58	7	0	7	531
12	499											0
<b>Grand Total</b>	<b>5544</b>	<b>71</b>	<b>4369</b>	<b>88</b>	<b>101</b>	<b>33</b>	<b>457</b>	<b>611</b>	<b>86</b>	<b>4</b>	<b>77</b>	<b>5897</b>

\*Totals reflect retroactive terminations and lease ups as of 1<sup>st</sup> 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	965	541	56%
JULY	965	540	56%
AUG	965	534	55%
SEP	965	534	55%
OCT	965	534	55%
NOV			
DEC			
YTD	9,405	5,356	57%

Month	ABA	HAP	BA Utilization	PUC
JAN	253,944	285,094	112%	\$548.76
FEB	259,198	287,361	111%	\$542.39
MAR	263,169	303,857	115%	\$556.33
APR	296,958	313,509	106%	\$574.05
MAY	284,604	316,438	111%	\$575.67
JUNE	277,061	316,844	114%	\$581.73
JULY	277,061	319,446	115%	\$588.40
AUG	277,061	315,091	114%	\$588.83
SEP	281,775	314,607	112%	\$589.15
OCT	515,952	309,131	60%	\$584.37
NOV				
DEC				
YTD	2,986,783	2,772,247	107%	\$573.07

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: November 13, 2024  
 Re: Finance Report

**Public Housing Operating Fund**

	October 2024	FY 25 YTD
COCC	(\$5,723.19)	\$88,256.07
AMP 101	\$11,444.56	\$135,509.35
AMP 102	\$5,325.86	\$59,515.95
AMP 103	\$1,805.08	\$38,702.01
AMP 104	\$15,066.48	\$117,457.60
Total	\$27,918.79	\$439,440.98

**Housing Choice Voucher - Section 8**

Section 8 is currently showing a loss of **\$2,874.94** for the month and an overall loss of **\$5,993.42** for the year.

**Public Housing Capital Fund**

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$725.00**.

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$191,037.86**.

**Notable AP Expenditures**

John James Painting	\$40,798.00	Painted Administration Building.
Morrow Brothers Ford Inc.	\$65,779.00	2023 Ford F350 regular cab truck.
Owens Excavating & Trucking LLC	\$108,274.00	Fair Oaks curb, parking lot, and road repair.

**ROSS Grant Funding**

ROSS fund expenditures for the month of September are \$5,191.51.

**Tenant Receivables Outstanding**

Tenant accounts receivable for the month have decreased in total to \$22,015.69.

**Vermilion Housing Authority**  
**Balance Sheet - Detail**  
Reporting for periods as of 10/31/2024

<b>Assets</b>	<b>Total Public Housing</b>	<b>100 COCC</b>	<b>101 Fair Oaks</b>	<b>102 Beeler CH Madison</b>	<b>103 Merche</b>	<b>104 County</b>	<b>800 HCV</b>
111112 IF Gen Account	5,758,011.67	5,758,011.67	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	330,772.91
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	530.55	(5,219,256.48)	3,360,485.26	478,330.29	326,568.92	1,054,402.56	(530.55)
112200 AR Tenants	22,015.69	0.00	11,248.41	1,884.20	4,650.51	4,232.57	168,825.43
112265 Allow Doubtful A	(2,721.24)	0.00	(30.00)	(1,259.00)	(1,432.24)	0.00	(168,825.43)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	18,428.63	18,428.63	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	33,422.93	1,174.09	11,797.14	5,336.00	4,103.88	11,011.82	745.57
121102 Prepaid Soft	5,329.09	0.00	2,308.02	907.14	634.79	1,479.14	592.11
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	1,166.64
140001 Vehicles	581,160.18	0.00	378,802.68	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	(41,668,843.83)	(1,275,705.42)	(13,874,503.71)	(12,098,110.37)	(5,181,049.49)	(9,239,474.84)	(21,150.25)
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
<b>Total Assets</b>	<b>\$ 14,753,971.05</b>	<b>\$ 610,987.47</b>	<b>\$ 5,948,313.14</b>	<b>\$ 2,364,499.35</b>	<b>\$ 1,617,973.23</b>	<b>\$ 4,212,197.86</b>	<b>\$ 334,669.43</b>
<b>Liability</b>							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	60,799.00	0.00	25,200.00	10,049.00	4,800.00	20,750.00	0.00
211704 Health Ins	(4,386.29)	(4,386.29)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,371.83)	(2,371.83)	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	(4,356.74)	(4,356.74)	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	(335.48)	(335.48)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(316.99)	(316.99)	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	6,758.70	0.00	1,470.75	1,347.63	3,590.93	349.39	0.00
211913 Scrap	3,120.10	3,120.10	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	18,907.91	0.00	8,508.50	5,672.38	4,727.03	0.00	0.00
213302 EPC Replace	2,861.38	0.00	762.44	330.26	1,768.68	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	11,852.79	0.00	5,139.62	2,530.50	606.16	3,576.51	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,256,419.73	0.00	565,388.87	376,925.93	314,104.93	0.00	0.00
<b>Total Liability</b>	<b>\$ 1,375,471.10</b>	<b>\$ (923.31)</b>	<b>\$ 613,467.04</b>	<b>\$ 399,882.42</b>	<b>\$ 333,172.54</b>	<b>\$ 29,872.41</b>	<b>\$ 3,248.75</b>
<b>Equity</b>							
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	6,764,702.41	477,701.19	4,373,270.77	1,088,013.51	198,542.96	627,173.98	254,557.71
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	48,844.99
<b>Total</b>	<b>\$ 12,939,058.97</b>	<b>\$ 523,654.71</b>	<b>\$ 5,199,336.75</b>	<b>\$ 1,905,100.98</b>	<b>\$ 1,246,098.68</b>	<b>\$ 4,064,867.85</b>	<b>\$ 321,861.10</b>
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 15,553.00
Current Year Oper +/-	\$ 439,440.98	\$ 88,256.07	\$ 135,509.35	\$ 59,515.95	\$ 38,702.01	\$ 117,457.60	\$ (5,993.42)
<b>Current Year Net Assets</b>	<b>\$ 439,440.98</b>	<b>\$ 88,256.07</b>	<b>\$ 135,509.35</b>	<b>\$ 59,515.95</b>	<b>\$ 38,702.01</b>	<b>\$ 117,457.60</b>	<b>\$ 9,559.58</b>
<b>Total Equity</b>	<b>\$ 13,378,499.95</b>	<b>\$ 611,910.78</b>	<b>\$ 5,334,846.10</b>	<b>\$ 1,964,616.93</b>	<b>\$ 1,284,800.69</b>	<b>\$ 4,182,325.45</b>	<b>\$ 331,420.68</b>
<b>Liabilities &amp; Net Assets</b>	<b>\$ 14,753,971.05</b>	<b>\$ 610,987.47</b>	<b>\$ 5,948,313.14</b>	<b>\$ 2,364,499.35</b>	<b>\$ 1,617,973.23</b>	<b>\$ 4,212,197.86</b>	<b>\$ 334,669.43</b>

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Public Housing Combined**  
**October 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 885,792.00	\$ 72,563.09	\$ 513,659.39	58%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 270,904.00	\$ 22,261.87	\$ 163,632.25	60%
Other Income	\$ 407,068.30	\$ 68,249.26	\$ 437,176.06	107%
Subsidy	\$ 3,147,475.00	\$ 255,792.00	\$ 2,076,992.00	66%
<b>Total Revenue</b>	<b>\$ 4,711,239.30</b>	<b>\$ 418,866.22</b>	<b>\$ 3,191,459.70</b>	<b>68%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 730,616.00	\$ 54,038.28	\$ 425,212.56	58%
Legal	\$ 28,537.00	\$ 250.00	\$ 10,590.50	37%
PBA Mngt. Exp.	\$ (113,353.50)	\$ (10,315.50)	\$ (73,866.00)	0%
Mileage/Travel/Training	\$ 15,290.00	\$ 426.82	\$ 20,593.40	135%
Other Administrative Exp	\$ 105,992.00	\$ 9,128.94	\$ 61,646.98	58%
<i>Total Administrative Expense</i>	<i>\$ 767,081.50</i>	<i>\$ 53,528.54</i>	<i>\$ 444,177.44</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,232.00	\$ 1,045.49	\$ 7,135.58	58%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,232.00</i>	<i>\$ 1,045.49</i>	<i>\$ 7,135.58</i>	
<i>Total Utility Expenses</i>	<i>\$ 639,105.00</i>	<i>\$ 48,175.17</i>	<i>\$ 380,728.29</i>	<i>60%</i>
<i>Maintenance</i>				
Salaries	\$ 780,032.00	\$ 55,770.06	\$ 425,464.85	55%
Materials	\$ 323,573.00	\$ 30,519.98	\$ 216,361.86	67%
Contracts	\$ 569,361.00	\$ 88,783.61	\$ 437,321.25	77%
<i>Total Maintenance Expenses</i>	<i>\$ 1,672,966.00</i>	<i>\$ 175,073.65</i>	<i>\$ 1,079,147.96</i>	
<i>General Expenses</i>				
Insurance	\$ 200,537.00	\$ 16,711.50	\$ 117,532.50	59%
Employee Benefits	\$ 736,993.00	\$ 52,685.55	\$ 392,808.32	53%
Depreciation Expense	\$ 368,263.00	\$ 31,444.42	\$ 200,758.00	55%
PILOT	\$ 28,480.00	\$ -	\$ -	0%
Casualty Losses	\$ 15,000.00	\$ -	\$ -	0%
Collection Losses	\$ 129,566.00	\$ 6,893.35	\$ 57,332.16	44%
Energy Perf Cont Expense	\$ 136,307.00	\$ 5,389.76	\$ 72,398.47	53%
<i>Total General Expenses</i>	<i>\$ 1,615,146.00</i>	<i>\$ 113,124.58</i>	<i>\$ 840,829.45</i>	
<b>Total Expenses</b>	<b>\$ 4,706,530.50</b>	<b>\$ 390,947.43</b>	<b>\$ 2,752,018.72</b>	<b>58%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 4,708.80</b>	<b>\$ 27,918.79</b>	<b>\$ 439,440.98</b>	

Percent of Budget Month 7 of 12

58%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - COCC Fund 100**  
**October 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 147,730.30	\$ 50,000.00	\$ 227,530.30	154%
Subsidy	\$ -	\$ -	\$ -	0%
<b>Total Revenue</b>	<b>\$ 147,730.30</b>	<b>\$ 50,000.00</b>	<b>\$ 227,530.30</b>	<b>154%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 380,602.00	\$ 28,701.05	\$ 215,614.35	57%
Legal	\$ 19,386.00	\$ 250.00	\$ 578.00	3%
PBA Mngt. Exp.	\$ (519,863.50)	\$ (37,905.50)	\$ (298,848.50)	57%
Mileage/Travel/Training	\$ 14,405.00	\$ 426.82	\$ 19,559.34	136%
Other Administrative Exp	\$ 16,854.00	\$ 3,449.13	\$ 13,853.88	82%
<i>Total Administrative Expense</i>	<i>\$ (88,616.50)</i>	<i>\$ (5,078.50)</i>	<i>\$ (49,242.93)</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>\$ 1,619.29</i>	<i>\$ 14,510.98</i>	<i>73%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 20.00	\$ -	\$ 1,422.01	7110%
Contracts	\$ 33,425.00	\$ 44,960.82	\$ 68,416.30	205%
<i>Total Maintenance Expenses</i>	<i>\$ 33,445.00</i>	<i>\$ 44,960.82</i>	<i>\$ 69,838.31</i>	
<i>General Expenses</i>				
Insurance	\$ 657.00	\$ 586.92	\$ 4,108.44	625%
Employee Benefits	\$ 168,508.00	\$ 13,421.68	\$ 98,568.57	58%
Depreciation Expense	\$ 12,556.00	\$ 212.98	\$ 1,490.86	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>\$ 14,221.58</i>	<i>\$ 104,167.87</i>	
<b>Total Expenses</b>	<b>\$ 146,489.50</b>	<b>\$ 55,723.19</b>	<b>\$ 139,274.23</b>	<b>95%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 1,240.80</b>	<b>\$ (5,723.19)</b>	<b>\$ 88,256.07</b>	<b>7113%</b>

Percent of Budget Month 7 of 12

58%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 103,944.00	\$ 6,599.00	\$ 49,378.16	48%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,398.00	\$ 7,346.42	\$ 53,998.65	60%
Other Income	\$ 35,784.00	\$ 1,815.27	\$ 31,374.52	88%
Subsidy	\$ 1,505,924.00	\$ 121,797.00	\$ 986,639.00	66%
<b>Total Revenue</b>	<b>\$ 1,735,050.00</b>	<b>\$ 137,557.69</b>	<b>\$ 1,121,390.33</b>	<b>65%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 104,688.00	\$ 6,427.80	\$ 61,374.73	59%
Legal	\$ 5,329.00	\$ -	\$ 1,716.25	32%
PBA Mngt. Exp.	\$ 141,670.00	\$ 12,167.50	\$ 83,622.50	59%
Mileage/Travel/Training	\$ 15.00	\$ -	\$ 169.53	0%
Other Administrative Exp	\$ 21,398.00	\$ 1,207.88	\$ 13,463.18	63%
<i>Total Administrative Expense</i>	<i>\$ 273,100.00</i>	<i>\$ 19,803.18</i>	<i>\$ 160,346.19</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,628.00	\$ 314.18	\$ 2,148.27	59%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,628.00</i>	<i>\$ 314.18</i>	<i>\$ 2,148.27</i>	
<i>Total Utility Expenses</i>	<i>\$ 186,269.00</i>	<i>\$ 16,073.34</i>	<i>\$ 116,537.53</i>	<i>63%</i>
<i>Maintenance</i>				
Salaries	\$ 355,416.00	\$ 25,274.09	\$ 190,677.97	54%
Materials	\$ 175,667.00	\$ 18,235.08	\$ 115,633.03	66%
Contracts	\$ 149,771.00	\$ 8,480.87	\$ 108,456.78	72%
<i>Total Maintenance Expenses</i>	<i>\$ 680,854.00</i>	<i>\$ 51,990.04</i>	<i>\$ 414,767.78</i>	
<i>General Expenses</i>				
Insurance	\$ 65,767.00	\$ 5,898.08	\$ 41,549.22	63%
Employee Benefits	\$ 205,670.00	\$ 13,410.96	\$ 106,113.13	52%
Depreciation Expense	\$ 154,468.00	\$ 14,193.24	\$ 84,568.58	55%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 93,572.00	\$ 2,004.72	\$ 27,270.98	29%
Energy Perf Cont Expense	\$ 61,338.00	\$ 2,425.39	\$ 32,579.30	53%
<i>Total General Expenses</i>	<i>\$ 590,815.00</i>	<i>\$ 37,932.39</i>	<i>\$ 292,081.21</i>	
<b>Total Expenses</b>	<b>\$ 1,734,666.00</b>	<b>\$ 126,113.13</b>	<b>\$ 985,880.98</b>	<b>57%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 384.00</b>	<b>\$ 11,444.56</b>	<b>\$ 135,509.35</b>	

Percent of Budget Month 7 of 12

58%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 246,432.00	\$ 23,296.09	\$ 155,169.66	63%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,599.00	\$ 4,897.61	\$ 35,999.09	60%
Other Income	\$ 81,461.00	\$ 7,658.50	\$ 69,160.06	85%
Subsidy	\$ 524,043.00	\$ 42,302.00	\$ 343,041.00	65%
<b>Total Revenue</b>	<b>\$ 911,535.00</b>	<b>\$ 78,154.20</b>	<b>\$ 603,369.81</b>	<b>66%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 79,006.00	\$ 6,463.83	\$ 42,956.07	54%
Legal	\$ 732.00	\$ -	\$ 2,958.56	0%
PBA Mngt. Exp.	\$ 76,920.00	\$ 8,215.00	\$ 57,660.00	75%
Mileage/Travel/Training	\$ 65.00	\$ -	\$ 171.17	0%
Other Administrative Exp	\$ 22,388.00	\$ 1,376.41	\$ 10,523.60	47%
<i>Total Administrative Expense</i>	<i>\$ 179,111.00</i>	<i>\$ 16,055.24</i>	<i>\$ 114,269.40</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,488.00	\$ 216.16	\$ 1,474.16	59%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,488.00</i>	<i>\$ 216.16</i>	<i>\$ 1,474.16</i>	
<i>Total Utility Expenses</i>	<i>\$ 148,373.00</i>	<i>\$ 7,932.36</i>	<i>\$ 74,756.84</i>	<i>50%</i>
<i>Maintenance</i>				
Salaries	\$ 119,606.00	\$ 9,799.49	\$ 73,363.40	61%
Materials	\$ 37,853.00	\$ 7,371.41	\$ 38,363.10	101%
Contracts	\$ 102,029.00	\$ 7,594.68	\$ 69,059.48	68%
<i>Total Maintenance Expenses</i>	<i>\$ 259,488.00</i>	<i>\$ 24,765.58</i>	<i>\$ 180,785.98</i>	
<i>General Expenses</i>				
Insurance	\$ 37,457.00	\$ 2,667.97	\$ 18,675.79	50%
Employee Benefits	\$ 113,715.00	\$ 8,038.64	\$ 57,190.35	50%
Depreciation Expense	\$ 104,392.00	\$ 9,012.21	\$ 59,330.79	57%
PILOT	\$ 7,691.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 12,698.00	\$ 2,523.25	\$ 15,651.00	123%
Energy Perf Cont Expense	\$ 40,892.00	\$ 1,616.93	\$ 21,719.55	53%
<i>Total General Expenses</i>	<i>\$ 321,845.00</i>	<i>\$ 23,859.00</i>	<i>\$ 172,567.48</i>	
<b>Total Expenses</b>	<b>\$ 911,305.00</b>	<b>\$ 72,828.34</b>	<b>\$ 543,853.86</b>	<b>60%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 230.00</b>	<b>\$ 5,325.86</b>	<b>\$ 59,515.95</b>	

Percent of Budget Month 7 of 12

58%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Merche AMP 103**  
**October 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 208,968.00	\$ 17,988.00	\$ 122,940.57	59%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,763.00	\$ 4,007.14	\$ 29,453.82	60%
Other Income	\$ 60,275.00	\$ 3,214.17	\$ 46,835.95	78%
Subsidy	\$ 406,696.00	\$ 32,795.00	\$ 267,025.00	66%
<b>Total Revenue</b>	<b>\$ 724,702.00</b>	<b>\$ 58,004.31</b>	<b>\$ 466,255.34</b>	<b>64%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 77,600.00	\$ 4,747.86	\$ 41,374.61	53%
Legal	\$ 2,717.00	\$ -	\$ 2,375.00	87%
PBA Mngt. Exp.	\$ 65,160.00	\$ 7,207.50	\$ 50,220.00	77%
Mileage/Travel/Training	\$ 76.00	\$ -	\$ 146.62	0%
Other Administrative Exp	\$ 18,530.00	\$ 1,254.34	\$ 11,136.93	60%
<i>Total Administrative Expense</i>	<i>\$ 164,083.00</i>	<i>\$ 13,209.70</i>	<i>\$ 105,253.16</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,139.00	\$ 185.86	\$ 1,267.50	59%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,139.00</i>	<i>\$ 185.86</i>	<i>\$ 1,267.50</i>	
<i>Total Utility Expenses</i>	<i>\$ 107,471.00</i>	<i>\$ 7,675.00</i>	<i>\$ 63,677.41</i>	59%
<i>Maintenance</i>				
Salaries	\$ 115,100.00	\$ 7,409.07	\$ 57,660.72	50%
Materials	\$ 22,789.00	\$ 808.00	\$ 15,350.82	67%
Contracts	\$ 90,530.00	\$ 11,996.81	\$ 74,208.53	82%
<i>Total Maintenance Expenses</i>	<i>\$ 228,419.00</i>	<i>\$ 20,213.88</i>	<i>\$ 147,220.07</i>	
<i>General Expenses</i>				
Insurance	\$ 31,511.00	\$ 2,052.41	\$ 14,366.87	46%
Employee Benefits	\$ 93,086.00	\$ 6,192.73	\$ 42,813.19	46%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 28,257.39	58%
PILOT	\$ 6,265.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 8,555.00	\$ 1,285.44	\$ 6,598.12	77%
Energy Perf Cont Expense	\$ 34,077.00	\$ 1,347.44	\$ 18,099.62	53%
<i>Total General Expenses</i>	<i>\$ 221,935.00</i>	<i>\$ 14,914.79</i>	<i>\$ 110,135.19</i>	
<b>Total Expenses</b>	<b>\$ 724,047.00</b>	<b>\$ 56,199.23</b>	<b>\$ 427,553.33</b>	<b>59%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 655.00</b>	<b>\$ 1,805.08</b>	<b>\$ 38,702.01</b>	

Percent of Budget Month 7 of 12

58%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 326,448.00	\$ 24,680.00	\$ 186,171.00	57%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 73,144.00	\$ 6,010.70	\$ 44,180.69	60%
Other Income	\$ 81,818.00	\$ 5,561.32	\$ 62,275.23	76%
Subsidy	\$ 710,812.00	\$ 58,898.00	\$ 480,287.00	68%
<b>Total Revenue</b>	<b>\$ 1,192,222.00</b>	<b>\$ 95,150.02</b>	<b>\$ 772,913.92</b>	<b>65%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 88,720.00	\$ 7,697.74	\$ 63,892.80	72%
Legal	\$ 373.00	\$ -	\$ 2,962.69	794%
PBA Mngt. Exp.	\$ 122,760.00	\$ -	\$ 33,480.00	27%
Mileage/Travel/Training	\$ 729.00	\$ -	\$ 546.74	0%
Other Administrative Exp	\$ 26,822.00	\$ 1,841.18	\$ 12,669.39	47%
<i>Total Administrative Expense</i>	<i>\$ 239,404.00</i>	<i>\$ 9,538.92</i>	<i>\$ 113,551.62</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,977.00	\$ 329.29	\$ 2,245.65	56%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,977.00</i>	<i>\$ 329.29</i>	<i>\$ 2,245.65</i>	
<i>Total Utility Expenses</i>	<i>\$ 177,052.00</i>	<i>\$ 14,875.18</i>	<i>\$ 111,245.53</i>	<i>63%</i>
<i>Maintenance</i>				
Salaries	\$ 189,910.00	\$ 13,287.41	\$ 103,762.76	55%
Materials	\$ 87,244.00	\$ 4,105.49	\$ 45,592.90	52%
Contracts	\$ 193,606.00	\$ 15,750.43	\$ 117,180.16	61%
<i>Total Maintenance Expenses</i>	<i>\$ 470,760.00</i>	<i>\$ 33,143.33</i>	<i>\$ 266,535.82</i>	
<i>General Expenses</i>				
Insurance	\$ 65,145.00	\$ 5,506.12	\$ 38,832.18	60%
Employee Benefits	\$ 156,014.00	\$ 11,621.54	\$ 88,123.08	56%
Depreciation Expense	\$ 48,406.00	\$ 3,989.22	\$ 27,110.38	56%
PILOT	\$ 14,524.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 14,741.00	\$ 1,079.94	\$ 7,812.06	53%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 298,830.00</i>	<i>\$ 22,196.82</i>	<i>\$ 161,877.70</i>	
<b>Total Expenses</b>	<b>\$ 1,190,023.00</b>	<b>\$ 80,083.54</b>	<b>\$ 655,456.32</b>	<b>55%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 2,199.00</b>	<b>\$ 15,066.48</b>	<b>\$ 117,457.60</b>	

Percent of Budget Month 7 of 12

58%

**Vermilion Housing Authority**  
**Operating Statement - HCV - Section 8**  
**October 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Fraud Recovery	\$ 10,000.00	\$ 736.89	\$ 5,034.46	50%
Interest Income	\$ 500.00	\$ 1,240.66	\$ 10,447.94	2090%
Administrative Fees	\$ 496,996.00	\$ 30,652.00	\$ 245,176.94	49%
<b>Total Revenue</b>	<b>\$ 507,496.00</b>	<b>\$ 32,629.55</b>	<b>\$ 260,659.34</b>	<b>51%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 247,206.00	\$ 15,591.33	\$ 114,116.21	46%
Legal	\$ 500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 5,000.00	\$ 1,878.00	\$ 10,052.98	0%
Other Administrative Exp	\$ 50,446.00	\$ 2,441.13	\$ 28,319.45	56%
Program Management Fee	\$ 113,354.00	\$ 10,315.50	\$ 73,866.00	65%
<i>Total Administrative Expense</i>	<i>\$ 416,506.00</i>	<i>\$ 30,225.96</i>	<i>\$ 226,354.64</i>	
<i>General Expenses</i>				
Insurance	\$ 4,473.00	\$ 372.75	\$ 2,609.25	58%
Employee Benefits	\$ 81,662.00	\$ 4,521.23	\$ 34,997.02	43%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 2,691.85	58%
<i>Total General Expenses</i>	<i>\$ 90,750.00</i>	<i>\$ 5,278.53</i>	<i>\$ 40,298.12</i>	
<b>Total Expenses</b>	<b>\$ 507,256.00</b>	<b>\$ 35,504.49</b>	<b>\$ 266,652.76</b>	<b>53%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 240.00</b>	<b>\$ (2,874.94)</b>	<b>\$ (5,993.42)</b>	

Percent of Budget Month 7 of 12

58%

**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	10/31/2024 Obligation
<b>Operations 1406</b>	\$ 540,045.00	\$ -	\$ 540,045.00	\$ -	0.0%	\$ 540,045.00
<b>Mgmt. Improvements 1408</b>						
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
<b>Administration 1410</b>						
Administration Costs	\$ 204,029.30	\$ -	\$ 204,029.30	\$ -	0.0%	\$ 204,029.30
<b>Contract Administration 1480</b>						
A/E Services	\$ 76,144.58	\$ 725.00	\$ 38,431.57	\$ 37,713.01		\$ 76,144.58
	\$ 76,144.58	\$ 725.00	\$ 38,431.57	\$ 37,713.01	49.5%	\$ 76,144.58
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Roof Replacement - Centennial Manor	\$ 173,432.81	\$ -	\$ 7,879.69	\$ 165,553.12		\$ 173,432.81
Unit Modernization - Fair Oaks	\$ 551,759.53	\$ -	\$ 551,759.53	\$ -		\$ 551,759.53
Painting - Churchill	\$ 16,879.00	\$ -	\$ 16,879.00	\$ -		\$ 16,879.00
Painting - Mer Che	\$ 28,506.80	\$ -	\$ 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
	\$ 783,640.74	\$ -	\$ 618,087.62	\$ 165,553.12	21.1%	\$ 783,640.74
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
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 - Beeler	\$ 49,488.65	\$ -	\$ 36,600.00	\$ 12,888.65		\$ 49,488.65
Landscape Upgrades	\$ 6,350.00	\$ -	\$ 6,350.00	\$ -		\$ 6,350.00
	\$ 81,698.65	\$ -	\$ 43,810.00	\$ 37,888.65	46.4%	\$ 71,269.65
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Parkview	\$ 311,352.73	\$ -	\$ 10,777.76	\$ 300,574.97		\$ 224,777.76
	\$ 311,352.73	\$ -	\$ 10,777.76	\$ 300,574.97	96.5%	\$ 224,777.76
<b>Total</b>	<b>\$ 2,167,911.00</b>	<b>\$ 725.00</b>	<b>\$ 1,626,181.25</b>	<b>\$ 541,729.75</b>	<b>25.0%</b>	<b>\$ 2,070,907.03</b>

Percent Obligated 95.5%

**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	10/31/2024 Obligation
<b>Operations 1406</b>	<b>\$ 557,557.00</b>	<b>\$ 19,222.21</b>	<b>\$ 153,777.68</b>	<b>\$ 403,779.32</b>	<b>72.4%</b>	<b>\$ 153,777.68</b>
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Serveillance System	\$ 97,627.07	\$ -	\$ 97,627.07	\$ -		\$ 97,627.07
Staff Training	\$ 17,569.92	\$ -	\$ 17,569.92	\$ -		\$ 17,569.92
IT Improvements	\$ 12,022.86	\$ -	\$ 12,022.86	\$ -		\$ 12,022.86
Background Check Information	\$ 7,780.15	\$ 1,921.00	\$ 7,351.06	\$ 429.09		\$ 7,351.06
	<b>\$ 135,000.00</b>	<b>\$ 1,921.00</b>	<b>\$ 134,570.91</b>	<b>\$ 429.09</b>	<b>0.3%</b>	<b>\$ 134,570.91</b>
<b>Administration 1410</b>						
Administration Costs	\$ 223,030.80	\$ 50,000.00	\$ 79,800.00	\$ 143,230.80	64.2%	\$ 79,800.00
<b>Contract Administration 1480</b>						
A/E Services	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
	<b>\$ 20,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,000.00</b>	<b>100.0%</b>	<b>\$ -</b>
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Flooring Upgrade - Centennial Manor	\$ 28,000.00	\$ -	\$ 2,387.48	\$ 25,612.52		\$ 2,387.48
Unit Modernization - Fair Oaks	\$ 596,907.92	\$ 361.86	\$ 8,266.86	\$ 588,641.06		\$ 8,266.86
Roof Replacement - Fair Oaks	\$ 125,986.74	\$ -	\$ 87,580.64	\$ 38,406.10		\$ 125,986.74
Appliance Replacement	\$ 20,270.22	\$ -	\$ 20,192.22	\$ 78.00		\$ 20,192.22
Appliance Replacement - Centennial Manor	\$ 20,316.22	\$ 8,911.83	\$ 19,321.61	\$ 994.61		\$ 20,316.22
	<b>\$ 791,481.10</b>	<b>\$ 9,273.69</b>	<b>\$ 137,748.81</b>	<b>\$ 653,732.29</b>	<b>\$ -</b>	<b>\$ 177,149.52</b>
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
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	\$ 14,870.00	\$ -	\$ 14,870.00	\$ -		\$ 14,870.00
Bus Stop Pavilion - Fair Oaks	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00		\$ -
Sewer and Water Line Repairs	\$ 15,600.61	\$ -	\$ 15,600.61	\$ -		\$ 15,600.61
Roadway Patching & Preservation	\$ 108,274.00	\$ 108,274.00	\$ 108,274.00	\$ -		\$ 108,274.00
Landscape Upgrades - MerChe	\$ 14,399.39	\$ -	\$ -	\$ 14,399.39		\$ -
	<b>\$ 241,144.00</b>	<b>\$ 108,274.00</b>	<b>\$ 138,744.61</b>	<b>\$ 102,399.39</b>	<b>42.5%</b>	<b>\$ 138,744.61</b>
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Parkview Court	\$ 262,095.10	\$ 2,346.96	\$ 21,549.36	\$ 240,545.74		\$ 46,549.36
	<b>\$ 262,095.10</b>	<b>\$ 2,346.96</b>	<b>\$ 21,549.36</b>	<b>\$ 240,545.74</b>	<b>91.8%</b>	<b>\$ 46,549.36</b>
<b>Total</b>	<b>\$ 2,230,308.00</b>	<b>\$ 191,037.86</b>	<b>\$ 666,191.37</b>	<b>\$ 1,564,116.63</b>	<b>70.1%</b>	<b>\$ 730,592.08</b>

Percent Obligated 32.8%

**ROSS Grant - Vermilion Housing Authority**  
**ROSS241891**  
**October 2024**

Start Date: 6/1/2024  
Close Out Date: 5/31/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
<b>Project Coordinator 1168</b>					
Project Coordinator	\$ 175,159.00	\$ 4,752.00	\$ 26,239.96	\$ 148,919.04	85.0%
<b>Training Costs 1268</b>					
Training Costs	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	
	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	100.0%
<b>Administrative Costs 1868</b>					
Administrative Costs	\$ 18,266.00	\$ 439.51	\$ 3,626.60	\$ 14,639.40	
	\$ 18,266.00	\$ 439.51	\$ 3,626.60	\$ 14,639.40	80.1%
<b>Total</b>	<b>\$ 200,925.00</b>	<b>\$ 5,191.51</b>	<b>\$ 29,866.56</b>	<b>\$ 171,058.44</b>	<b>85.1%</b>

**Vermilion Housing Authority**  
**First Financial Bank - Authority Account**  
**October 2024**

**Balance Sheet**

**Assets**

111105 Cash	321,208.67
<b>Total Assets</b>	321,208.67

**Liabilities**

2111 Accounts Payable	0.00
<b>Total Liabilities</b>	0.00

**Equity**

2820 Operating Reserves - Retained Earnings	320,926.32
Current Year Operating - Gain/(Loss)	282.35
<b>Total Liabilities &amp; Equity</b>	321,208.67

**Income Statement**

	Current Month	Year to Date
<b>Operating Revenue</b>		
Interest Income	40.92	282.35
Other Income	0.00	0.00
<b>Total Revenue</b>	40.92	282.35
<b>Operating Expenses</b>		
Other Administrative Expenses	0.00	0.00
<b>Total Expenses</b>	0.00	0.00
 Surplus - (Deficit)	 40.92	 282.35

**Vermilion Housing Authority**  
**Tenant Receivables Outstanding**  
**PHAS Financial Indicator**  
**October 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	\$	11,205.59	1.22%
August-24	\$	20,427.00	2.22%
September-24	\$	25,198.65	2.75%
October-24	\$	22,015.69	2.41%
November-24			0.00%
December-24			0.00%
January-25			0.00%
February-25			0.00%
March-25			0.00%

# Vermilion Housing Authority

## Ap Expenditures

October 2024

Amber McCoy	\$105.32
Ameren Illinois	\$19,283.07
Anderson Electric	\$946.00
Aqua Illinois Inc	\$14,234.78
Barton Carrolls Inc.	\$4,998.00
Botts Locksmith	\$696.50
Brickyard Landfill - 4725	\$1,153.16
Burke Spring Shop	\$575.54
Central Illinois Council of Housing Officials	\$75.00
Central Illinois Sheetrock	\$1,850.00
City of Danville	\$14,416.41
City of Hoopeston	\$2,408.09
Comcast Cable	\$588.55
Connor Company	\$1,737.16
Constellation NewEnergy, Inc.	\$652.87
CTS Computer Center	\$6,100.00
Danville Area Community College	\$2,041.58
Danville Septic Service	\$300.00
DI Fire & Safety Inc.	\$1,188.96
ESS Clean, Inc.	\$615.00
Farnsworth Group Inc.	\$725.00
Fastenal	\$529.31
Frank J. Strahl & Sons Inc	\$1,328.81
Frank's House Of Color Inc.	\$137.99
Freeman Exteriors	\$300.00
General Electric Co	\$171.30
Georgetown Waterworks	\$2,953.40
Gibson Teldata, Inc.	\$203.55
Grainger, Inc	\$530.56
Hannon Heating & Air, LLC	\$330.00
Hd Supply Facilities Maintenance	\$4,640.70
Heidrick Septic Service Inc.	\$900.00
Hoopeston Ford Inc	\$86.60
Housing-Renewal & Local Agency Retirement	\$15,082.02
Huber & Mudd LLC	\$250.00
Illini FS	\$933.49
Illinois Association of Housing Authorities	\$275.00
Illinois Landfill	\$378.82
Indiana Media Group	\$361.86
Jackie S Jackson	\$200.00
Jennifer L. Adams	\$100.00
John James Painting	\$40,798.00
Kimberly Spangler	\$390.50
Kone Inc.	\$954.98
Lahne Lawncare	\$540.00
Latoz Hardware Inc.	\$21.99
Lowe's	\$22,352.41
Melissa Welker	\$390.50
Menards - Menards Of Danville	\$397.58
Metropolitan Life Insurance Company	\$1,991.92
Morrow Brothers Ford Inc	\$65,779.00
Municipal Water Utility	\$300.18
Nan Mckay & Associates Inc.	\$419.00
Napa Auto Parts	\$126.99
Nelson's Lawn Care	\$4,350.00
NUSO, LLC	\$351.73

Olympic Hardware	\$54.98
Online Information Services Inc.	\$420.07
Owens Excavating & Trucking LLC	\$108,274.00
PDQ Supply Inc.	\$274.54
Peerless Network	\$1,006.03
Petty Cash, Tamra Hartman Custodial	\$115.00
Quadient Finance USA, Inc	\$1,000.00
Quill	\$2,461.02
Ram Laundry Equipment Inc.	\$8,725.00
Republic Services #726	\$5,263.93
Rogers Supply Company Inc.	\$311.90
Samantha Bruens	\$390.50
Sparklight Business	\$646.37
SRK Heating & Air Conditioning, LLC	\$2,361.00
Tamera Forthenberry	\$107.93
Tamra Hartman	\$321.50
Terminix Services	\$8,105.00
The Lincoln National Life Insurance Co.	\$298.45
Thyssenkrupp Elevator Corporation	\$1,897.74
Verizon Wireless	\$205.03
Village of Fairmount	\$281.42
Village of Rossville	\$604.95
Vision Service Plan	\$236.52
Wagner Communications Inc.	\$489.78
Watts Copy System	\$516.83
<b>Total for all Vendors</b>	<b>387,918.67</b>



To: Amber McCoy, Deputy Director  
 From: Tamra Hartman, Finance Manager  
 Date: December 4, 2024  
 Re: Finance Report

**Public Housing Operating Fund**

	November 2024	FY 25 YTD
COCC	\$107,521.97	\$195,778.04
AMP 101	\$125,014.44	\$260,523.79
AMP 102	\$86,507.08	\$146,023.03
AMP 103	\$53,557.25	\$92,259.26
AMP 104	\$107,021.64	\$224,479.24
Total	\$479,622.38	\$919,063.36

**Housing Choice Voucher - Section 8**

Section 8 is currently showing a gain of **\$5,524.20** for the month and an overall loss of **\$469.22** for the year.

**Public Housing Capital Fund**

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$201,900.00**.

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$564,779.37**.

**Notable AP Expenditures**

Triple A Asbestos Service Inc.	\$200,900.00	Asbestos removal at Parkview Court.
Owens Excavating & Trucking LLC	\$16,512.00	Facade clean up at MerChe Manor.

**ROSS Grant Funding**

ROSS fund expenditures for the month of September are \$5,083.59.

**Tenant Receivables Outstanding**

Tenant accounts receivable for the month have increased in total to \$27,741.65.

**Vermilion Housing Authority**  
**Balance Sheet - Detail**  
Reporting for periods as of 11/30/2024

<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	6,266,553.36	6,266,553.36	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	286,449.92
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	541.82	(5,640,649.26)	3,509,761.14	574,957.11	386,858.80	1,169,614.03	(566.82)
112200 AR Tenants	27,741.65	0.00	10,400.73	5,320.50	5,969.68	6,050.74	169,785.43
112265 Allow Doubtful A	(2,721.24)	0.00	(30.00)	(1,259.00)	(1,432.24)	0.00	(169,785.43)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	10,879.11	10,879.11	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	16,711.44	587.03	5,898.57	2,668.01	2,051.95	5,505.88	372.81
121102 Prepaid Soft	2,664.57	0.00	1,153.98	453.58	317.42	739.59	296.05
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	874.97
140001 Vehicles	581,160.18	0.00	378,802.68	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	(41,700,288.25)	(1,275,918.40)	(13,888,696.95)	(12,107,122.58)	(5,185,086.26)	(9,243,464.06)	(21,534.80)
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
<b>Total Assets</b>	<b>\$ 15,209,880.02</b>	<b>\$ 689,786.82</b>	<b>\$ 6,075,495.49</b>	<b>\$ 2,452,428.71</b>	<b>\$ 1,673,176.21</b>	<b>\$ 4,318,992.79</b>	<b>\$ 288,965.13</b>
<b>Liability</b>							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,599.00	0.00	25,750.00	10,149.00	4,900.00	20,800.00	0.00
211704 Health Ins	(35,964.54)	(35,964.54)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(640.43)	(640.43)	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	(4,280.97)	(4,280.97)	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	(148.78)	(148.78)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(41.51)	(41.51)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	681.64	681.64	0.00	0.00	0.00	0.00	0.00
211906 Res Training	7,479.61	0.00	1,584.93	1,463.79	3,752.21	678.68	0.00
211913 Scrap	2,999.74	3,024.74	0.00	0.00	(25.00)	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	22,845.58	0.00	10,280.45	6,853.68	5,711.45	0.00	0.00
213302 EPC Replace	2,955.70	0.00	434.63	488.28	2,032.79	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	11,334.10	0.00	5,199.21	2,397.30	767.08	2,970.51	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,256,419.73	0.00	565,388.87	376,925.93	314,104.93	0.00	0.00
<b>Total Liability</b>	<b>\$ 1,351,757.69</b>	<b>\$ (29,645.93)</b>	<b>\$ 615,634.95</b>	<b>\$ 401,304.70</b>	<b>\$ 334,818.27</b>	<b>\$ 29,645.70</b>	<b>\$ 3,248.75</b>
<b>Equity</b>							
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	6,764,702.41	477,701.19	4,373,270.77	1,088,013.51	198,542.96	627,173.98	254,557.71
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	49,535.49
<b>Total</b>	<b>\$ 12,939,058.97</b>	<b>\$ 523,654.71</b>	<b>\$ 5,199,336.75</b>	<b>\$ 1,905,100.98</b>	<b>\$ 1,246,098.68</b>	<b>\$ 4,064,867.85</b>	<b>\$ 322,551.60</b>
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (36,366.00)
Current Year Oper +/-	\$ 919,063.36	\$ 195,778.04	\$ 260,523.79	\$ 146,023.03	\$ 92,259.26	\$ 224,479.24	\$ (469.22)
<b>Current Year Net Assets</b>	<b>\$ 919,063.36</b>	<b>\$ 195,778.04</b>	<b>\$ 260,523.79</b>	<b>\$ 146,023.03</b>	<b>\$ 92,259.26</b>	<b>\$ 224,479.24</b>	<b>\$ (36,835.22)</b>
<b>Total Equity</b>	<b>\$ 13,858,122.33</b>	<b>\$ 719,432.75</b>	<b>\$ 5,459,860.54</b>	<b>\$ 2,051,124.01</b>	<b>\$ 1,338,357.94</b>	<b>\$ 4,289,347.09</b>	<b>\$ 285,716.38</b>
<b>Liabilities &amp; Net Assets</b>	<b>\$ 15,209,880.02</b>	<b>\$ 689,786.82</b>	<b>\$ 6,075,495.49</b>	<b>\$ 2,452,428.71</b>	<b>\$ 1,673,176.21</b>	<b>\$ 4,318,992.79</b>	<b>\$ 288,965.13</b>

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Public Housing Combined**  
**November 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 885,792.00	\$ 76,799.75	\$ 590,459.14	67%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 270,904.00	\$ 20,587.35	\$ 184,219.60	68%
Other Income	\$ 407,068.30	\$ 551,702.35	\$ 988,878.41	243%
Subsidy	\$ 3,147,475.00	\$ 251,830.00	\$ 2,328,822.00	74%
<b>Total Revenue</b>	<b>\$ 4,711,239.30</b>	<b>\$ 900,919.45</b>	<b>\$ 4,092,379.15</b>	<b>87%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 730,616.00	\$ 90,342.65	\$ 515,555.21	71%
Legal	\$ 28,537.00	\$ 1,850.00	\$ 12,440.50	44%
PBA Mngt. Exp.	\$ (113,353.50)	\$ (10,354.50)	\$ (84,220.50)	0%
Mileage/Travel/Training	\$ 15,290.00	\$ 2,743.12	\$ 23,336.52	153%
Other Administrative Exp	\$ 105,992.00	\$ 10,556.46	\$ 72,203.44	68%
<i>Total Administrative Expense</i>	<i>\$ 767,081.50</i>	<i>\$ 95,137.73</i>	<i>\$ 539,315.17</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,232.00	\$ 1,045.49	\$ 8,181.07	67%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,232.00</i>	<i>\$ 1,045.49</i>	<i>\$ 8,181.07</i>	
<i>Total Utility Expenses</i>	<i>\$ 639,105.00</i>	<i>\$ 45,395.53</i>	<i>\$ 426,123.82</i>	<i>67%</i>
<i>Maintenance</i>				
Salaries	\$ 780,032.00	\$ 76,700.08	\$ 502,164.93	64%
Materials	\$ 323,573.00	\$ 38,954.14	\$ 255,316.00	79%
Contracts	\$ 569,361.00	\$ 46,606.25	\$ 483,927.50	85%
<i>Total Maintenance Expenses</i>	<i>\$ 1,672,966.00</i>	<i>\$ 162,260.47</i>	<i>\$ 1,241,408.43</i>	
<i>General Expenses</i>				
Insurance	\$ 200,537.00	\$ 16,711.50	\$ 134,244.00	67%
Employee Benefits	\$ 736,993.00	\$ 61,079.61	\$ 453,887.93	62%
Depreciation Expense	\$ 368,263.00	\$ 31,444.42	\$ 232,202.42	63%
PILOT	\$ 28,480.00	\$ -	\$ -	0%
Casualty Losses	\$ 15,000.00	\$ -	\$ -	0%
Collection Losses	\$ 129,566.00	\$ 2,832.56	\$ 60,164.72	46%
Energy Perf Cont Expense	\$ 136,307.00	\$ 5,389.76	\$ 77,788.23	57%
<i>Total General Expenses</i>	<i>\$ 1,615,146.00</i>	<i>\$ 117,457.85</i>	<i>\$ 958,287.30</i>	
<b>Total Expenses</b>	<b>\$ 4,706,530.50</b>	<b>\$ 421,297.07</b>	<b>\$ 3,173,315.79</b>	<b>67%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 4,708.80</b>	<b>\$ 479,622.38</b>	<b>\$ 919,063.36</b>	

Percent of Budget Month 8 of 12

67%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - COCC Fund 100**  
**November 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 147,730.30	\$ 143,230.80	\$ 370,761.10	251%
Subsidy	\$ -	\$ -	\$ -	0%
<b>Total Revenue</b>	<b>\$ 147,730.30</b>	<b>\$ 143,230.80</b>	<b>\$ 370,761.10</b>	<b>251%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 380,602.00	\$ 46,937.08	\$ 262,551.43	69%
Legal	\$ 19,386.00	\$ 480.00	\$ 1,058.00	5%
PBA Mngt. Exp.	\$ (519,863.50)	\$ (37,867.00)	\$ (336,715.50)	65%
Mileage/Travel/Training	\$ 14,405.00	\$ 500.38	\$ 20,059.72	139%
Other Administrative Exp	\$ 16,854.00	\$ 315.44	\$ 14,169.32	84%
<i>Total Administrative Expense</i>	<i>\$ (88,616.50)</i>	<i>\$ 10,365.90</i>	<i>\$ (38,877.03)</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>\$ 1,645.51</i>	<i>\$ 16,156.49</i>	<i>81%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 20.00	\$ -	\$ 1,422.01	7110%
Contracts	\$ 33,425.00	\$ 6,127.95	\$ 74,544.25	223%
<i>Total Maintenance Expenses</i>	<i>\$ 33,445.00</i>	<i>\$ 6,127.95</i>	<i>\$ 75,966.26</i>	
<i>General Expenses</i>				
Insurance	\$ 657.00	\$ 586.92	\$ 4,695.36	715%
Employee Benefits	\$ 168,508.00	\$ 16,769.57	\$ 115,338.14	68%
Depreciation Expense	\$ 12,556.00	\$ 212.98	\$ 1,703.84	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>\$ 17,569.47</i>	<i>\$ 121,737.34</i>	
<b>Total Expenses</b>	<b>\$ 146,489.50</b>	<b>\$ 35,708.83</b>	<b>\$ 174,983.06</b>	<b>119%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 1,240.80</b>	<b>\$ 107,521.97</b>	<b>\$ 195,778.04</b>	<b>15778%</b>

Percent of Budget Month 8 of 12

67%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 103,944.00	\$ 7,431.50	\$ 56,809.66	55%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,398.00	\$ 6,793.82	\$ 60,792.47	68%
Other Income	\$ 35,784.00	\$ 127,585.79	\$ 158,960.31	444%
Subsidy	\$ 1,505,924.00	\$ 119,798.00	\$ 1,106,437.00	73%
<b>Total Revenue</b>	<b>\$ 1,735,050.00</b>	<b>\$ 261,609.11</b>	<b>\$ 1,382,999.44</b>	<b>80%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 104,688.00	\$ 11,601.44	\$ 72,976.17	70%
Legal	\$ 5,329.00	\$ (500.00)	\$ 1,216.25	23%
PBA Mngt. Exp.	\$ 141,670.00	\$ 12,090.00	\$ 95,712.50	68%
Mileage/Travel/Training	\$ 15.00	\$ 940.19	\$ 1,109.72	0%
Other Administrative Exp	\$ 21,398.00	\$ 2,719.38	\$ 16,182.56	76%
<i>Total Administrative Expense</i>	<i>\$ 273,100.00</i>	<i>\$ 26,851.01</i>	<i>\$ 187,197.20</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,628.00	\$ 314.18	\$ 2,462.45	68%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,628.00</i>	<i>\$ 314.18</i>	<i>\$ 2,462.45</i>	
<i>Total Utility Expenses</i>	<i>\$ 186,269.00</i>	<i>\$ 15,283.18</i>	<i>\$ 131,820.71</i>	<i>71%</i>
<i>Maintenance</i>				
Salaries	\$ 355,416.00	\$ 29,934.00	\$ 220,611.97	62%
Materials	\$ 175,667.00	\$ 19,986.40	\$ 135,619.43	77%
Contracts	\$ 149,771.00	\$ 8,271.16	\$ 116,727.94	78%
<i>Total Maintenance Expenses</i>	<i>\$ 680,854.00</i>	<i>\$ 58,191.56</i>	<i>\$ 472,959.34</i>	
<i>General Expenses</i>				
Insurance	\$ 65,767.00	\$ 5,898.08	\$ 47,447.30	72%
Employee Benefits	\$ 205,670.00	\$ 14,391.47	\$ 120,504.60	59%
Depreciation Expense	\$ 154,468.00	\$ 14,193.24	\$ 98,761.82	64%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 93,572.00	\$ (953.44)	\$ 26,317.54	28%
Energy Perf Cont Expense	\$ 61,338.00	\$ 2,425.39	\$ 35,004.69	57%
<i>Total General Expenses</i>	<i>\$ 590,815.00</i>	<i>\$ 35,954.74</i>	<i>\$ 328,035.95</i>	
<b>Total Expenses</b>	<b>\$ 1,734,666.00</b>	<b>\$ 136,594.67</b>	<b>\$ 1,122,475.65</b>	<b>65%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 384.00</b>	<b>\$ 125,014.44</b>	<b>\$ 260,523.79</b>	

Percent of Budget Month 8 of 12

67%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 246,432.00	\$ 23,642.25	\$ 178,811.91	73%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,599.00	\$ 4,529.22	\$ 40,528.31	68%
Other Income	\$ 81,461.00	\$ 92,951.65	\$ 162,111.71	199%
Subsidy	\$ 524,043.00	\$ 41,688.00	\$ 384,729.00	73%
<b>Total Revenue</b>	<b>\$ 911,535.00</b>	<b>\$ 162,811.12</b>	<b>\$ 766,180.93</b>	<b>84%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 79,006.00	\$ 9,911.51	\$ 52,867.58	67%
Legal	\$ 732.00	\$ 210.00	\$ 3,168.56	0%
PBA Mngt. Exp.	\$ 76,920.00	\$ 8,292.50	\$ 65,952.50	86%
Mileage/Travel/Training	\$ 65.00	\$ 410.65	\$ 581.82	0%
Other Administrative Exp	\$ 22,388.00	\$ 2,317.66	\$ 12,841.26	57%
<i>Total Administrative Expense</i>	<i>\$ 179,111.00</i>	<i>\$ 21,142.32</i>	<i>\$ 135,411.72</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,488.00	\$ 216.16	\$ 1,690.32	68%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,488.00</i>	<i>\$ 216.16</i>	<i>\$ 1,690.32</i>	
<i>Total Utility Expenses</i>	<i>\$ 148,373.00</i>	<i>\$ 8,089.92</i>	<i>\$ 82,846.76</i>	<i>56%</i>
<i>Maintenance</i>				
Salaries	\$ 119,606.00	\$ 15,630.30	\$ 88,993.70	74%
Materials	\$ 37,853.00	\$ 3,390.27	\$ 41,753.37	110%
Contracts	\$ 102,029.00	\$ 4,404.18	\$ 73,463.66	72%
<i>Total Maintenance Expenses</i>	<i>\$ 259,488.00</i>	<i>\$ 23,424.75</i>	<i>\$ 204,210.73</i>	
<i>General Expenses</i>				
Insurance	\$ 37,457.00	\$ 2,667.97	\$ 21,343.76	57%
Employee Benefits	\$ 113,715.00	\$ 9,907.78	\$ 67,098.13	59%
Depreciation Expense	\$ 104,392.00	\$ 9,012.21	\$ 68,343.00	65%
PILOT	\$ 7,691.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 12,698.00	\$ 226.00	\$ 15,877.00	125%
Energy Perf Cont Expense	\$ 40,892.00	\$ 1,616.93	\$ 23,336.48	57%
<i>Total General Expenses</i>	<i>\$ 321,845.00</i>	<i>\$ 23,430.89</i>	<i>\$ 195,998.37</i>	
<b>Total Expenses</b>	<b>\$ 911,305.00</b>	<b>\$ 76,304.04</b>	<b>\$ 620,157.90</b>	<b>68%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 230.00</b>	<b>\$ 86,507.08</b>	<b>\$ 146,023.03</b>	

Percent of Budget Month 8 of 12

67%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Merche AMP 103**  
**November 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 208,968.00	\$ 17,711.00	\$ 140,651.57	67%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,763.00	\$ 3,705.72	\$ 33,159.54	68%
Other Income	\$ 60,275.00	\$ 75,141.51	\$ 121,977.46	202%
Subsidy	\$ 406,696.00	\$ 32,353.00	\$ 299,378.00	74%
<b>Total Revenue</b>	<b>\$ 724,702.00</b>	<b>\$ 128,911.23</b>	<b>\$ 595,166.57</b>	<b>82%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 77,600.00	\$ 8,377.02	\$ 49,751.63	64%
Legal	\$ 2,717.00	\$ -	\$ 2,375.00	87%
PBA Mngt. Exp.	\$ 65,160.00	\$ 7,130.00	\$ 57,350.00	88%
Mileage/Travel/Training	\$ 76.00	\$ 259.68	\$ 406.30	0%
Other Administrative Exp	\$ 18,530.00	\$ 2,095.38	\$ 13,232.31	71%
<i>Total Administrative Expense</i>	<i>\$ 164,083.00</i>	<i>\$ 17,862.08</i>	<i>\$ 123,115.24</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,139.00	\$ 185.86	\$ 1,453.36	68%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,139.00</i>	<i>\$ 185.86</i>	<i>\$ 1,453.36</i>	
<i>Total Utility Expenses</i>	<i>\$ 107,471.00</i>	<i>\$ 7,026.23</i>	<i>\$ 70,703.64</i>	<i>66%</i>
<i>Maintenance</i>				
Salaries	\$ 115,100.00	\$ 10,516.65	\$ 68,177.37	59%
Materials	\$ 22,789.00	\$ 9,069.73	\$ 24,420.55	107%
Contracts	\$ 90,530.00	\$ 16,558.64	\$ 90,767.17	100%
<i>Total Maintenance Expenses</i>	<i>\$ 228,419.00</i>	<i>\$ 36,145.02</i>	<i>\$ 183,365.09</i>	
<i>General Expenses</i>				
Insurance	\$ 31,511.00	\$ 2,052.41	\$ 16,419.28	52%
Employee Benefits	\$ 93,086.00	\$ 6,878.17	\$ 49,691.36	53%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 32,294.16	67%
PILOT	\$ 6,265.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 8,555.00	\$ (180.00)	\$ 6,418.12	75%
Energy Perf Cont Expense	\$ 34,077.00	\$ 1,347.44	\$ 19,447.06	57%
<i>Total General Expenses</i>	<i>\$ 221,935.00</i>	<i>\$ 14,134.79</i>	<i>\$ 124,269.98</i>	
<b>Total Expenses</b>	<b>\$ 724,047.00</b>	<b>\$ 75,353.98</b>	<b>\$ 502,907.31</b>	<b>69%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 655.00</b>	<b>\$ 53,557.25</b>	<b>\$ 92,259.26</b>	

Percent of Budget Month 8 of 12

67%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 326,448.00	\$ 28,015.00	\$ 214,186.00	66%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 73,144.00	\$ 5,558.59	\$ 49,739.28	68%
Other Income	\$ 81,818.00	\$ 112,792.60	\$ 175,067.83	214%
Subsidy	\$ 710,812.00	\$ 57,991.00	\$ 538,278.00	76%
<b>Total Revenue</b>	<b>\$ 1,192,222.00</b>	<b>\$ 204,357.19</b>	<b>\$ 977,271.11</b>	<b>82%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 88,720.00	\$ 13,515.60	\$ 77,408.40	87%
Legal	\$ 373.00	\$ 1,660.00	\$ 4,622.69	1239%
PBA Mngt. Exp.	\$ 122,760.00	\$ -	\$ 33,480.00	27%
Mileage/Travel/Training	\$ 729.00	\$ 632.22	\$ 1,178.96	0%
Other Administrative Exp	\$ 26,822.00	\$ 3,108.60	\$ 15,777.99	59%
<i>Total Administrative Expense</i>	<i>\$ 239,404.00</i>	<i>\$ 18,916.42</i>	<i>\$ 132,468.04</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,977.00	\$ 329.29	\$ 2,574.94	65%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,977.00</i>	<i>\$ 329.29</i>	<i>\$ 2,574.94</i>	
<i>Total Utility Expenses</i>	<i>\$ 177,052.00</i>	<i>\$ 13,350.69</i>	<i>\$ 124,596.22</i>	<i>70%</i>
<i>Maintenance</i>				
Salaries	\$ 189,910.00	\$ 20,619.13	\$ 124,381.89	65%
Materials	\$ 87,244.00	\$ 6,507.74	\$ 52,100.64	60%
Contracts	\$ 193,606.00	\$ 11,244.32	\$ 128,424.48	66%
<i>Total Maintenance Expenses</i>	<i>\$ 470,760.00</i>	<i>\$ 38,371.19</i>	<i>\$ 304,907.01</i>	
<i>General Expenses</i>				
Insurance	\$ 65,145.00	\$ 5,506.12	\$ 44,338.30	68%
Employee Benefits	\$ 156,014.00	\$ 13,132.62	\$ 101,255.70	65%
Depreciation Expense	\$ 48,406.00	\$ 3,989.22	\$ 31,099.60	64%
PILOT	\$ 14,524.00	\$ -	\$ -	0%
Casualty Losses			\$ -	0%
Collection Losses	\$ 14,741.00	\$ 3,740.00	\$ 11,552.06	78%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 298,830.00</i>	<i>\$ 26,367.96</i>	<i>\$ 188,245.66</i>	
<b>Total Expenses</b>	<b>\$ 1,190,023.00</b>	<b>\$ 97,335.55</b>	<b>\$ 752,791.87</b>	<b>63%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 2,199.00</b>	<b>\$ 107,021.64</b>	<b>\$ 224,479.24</b>	

Percent of Budget Month 8 of 12

67%

**Vermilion Housing Authority**  
**Operating Statement - HCV - Section 8**  
**November 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Fraud Recovery	\$ 10,000.00	\$ 690.50	\$ 5,724.96	57%
Interest Income	\$ 500.00	\$ 1,154.66	\$ 11,602.60	2321%
Administrative Fees	\$ 496,996.00	\$ 56,541.00	\$ 301,717.94	61%
<b>Total Revenue</b>	<b>\$ 507,496.00</b>	<b>\$ 58,386.16</b>	<b>\$ 319,045.50</b>	<b>63%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 247,206.00	\$ 24,402.98	\$ 138,519.19	56%
Legal	\$ 500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 5,000.00	\$ 535.47	\$ 10,588.45	0%
Other Administrative Exp	\$ 50,446.00	\$ 10,814.24	\$ 39,133.69	78%
Program Management Fee	\$ 113,354.00	\$ 10,354.50	\$ 84,220.50	74%
<i>Total Administrative Expense</i>	<i>\$ 416,506.00</i>	<i>\$ 46,107.19</i>	<i>\$ 272,461.83</i>	
<i>General Expenses</i>				
Insurance	\$ 4,473.00	\$ 372.75	\$ 2,982.00	67%
Employee Benefits	\$ 81,662.00	\$ 5,997.47	\$ 40,994.49	50%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 3,076.40	67%
<i>Total General Expenses</i>	<i>\$ 90,750.00</i>	<i>\$ 6,754.77</i>	<i>\$ 47,052.89</i>	
<b>Total Expenses</b>	<b>\$ 507,256.00</b>	<b>\$ 52,861.96</b>	<b>\$ 319,514.72</b>	<b>63%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 240.00</b>	<b>\$ 5,524.20</b>	<b>\$ (469.22)</b>	

Percent of Budget Month 8 of 12 67%

**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	11/30/2024 Obligation
<b>Operations 1406</b>	<b>\$ 540,045.00</b>	<b>\$ -</b>	<b>\$ 540,045.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 540,045.00</b>
<b>Mgmt. Improvements 1408</b>						
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
	<b>\$ 171,000.00</b>	<b>\$ -</b>	<b>\$ 171,000.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 171,000.00</b>
<b>Administration 1410</b>						
Administration Costs	<b>\$ 204,029.30</b>	<b>\$ -</b>	<b>\$ 204,029.30</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 204,029.30</b>
<b>Contract Administration 1480</b>						
A/E Services	\$ 76,144.58	\$ -	\$ 38,431.57	\$ 37,713.01		\$ 76,144.58
	<b>\$ 76,144.58</b>	<b>\$ -</b>	<b>\$ 38,431.57</b>	<b>\$ 37,713.01</b>	<b>49.5%</b>	<b>\$ 76,144.58</b>
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Roof Replacement - Centennial Manor	\$ 173,432.81	\$ -	\$ 7,879.69	\$ 165,553.12		\$ 173,432.81
Unit Modernization - Fair Oaks	\$ 551,759.53	\$ -	\$ 551,759.53	\$ -		\$ 551,759.53
Painting - Churchill	\$ 16,879.00	\$ -	\$ 16,879.00	\$ -		\$ 16,879.00
Painting - Mer Che	\$ 28,506.80	\$ -	\$ 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
	<b>\$ 783,640.74</b>	<b>\$ -</b>	<b>\$ 618,087.62</b>	<b>\$ 165,553.12</b>	<b>21.1%</b>	<b>\$ 783,640.74</b>
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
Bus Stop Pavilion - Fair Oaks	\$ 24,000.00	\$ -	\$ -	\$ 24,000.00		\$ 14,571.00
Sewer and Water Line Repairs	\$ 860.00	\$ -	\$ 860.00	\$ -		\$ 860.00
Roadway Paving/Curb Upgrades - Beeler	\$ 49,488.65	\$ -	\$ 36,600.00	\$ 12,888.65		\$ 49,488.65
Landscape Upgrades	\$ 7,350.00	\$ 1,000.00	\$ 7,350.00	\$ -		\$ 7,350.00
	<b>\$ 81,698.65</b>	<b>\$ 1,000.00</b>	<b>\$ 44,810.00</b>	<b>\$ 36,888.65</b>	<b>45.2%</b>	<b>\$ 72,269.65</b>
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Parkview	\$ 311,352.73	\$ 200,900.00	\$ 211,677.76	\$ 99,674.97		\$ 224,777.76
	<b>\$ 311,352.73</b>	<b>\$ 200,900.00</b>	<b>\$ 211,677.76</b>	<b>\$ 99,674.97</b>	<b>32.0%</b>	<b>\$ 224,777.76</b>
<b>Total</b>	<b>\$ 2,167,911.00</b>	<b>\$ 201,900.00</b>	<b>\$ 1,828,081.25</b>	<b>\$ 339,829.75</b>	<b>15.7%</b>	<b>\$ 2,071,907.03</b>

Percent Obligated 95.6%

**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	11/30/2024 Obligation
<b>Operations 1406</b>	\$ 557,557.00	\$ 403,779.32	\$ 557,557.00	\$ -	0.0%	\$ 557,557.00
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Serveillance System	\$ 97,627.07	\$ -	\$ 97,627.07	\$ -		\$ 97,627.07
Staff Training	\$ 17,999.01	\$ 429.09	\$ 17,999.01	\$ -		\$ 17,999.01
IT Improvements	\$ 12,022.86	\$ -	\$ 12,022.86	\$ -		\$ 12,022.86
Backround Check Information	\$ 7,351.06	\$ -	\$ 7,351.06	\$ -		\$ 7,351.06
	\$ 135,000.00	\$ 429.09	\$ 135,000.00	\$ -	0.0%	\$ 135,000.00
<b>Administration 1410</b>						
Administration Costs	\$ 223,030.80	\$ 143,230.80	\$ 223,030.80	\$ -	0.0%	\$ 223,030.80
<b>Contract Administration 1480</b>						
A/E Services	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	100.0%	\$ -
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Flooring Upgrade - Centennial Manor	\$ 28,000.00	\$ -	\$ 2,387.48	\$ 25,612.52		\$ 2,387.48
Unit Modernization - Fair Oaks	\$ 571,877.37		\$ 8,266.86	\$ 563,610.51		\$ 8,266.86
Roof Replacement - Fair Oaks	\$ 125,986.74	\$ -	\$ 87,580.64	\$ 38,406.10		\$ 125,986.74
Appliance Replacement	\$ 20,270.22	\$ -	\$ 20,192.22	\$ 78.00		\$ 20,192.22
Appliance Replacement - Centennial Manor	\$ 25,607.81	\$ 6,286.20	\$ 25,607.81	\$ -		\$ 25,607.81
	\$ 771,742.14	\$ 6,286.20	\$ 144,035.01	\$ 627,707.13	\$ -	\$ 182,441.11
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
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	\$ 31,370.00	\$ -	\$ 14,870.00	\$ 16,500.00		\$ 31,370.00
Bus Stop Pavilion - Fair Oaks	\$ 40,000.00	\$ 7,815.00	\$ 7,815.00	\$ 32,185.00		\$ 7,815.00
Sewer and Water Line Repairs	\$ 18,839.57	\$ 3,238.96	\$ 18,839.57	\$ -		\$ 18,839.57
Roadway Patching & Preservation	\$ 108,274.00		\$ 108,274.00	\$ -		\$ 108,274.00
Landscape Upgrades - MerChe	\$ 14,399.39	\$ -	\$ -	\$ 14,399.39		\$ -
	\$ 260,882.96	\$ 11,053.96	\$ 149,798.57	\$ 111,084.39	42.6%	\$ 166,298.57
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Parkview Court	\$ 262,095.10		\$ 21,549.36	\$ 240,545.74		\$ 46,549.36
	\$ 262,095.10	\$ -	\$ 21,549.36	\$ 240,545.74	91.8%	\$ 46,549.36
<b>Total</b>	\$ 2,230,308.00	\$ 564,779.37	\$ 1,230,970.74	\$ 999,337.26	44.8%	\$ 1,310,876.84

Percent Obligated 58.8%

**ROSS Grant - Vermilion Housing Authority**  
**ROSS241891**  
**November 2024**

Start Date: 6/1/2024  
Close Out Date: 5/31/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
<b>Project Coordinator 1168</b>					
Project Coordinator	\$ 175,159.00	\$ 4,752.01	\$ 30,991.97	\$ 144,167.03	82.3%
<b>Training Costs 1268</b>					
Training Costs	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	
	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	100.0%
<b>Administrative Costs 1868</b>					
Administrative Costs	\$ 18,266.00	\$ 331.58	\$ 3,958.18	\$ 14,307.82	
	\$ 18,266.00	\$ 331.58	\$ 3,958.18	\$ 14,307.82	78.3%
<b>Total</b>	<b>\$ 200,925.00</b>	<b>\$ 5,083.59</b>	<b>\$ 34,950.15</b>	<b>\$ 165,974.85</b>	<b>82.6%</b>

**Vermilion Housing Authority**  
**First Financial Bank - Authority Account**  
**November 2024**

**Balance Sheet**

<b>Assets</b>	
111105 Cash	321,248.27
<b>Total Assets</b>	321,248.27
 <b>Liabilities</b>	
2111 Accounts Payable	0.00
<b>Total Liabilities</b>	0.00
 <b>Equity</b>	
2820 Operating Reserves - Retained Earnings	320,926.32
Current Year Operating - Gain/(Loss)	321.95
<b>Total Liabilities &amp; Equity</b>	321,248.27

**Income Statement**

	Current Month	Year to Date
<b>Operating Revenue</b>		
Interest Income	39.60	321.95
Other Income	0.00	0.00
<b>Total Revenue</b>	39.60	321.95
 <b>Operating Expenses</b>		
Other Administrative Expenses	0.00	0.00
<b>Total Expenses</b>	0.00	0.00
Surplus - (Deficit)	39.60	321.95

**Vermilion Housing Authority**  
**Tenant Receivables Outstanding**  
**PHAS Financial Indicator**  
**November 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	\$	11,205.59	1.22%
August-24	\$	20,427.00	2.22%
September-24	\$	25,198.65	2.75%
October-24	\$	22,015.69	2.41%
November-24	\$	27,741.65	3.04%
December-24			0.00%
January-25			0.00%
February-25			0.00%
March-25			0.00%

# Vermilion Housing Authority

AP Expenditures

November 2024

Ameren Illinois	\$15,614.85
Anker Florist	\$179.99
Apparel Unlimited	\$1,714.00
Aqua Illinois Inc	\$14,870.43
B & D Sales And Service	\$431.74
Bacon & Van Buskirk	\$203.68
Barton Carrolls Inc.	\$897.00
Blaine Window Hardware	\$149.18
Botts Locksmith	\$275.00
Brickyard Landfill - 4725	\$851.41
Brittany Savalick	\$156.44
Canady Laboratories, Inc.	\$633.60
City of Danville	\$7,456.41
City of Hoopeston	\$2,377.96
Clark's Garage Incorporated	\$776.73
Comcast Cable	\$588.55
Connor Company	\$1,232.36
Constellation NewEnergy, Inc.	\$674.76
Courtesy Ford Inc.	\$1,275.48
CTS Computer Center	\$6,100.00
Danville Area Community College	\$331.58
Danville Rubber	\$137.16
Danville's Flooring Warehouse Inc.	\$571.20
DI Fire & Safety Inc.	\$1,083.92
ESS Clean, Inc.	\$615.00
Fastenal	\$2,739.55
Frank's House Of Color Inc.	\$3,111.70
General Electric Co	\$802.86
Georgetown Waterworks	\$3,605.92
Gibson Teldata, Inc.	\$258.55
Grainger, Inc	\$2,847.04
Handi-Hut Shelters and Enclosures	\$7,815.00
Hawkins Ash CPAs	\$11,000.00
Hd Supply Facilities Maintenance	\$11,180.31
Health Alliance	\$63,470.70
Housing-Renewal & Local Agency Retiremen	\$16,858.30
Huber & Mudd LLC	\$2,350.00
Illini FS	\$469.92
Illinois Landfill	\$757.06
Illinois Office of the State Fire Marshal, Elevator Safety Division	\$300.00
Jackie S Jackson	\$200.00
Jennifer L. Adams	\$100.00
Johnson Controls Fire Protection	\$2,338.67
Johnson Controls Security Solutions	\$3,796.12
Kelly Printing Company Inc.	\$363.93
Kirby Risk Corporation	\$188.67
Kone Inc.	\$954.98
Lahne Lawncare	\$490.00
Lowe's	\$10,146.11
Melissa Welker	\$95.60
Menards - Menards Of Danville	\$844.90
Municipal Water Utility	\$224.86
MyTana Mfg Co Inc	\$888.14
Napa Auto Parts	\$143.98
Nelson's Lawn Care	\$2,615.00
Nicole Brumfield	\$48.77

NUSO, LLC	\$351.73
Oil Changers, Inc	\$114.25
Online Information Services Inc.	\$659.88
Owens Excavating & Trucking LLC	\$16,512.00
Patton, Terrance	\$3,340.00
PDQ Supply Inc.	\$673.68
Peerless Network	\$1,009.65
Petty Cash, Tamra Hartman Custodial	\$49.58
Quill	\$2,466.44
Randy Westley	\$1,000.00
Rogers Supply Company Inc.	\$119.70
Servpro of Vermilion County	\$3,238.96
Sherwin-Williams	\$801.00
Sparklight Business	\$646.37
Tamra Hartman	\$115.68
Terminix Services	\$6,761.00
Triple A Abestos Service Inc.	\$200,900.00
Verizon Wireless	\$205.03
Vermilion Chevrolet	\$111.77
Village of Rossville	\$570.34
Wagner Communications Inc.	\$671.29
Watts Copy System	\$565.43

**Total for all Vendors** **451,088.85**



## Memorandum

**TO:** Board of Commissioners  
**FROM:** Amber McCoy, Deputy Director  
**DATE:** November 7, 2024  
**RE:** Personnel Monthly Report for the Month of October 2024

**1. The following personnel action was taken in October 2024:**

Gabrielle Murillo – Maintenance Laborer – Hired

John Pine – Maintenance Mechanic – Terminated

Bill Athey – Building and Grounds Technician - Seasonal – Terminated

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

HCV Housing Quality Standards (HQS)  
Danville, IL

Kyle Smith  
HQS Inspector

HCV Housing Quality Standards (HQS)  
Danville, IL

Meagan Morgan  
Assistant HCV Specialist

Microsoft Excel  
Danville, IL

Tamera Forthenberry, Kim Spangler,  
Kyle Smith, Melissa Welker, Meagan  
Morgan, Nicole Brumfield, Samantha  
Bruens, Margaret Duncan, and Karen  
Newsome

OSHA Safety Training for General Industry  
Danville, IL

Jaclyn Vinson  
Executive Director

OSHA Safety Training for General Industry  
Danville, IL

Amber McCoy  
Deputy Director

**Memorandum**

**TO:** Board of Commissioners  
**FROM:** Amber McCoy, Deputy Director  
**DATE:** December 3, 2024  
**RE:** Personnel Monthly Report for the Month of November 2024

**1. The following personnel action was taken in November 2024:**

Gail Moore – Asset Manager Assistant – Hired

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

Emphasys Engage 2024 User Conference Dallas, TX	Kim Spangler Asset Manager
Emphasys Engage 2024 User Conference Dallas, TX	Tamra Hartman Finance Manager
Emphasys Engage 2024 User Conference Dallas, TX	Samantha Bruens Asset Manager
Emphasys Engage 2024 User Conference Dallas, TX	Melissa Welker Lead Housing Choice Voucher Specialist
OSHA Safety Training for General Industry Danville, IL	Margaret Duncan Purchasing Specialist
Lockout Tagout (LOTO) Danville, IL	Jim Booher, Linden Coffey, Chad Holmes, Joseph Hutchins, Ron Kuntz, Eugene Snapp, Sherrod Swafford, Jim Tellone, Doyle Thompson, Andre Velez, Jaclyn Vinson, and Shane Wernigk
Carbon Monoxide Danville, IL	Jim Booher, Linden Coffey, Joseph Hutchins, Ron Kuntz, Eugene Snapp, Sherrod Swafford, Jim Tellone, Doyle Thompson, Andre Velez, Jaclyn Vinson, and Shane Wernigk



## MEMORANDUM

**TO:** Board of Commissioners

**FROM:** Jaclyn Vinson, Executive Director

**DATE:** October 25, 2024

**RE:** Fair Oaks Belton Drive Parking Lot Improvement Project

---

We asked for quotes from two (2) companies to complete a scope of work including, removing the asphalt, and concrete curbs/gutters, and replace all curbs, gutters and parking area with concrete within the Belton Drive parking lot area. This parking lot is currently asphalt with concrete curbs.

We received two (2) quotes for the work, as depicted below:

<b>Company</b>	<b>Cost</b>
Schomburg and Schomburg	\$56,026.27
Owens Excavating and Trucking	\$71,132.70

At this time we are recommending approval to accept the quote from Schomburg & Schomburg, at a cost not to exceed \$56,026.27.

**RESOLUTION NO. 2024-48**

**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 Schomburg & Schomburg for the Belton Drive Parking Lot Improvement Project at Fair Oaks in Danville, Illinois, not to exceed \$56,026.27; 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 Schomburg & Schomburg for the Belton Drive Parking Lot Improvement Project at Fair Oaks in Danville, Illinois, not to exceed \$56,026.27.
- 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 16th day of December, 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: Jaclyn Vinson, Executive Director**

**DATE: October 25, 2024**

**RE: Fair Oaks Campbell Lane Parking Lot Improvement Project**

We asked for quotes from two (2) companies to complete a scope of work including, removing the asphalt, and concrete curbs/gutters, and replace all curbs, gutters and parking area with concrete within the Campbell Lane parking lot area. This parking lot is currently asphalt with concrete curbs.

We received two (2) quotes for the work, as depicted below:

<b>Company</b>	<b>Cost</b>
Schomburg and Schomburg	\$49,041.63
Owens Excavating and Trucking	\$65,977.50

At this time we are recommending approval to accept the quote from Schomburg & Schomburg, at a cost not to exceed \$49,041.63.

**RESOLUTION NO. 2024-49**

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 Schomburg & Schomburg for the Campbell Lane Parking Lot Improvement Project at Fair Oaks in Danville, Illinois, not to exceed \$49,041.63; 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 Schomburg & Schomburg for the Campbell Lane Parking Lot Improvement Project at Fair Oaks in Danville, Illinois, not to exceed \$49,041.63.
- 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 16th day of December, 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:** November 14, 2024

**RE:** Fair Oaks Furnace Replacement Project – Belton, Clyman, and Campbell Buildings

The Vermilion Housing Authority (VHA) advertised requesting bids for furnace replacement in three (3) buildings, twenty-eight total units at Fair Oaks. It was the intent of this Invitation For Bid (IFB) to secure the services of a qualified contractor to remove and dispose of the existing furnaces, in residential units, and install high efficiency furnaces, reroute existing flue piping, replace the plenum and flexible duct connectors, and complete a diagnostic to ensure proper function of each furnace upon install.

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

Company	Price Quotation
Ridge Plumbing Contractor LLC	\$125,572.00
Wright's Heating & Air LLC	\$199,136.00

We are recommending approval to enter into a contract with Ridge Plumbing Contractor LLC to perform the furnace replacement, as quoted, at a cost not to exceed \$125,572.00.

## RESOLUTION NO. 2024-50

### 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 Ridge Plumbing Contractor LLC for the Furnace Replacement Project – Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$125,572.00 and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Ridge Plumbing Contractor LLC for the Furnace Replacement Project – Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$125,572.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

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

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16th day of December, 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



**A/E Task Order**

**Task Order Tracking & Control**

Task Order Description: MerChe Manor RTU Replacement  
 Task Order Number: IFB24-001  
 Issued To: 1919 Architects  
 Issuance Authorization Task Order Date: November 5, 2024

**Part I -Request**

**DESCRIPTION**

1919 Architects along with ReStl Engineers TX will provide architectural and engineering services for the construction documents for the roof top unit replacement that will provide heating and air conditioning for MerChe Manor located in Danville, Illinois.

**SCOPE OF SERVICES**

- The firm will provide a field visit to verify field conditions for construction documents.
- Provide bidding and construction documents (Drawings and specifications) for permitting and construction.
- Provide Opinion of Probable Construction Cost (I.C.E.).
- Review bids and provide bid recommendation letter. Attend the preconstruction conference for architectural and engineering work.
- Construction administrative services: Review shop drawings, review and sign pay requests, review and execute any change orders, respond to request for information (RFI), construction observation services, punch list inspection, and close out services. Monthly meeting with the housing authority. Site visits two (2) times a month during construction (30-day construction period).

**REIMBURSABLE EXPENSES**

- Any fees which are paid by 1919 Architects on behalf of the VHA include printing and shipping cost. These will be invoiced at our cost.

**CLIENT RESPONSIBILITIES**

- Access to the site and project files to gather information to complete the assessment.
- Timely review and responses to questions by a single point of contact, appointed by VHA and acceptable to 1919 Architects.

**Part II – Cost**

Classifications		Costs
1919 Architects Services		\$15,280.00
Consultants Services		\$6,800.00
10% Sub-consultant Markup		\$680.00



Calendar days required to complete the design services: 90	Total Cost	\$22,760.00
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Our fee is broken down as follow:

Schematic Design/Preliminary Study Phase:	10% - 4 Weeks
Design Development Phase:	10% - 4 Weeks
Contract Document Phase	55% - 4 Weeks
Bidding and Award Phase	5% - 5 Weeks
Construction Administration Phase	20% - 5 Weeks
Total Fee:	100%

Invoices will be sent after completion of each phase above.

Compensation for Additional Services beyond the Fixed Fee proposal shall be billed at the Architect's billing rates listed below.

All printing and or shipping will be invoiced at cost.

**Architect's Hourly Rates with Overhead and Profit:**

Principal I/Architect:	\$204.00
Principal II/Architect:	\$185.00
Project Manager:	\$95.00
CAD/BIM Drafter:	\$95.00

The stated terms and conditions of this Task Order is understood by both parties to this agreement, and it is hereby agreed that the services as stated above are complete and constitute the extent of the services authorized. In consideration of the above and in complete accordance with the originally executed HUD Model Form of Agreement Between Owner and Design Professional (form HUD-51915), the consultant shall be compensated in accordance with this Task Order and the original contract for services satisfactorily completed and accepted by the Owner.

A/E Consultant

Vermilion Housing Authority

11/11/2024

Authorized Signature & Date

Authorized Signature & Date

**RESOLUTION NO. 2024-51**

**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 1919 Architects for the A/E Agreement for RTU at MerChe Manor in Danville, Illinois, not to exceed \$22,760.00 and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with 1919 Architects for the A/E Agreement for RTU at MerChe Manor in Danville, Illinois, not to exceed \$22,760.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16th day of December, 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



**Vermilion Housing Authority**

1607 Clyman Lane

Danville, IL 61832

P: (217) 443-0621 F: (217) 431-7059

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## **MEMORANDUM**

**TO: Board of Commissioners**

**FROM: Amber McCoy, Deputy Director**

**DATE: November 14, 2024**

**RE: Disposition of 2000 Ford F350**

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We currently have a 2000 Ford F350 Super Duty Truck that was purchased for \$9,900.00 on May 10, 2011. The Kelly Blue Book value is unavailable due to its poor condition.

The truck is unsafe to use on the road in its current condition and repairs have been estimated at over \$5,000.00.

We request the Board's approval to dispose of this truck, as in line with the VHA Disposition Policy. Due to the poor condition of the truck, I recommend the truck be recycled for the price of metal cost.

## RESOLUTION NO. 2024-52

### 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 the 2000 Ford F350 Super Duty 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 the 2000 Ford F350 Super Duty 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 16th day of December, 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:** Jaclyn Vinson, Executive Director

**DATE:** November 15, 2024

**RE:** Insurance Policy Renewal

We received our renewal rates from AHRMA and they are as follows:

### AHRMA Renewal Rates

	CY25 Rate	CY 24 Rate	CY 25 Ann. Contribution	CY 24 Ann. Contribution	Difference
Property @ 100% Replacement Cost	\$ 0.202	\$ 0.191	\$ 184,058.00	\$ 160,050.00	\$ 24,008.00
Equipment Breakdown	\$ 0.070	\$ 0.700	\$ 6,365.00	\$ 5,867.00	\$ 498.00
Business Income and Extra Expense			included		
Commercial Crime			\$ 652.00	\$ 657.00	\$ (5.00)
General Liability	\$ 27.00	\$ 27.00	\$ 14,877.00	\$ 14,877.00	\$ -
Public Officials Liability	\$ 26.00	\$ 26.00	\$ 14,326.00	\$ 14,326.00	\$ -
Workers Compensation	\$ 4.81	\$ 4.90	\$ 82,280.00	\$ 73,124.00	\$ 9,156.00
Auto	25 vehicle	24 vehicle	\$ 9,180.00	\$ 9,234.00	\$ (54.00)
<b>Annual Contribution</b>			<b>\$ 311,738.00</b>	<b>\$ 278,135.00</b>	<b>\$ 33,603.00</b>

Based on the information AHRMA provided us, we are recommending approval.

**RESOLUTION NO. 2024-53**

**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 Assisted Housing Risk Management Association (AHRMA) in the amount of \$311,738.00; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with AHRMA for \$311,738.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16th day of December, 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: Jaclyn Vinson, Executive Director**

**DATE: November 15, 2024**

**RE: Energy Performance Contract- Principal Buy Down**

The Housing Authority is projected to have Operating Subsidy recaptured based on the data provided below. To avoid this recapture, we are recommending a one-time principal buy down in the amount of \$130,000.00.

Danville HA		Proration
Incentive Period January - December 2024		93.02%
EPC Incentive	EPC Requested Incentive Subsidy	EPC Actual Incentive Subsidy
FRB (52722)	\$ 300,316	\$ 279,354
AoS (52723)	\$ -	\$ -
RPU (52723)	\$ 254,352	\$ 236,598
Total Savings	\$ 554,668	\$ 515,953
EPC Expense (from cash flow)		
Debt	\$ 205,958	\$ 205,958
Additional Loan Payment	\$ -	\$ -
Service Fee	\$ 47,251	\$ 47,251
Contract Replacement Fund	\$ 17,425	\$ 17,425
Actual Replacement Costs	\$ 33,702	\$ 33,702
Total Costs	\$ 286,911	\$ 286,911
<b>Net Revenue</b>		
75%	\$ 416,001	\$ 386,964
Cost of Obligation	\$ 286,911	\$ 286,911
Over payment prior to proration	\$ 129,090	\$ 93,070

**RESOLUTION NO. 2024-54**

**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 an additional Energy Performance Contract Annual Savings Measurement Payment in the amount of \$130,000.00; 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 an additional Energy Performance Contract Annual Savings Measurement Payment in the amount of \$130,000.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16th day of December, 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: Jaclyn Vinson, Executive Director**

**DATE: December 6, 2024**

**RE: Health Insurance Policy Renewal**



Based on the information Health Alliance provided us, we are recommending approval to switch from our current Health Alliance Plan to the CAP 25 POSC+ 1500 RX231 at a total monthly premium of \$33,745.48. Our current plan has higher deductibles, higher out of pocket maximums, and is proposed to cost us \$37,507.94 per month in CY 2025.

**Current Plan Summary: 2024 POS 2000 Gold**  
Deductible \$2,000/\$4,000  
Out of Pocket Max. \$5,000/\$10,000  
Total Monthly Premium \$30,263.09  
Proposed 2025 Monthly Premium \$37,507.94

**Proposed Plan Summary: CAP 25 POSC+ 1500 RX231**  
Deductible \$1,500/\$3,000  
Out of Pocket Max. \$4,500/\$9,000  
Total Monthly Premium \$33,745.48

We are recommending approval of moving forward with CAP 25 POSC+ 1500 RX231.

**Health Alliance**

	<b>Current Plan (2024)</b>			<b>Renewal Plan (2025)</b>			<b>Chamber Plan (2025)</b>		
	<b>2024 POS 2000 Gold</b>			<b>2025 POS 2000 Gold</b>			<b>2025 POSC+ 1500 RX231</b>		
Deductible (IND)	\$2,000			\$2,000			\$1,500		
Family	\$4,000			\$4,000			\$3,000		
Out Pocket Max (IND)	\$5,000			\$6,000			\$4,500		
Family	\$10,000			\$12,000			\$9,000		
Coinsurance	20%			20%			20%		
OV/Spec Copay	\$25 / \$60			\$25 / \$60			\$25 / \$50		
Hospitalization	Deductible / Coinsurance			Deductible / Coinsurance			\$1,000 per stay (facility fee) / Coinsurance		
Outpatient Procedure	\$150 per and Deductible / Coinsurance			\$150 per and Deductible / Coinsurance			\$1,000 per stay (facility fee) / Coinsurance		
MRI / CT	Deductible / Coinsurance			Deductible / Coinsurance			\$500 per service		
Urgent Care	\$60			\$60			\$50		
Emergency Room	\$400 and Deductible / Coinsurance			\$400 and Deductible / Coinsurance			\$200 per visit		
ER Transportation	Deductible / Coinsurance			Deductible / Coinsurance			\$100 per transport		
Pharmacy	\$0/\$10/\$40/4/\$80/\$150/\$250			\$0/\$10/\$40/4/\$80/\$250/\$400			\$0/\$10/\$40/\$80/30%/50%		
<b>Total Monthly Premium</b>	<b>\$33,556</b>			<b>\$37,508</b>			<b>\$33,745</b>		
<b>Total Annual Premium</b>	<b>\$402,667</b>			<b>\$450,095</b>			<b>\$404,946</b>		

**RESOLUTION NO. 2024-55**

**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 health insurance renewal options for 2025 with Health Alliance for CAP 25 POSC+ 1500 RX231; 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 health insurance renewal options for 2025 with Health Alliance for CAP 25 POSC+ 1500 RX231.
- 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 16th day of December, 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:** Jaclyn Vinson, Executive Director 

**DATE:** December 6, 2024

**RE:** Dental Insurance Policy Renewal

Based on the information MetLife provided us, our overall premium is not anticipated to increase for this renewal year; CY 2025 Total Monthly Premium- \$2,033.36. We are recommending approval.

**RESOLUTION NO. 2024-56**

**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 dental insurance renewal options for 2025 with MetLife; 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 dental insurance renewal options for 2025 with MetLife.
- 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 16th day of December, 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:** Jaclyn Vinson, Executive Director 

**DATE:** December 6, 2024

**RE:** Fair Oaks Siding Replacement Project – Belton, Clyman, and Campbell Buildings (4)

The Vermilion Housing Authority (VHA) advertised requesting bids for siding replacement on four (4) buildings at Fair Oaks. It was the intent of this Invitation For Bid (IFB) to secure the services of a qualified contractor to remove and dispose of the existing vinyl siding on these buildings and replace it with new vinyl siding.

We received complete quotes from four (4) companies, as depicted below.

<b>Company</b>	<b>Price Quotation</b>
SK Exteriors	\$188,140.00
Country Carpentry	\$184,140.00
Freeman Exteriors	\$152,009.48
McDowell Builders	\$162,046.00

We are recommending approval to enter into a contract with Freeman Exteriors to perform the siding replacement, as quoted, at a cost not to exceed \$152,009.48.

**RESOLUTION NO. 2024-57**

**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 the Siding Replacement Project – Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$152,009.48 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 the Siding Replacement Project – Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$152,009.48.
- 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 16th day of December, 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: Jaclyn Vinson, Executive Director**

**DATE: November 25, 2024**

**RE: Annual Maintenance Agreement – Emphasys Computer Systems**

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Emphasys Computer Systems is utilized throughout the Housing Authority to support all programs and financial needs.

The amount of this year's annual maintenance agreement renewal is \$32,169.00. This compares to \$32,006.00 from last year.

We are recommending approval.

**RESOLUTION NO. 2024-58**

**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 Emphasys Computer Software for an annual amount of \$32,169.00 for annual maintenance and technical support; 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 Emphasys Computer Software for an annual amount of \$32,169.00 for annual maintenance and technical support.
- 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 16th day of December, 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:** December 9, 2024

**RE:** Bulk Water Heater Purchase for Fair Oaks

The furnace replacement project at Fair Oaks, twenty-eight total units, will proceed after our December Board Meeting. The furnaces and water heaters are both located in the utility closets of the unit. The water heater will have to be uninstalled while the furnace is being replaced in each unit. The water heaters are also in need of replacement. VHA would like to replace the water heaters as the new furnaces are being installed. The quotes below reflect the one-time bulk purchase of twenty-eight (28) water heaters.

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

Company	Price Quotation
Lowe's	\$12,682.88
HD Supply	\$16,665.04

We are recommending approval to purchase from Lowe's, twenty-eight (28) water heaters, as quoted, at a cost not to exceed \$12,682.88.

**RESOLUTION NO. 2024-59**

**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 bulk purchase with Lowe’s for twenty-eight (28) water heaters for the Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$12,682.88 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 bulk purchase with Lowe’s for twenty-eight (28) water heaters for the Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$12,682.88.
- 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 16th day of December, 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:** Jaclyn Vinson, Executive Director

**DATE:** December 12, 2024

**RE:** Parkview Court Demolition



The Vermilion Housing Authority (VHA) advertised requesting bids for demolition of Parkview Court in Hoopeston, IL. It was the intent of this Invitation For Bid (IFB) to secure the services of a qualified contractor to demolish twenty-five (25) buildings, containing fifty (50) units at the Parkview Court Development in Hoopeston, IL.

We received complete quotes from nine (9) companies, as depicted below.

Company	Price Quotation
Ezell Excavating	\$344,000.00
Silver Brothers	\$162,996.00
Milburn LLC	\$731,260.00
Dore & Associates	\$424,600.00
Blue Top Construction	Bid not valid, missing paperwork
Lee Farms Excavating	\$244,438.00
Owens Excavating	Bid not valid, missing paperwork
ARD Farms and Contracting	\$488,600.00
Jeren Industries	\$525,000.00
Gentry Demolition	\$282,211.40
Midwest Asphalt	\$499,710.00

We are recommending approval to enter into a contract with Silver Brothers to perform the demolition, as quoted, at a cost not to exceed \$162,996.00.

**RESOLUTION NO. 2024-60**

**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 Silver Brothers for the Demolition Project at Parkview Court in Hoopeston, Illinois, not to exceed \$162,996.00 and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Silver Brothers for the Demolition Project at Parkview Court in Hoopeston, Illinois, not to exceed \$162,996.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16th day of December, 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



TASK ORDER

# Mer Che Façade Renovation

Vermilion Housing Authority

December 12, 2024

## TASK ORDER #10

This Task Order (this "**TO**") is entered into as of the 12 day of December 2024, between Vermillion Housing Authority ("**Client**") and Farnsworth Group, Inc. ("**Farnsworth Group**") for the project described below. This TO is entered into pursuant to, and shall be subject to, the terms and conditions of that certain Master Services Agreement (including its attached General Conditions and Schedule of Charges as amended from time to time) dated November 5, 2021 (the "**Agreement**") between Client and Farnsworth Group. Capitalized terms used and not defined in this TO will have the meanings as described to them in the Agreement.

### PROJECT OVERVIEW /

Our understanding of the project is based on the in-person meeting between Jaclyn Vinson and Scott Burge on December 4, 2024 and review of on-site existing conditions performed by Scott Burge on December 10, 2024.

Mer Che Manor is a public housing complex owned by the Vermillion Housing Authority (VHA) and is located at 723 North Oak Street in Danville, IL. A portion of the west façade consisting of brick masonry recently fell off the building. The façade is 7 stories tall and has no penetrations on floors 2 through 7. The first floor is a sunroom that was once an open-air patio, but has been enclosed as a three-seasons room. After the façade collapsed, VHA had a masonry contractor (Otto Baum) remove the brick on the remainder of the façade from floors 2 through 7. The concrete substrate was left in place.

VHA would like to evaluate the remaining building facades to determine the risk of other brick falling off the building. In addition, VHA would like to provide a new cladding material on the existing west façade where the damage occurred.

This proposal covers an initial assessment of the existing façade and the subsequent design of the façade material replacement.

### SCOPE OF PROFESSIONAL SERVICES /

#### SCOPE OF WORK

Farnsworth Group's scope of work includes a full-service approach within the parameters set by the scope identified within this proposal. We have included architecture and structural engineering design services, as well as necessary interface with the Owner, review agencies, and other owner retained consultants and vendors. The scope of work includes the services generally described as follows:

- A. Architecture
  - 1. Project Management
    - A. Coordinate the project team and act as a single point of contact.
    - B. Prepare the deliverables and submit to VHA and prospective bidders.

2. Façade Assessment
    - A. One site visit to photograph the existing building and review existing conditions.
    - B. Review existing building drawings and readily visible façade information.
    - C. Coordinate with VHA and testing agency and/or demolition contractor as required to review existing concealed conditions.
    - D. Up to one site visit during testing or demolition to review concealed conditions.
    - E. Prepare recommendation to VHA regarding the remaining brick facades.
  3. Construction Documents
    - A. Draw existing conditions showing exterior elevations and details.
    - B. Determine extents of demolition.
    - C. Prepare recommendation for new façade materials.
    - D. Prepare drawing deliverables showing the proposed demolition and new architectural work for the building façade renovation.
    - E. Write front end and architectural technical specification deliverables.
  4. Bidding Assistance
    - A. Submit deliverables to the City of Danville as required for permit review.
    - B. Respond to questions from prospective bidders.
    - C. Issue clarifications via addenda as required.
    - D. Conduct one in-person pre-bid meeting.
    - E. Conduct one in-person bid opening.
    - F. Evaluate bids and prepare recommendation for VHA Board.
    - G. Write contract between VHA and selected contractor.
  5. Construction Administration
    - A. Conduct one pre-construction meeting.
    - B. Respond to questions from selected contractor.
    - C. Review architectural shop drawing submittals from contractor.
    - D. Review pay requests from contractor.
    - E. Provide up to 3 site visits during construction to review contractor progress.
    - F. One site visit to prepare a punch list.
    - G. Up to one site visit to verify completion of punch list.
- B. Structural Engineering
1. Facade Assessment
    - A. One site visit to review existing conditions.
    - B. Review existing building drawings and available façade information.
    - C. Prepare recommendation to VHA regarding the remaining brick facades.
  2. Construction Documents
    - A. Prepare calculations for structural supports of new façade materials.
    - B. Prepare drawing deliverables showing the proposed structural work for the building façade renovation.
    - C. Write structural technical specifications deliverables.
  2. Bidding Assistance
    - A. Respond to questions from prospective bidders and issue clarifications via addenda.

3. Construction Administration
  - A. Respond to questions from contractor.
  - B. Review structural shop drawing submittals from contractor.

## DELIVERABLES

The scope of work includes the following:

- A. Architecture
  1. Façade Assessment: A written report describing existing architectural conditions discovered and recommendations for the remainder of the existing building facades.
  2. Construction Documents Drawings: Title sheet, demolition plan, demolition elevations, proposed plan, proposed exterior elevations, and façade details.
  3. Construction Documents Specifications: Front end specifications (division 00 & 01) and technical architectural specifications.
- B. Structural Engineering
  1. Façade Assessment: A written report describing existing structural conditions discovered and recommendations for the remainder of the existing building facades.
  2. Construction Documents Drawings: Structural details for façade renovation.
  3. Construction Documents Specifications: Technical structural specifications.

## MAIN POINT OF CONTACT /

The main point of contact with Farnsworth Group for this project will be:

Scott Burge, AIA  
2211 West Bradley Avenue  
Champaign, IL 61821  
(217) 352-7408  
[sburge@f-w.com](mailto:sburge@f-w.com)

## PROFESSIONAL FEES /

Farnsworth Group, Inc. proposes to provide the described services for a Time & Materials (T&M) Not to Exceed (NTE) fee, based on an hourly basis per the attached Schedule of Charges, of **\$48,000 (Forty-eight thousand dollars)**, plus normal reimbursable expenses. Additional details regarding payment terms and related policies are included in the attached General Conditions.

## PROJECT TIMELINE /

We understand the December Board meeting will occur the week of December 16 where they will review this agreement. Upon your notice to proceed, we are prepared to begin work in early January.

We anticipate the facade assessment period taking approximately up to 3-4 weeks to complete.

The construction documents phase duration will be determined by the recommendations developed in the façade assessment period. However, we anticipate this phase taking another 3-4 weeks to complete based on the current information.

#### ASSUMPTIONS AND CLARIFICATIONS /

The following assumptions and clarifications support the fees for this proposal.

##### A. General

1. Farnsworth Group will not perform destructive testing or demolition. If this is part of our recommendation during the façade assessment period, we can provide recommendations for the business entity to complete this work. We will also coordinate with VHA and the business retained to complete this work.
2. VHA has furnished Farnsworth Group with a set of original building drawings from 1970 that will provide the basis for our assessment.
3. The number of meetings, site visits or travel included in this proposal are mentioned in the scope of services section. Additional meetings, site visits or travel may be requested on an hourly basis.
4. This work is expected to commence in January 2025. Significant delays in start date may require reassessing necessary services, schedule, and fees.
5. Schedule relies on timely receipt of information to support design efforts.
6. We have not provided energy modeling.
7. Record as-built drawings are not included; nor are Record As-Built drawing revisions and reformatting based on contractor provided as-built markups.
8. Revisions caused by Owner, Tenants, Authority Having Jurisdiction (AHJ), other governmental review agencies or any other entity that causes work already performed to be revised is excluded.

##### B. Structural Engineering

1. We assume all foundations required to support recommended façade materials will be shallow, spread-type foundations. Design of deep foundation systems is not included.
2. Strengthening existing floor, wall, or roof framing elements is not anticipated to be part of our scope of work and is excluded.
3. Analysis of the existing building's lateral force-resisting systems is not anticipated to be part of our scope of work and is excluded. Only local gravity framing support and analysis is included, as required.

#### ADDITIONAL SERVICES /

The following services are not included in the fees for this proposal, but may be relevant to the project and can be provided at your request for an additional fee:

- Multiple revisions and changes of scope both during and after each phase of service.
- Preparation of plans or specifications not specifically defined by this agreement.
- Value Engineering exercises.

- Geotechnical Engineering for subsurface exploration.
- Environmental Engineering for the discovery and abatement design of hazardous materials.
- Meetings and/or hearings with Planning and Zoning or City Council.
- Attendance at additional meetings or site visits requested by the VHA.
- Site surveying including topographic survey, boundary survey, or construction staking.
- Civil Engineering.
- Electrical Engineering.
- Landscape Architecture.

#### OWNER RESPONSIBILITIES /

The following services or items are required to be provided by you in order to allow Farnsworth to complete the scope of services outlined above.

- Provide any available hard copy, PDF, or AutoCAD drawings of existing surveys, site plan, base drawings, mapping, and exhibits.
- All required notifications that originate with the owner (signs, public announcements, etc).
- Provide access to the project site.
- Timely feedback throughout the duration of the project.
- Payment of application fees, recording costs, and other fees that could be associated with the scope of the project.
- Communication and coordination with HUD.

#### AGREEMENT /

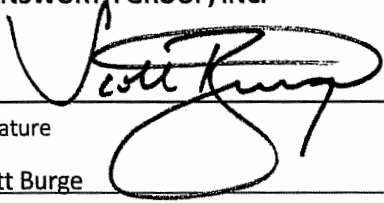
Please indicate your acceptance and agreement of this TO, which is subject to and incorporates by reference all terms of the Master Services Agreement between Client and Farnsworth Group, by signing and returning a copy of this TO for our records. In the event any terms of this TO conflict with a term in the Master Services Agreement, you agree and acknowledge that the terms of this TO shall control.

No other provisions or conditions, oral or written, shall apply unless explicitly included, approved and accepted by both parties in writing. Any implied or stated terms and conditions which may be included in or attached to a subconsultant/subcontractor's proposal are expressly rejected and are null and void.

We appreciate the opportunity and look forward to working with you on this project.

[Signatures on Following Page]

FARNSWORTH GROUP, INC.



Signature

Scott Burge

Typed Name

Senior Architectural Manager

Title

December 12, 2024

Date

VERMILION HOUSING AUTHORITY

Signature

Jaclyn Vinson

Typed Name

Executive Director

Title

Date

**RESOLUTION NO. 2024-61**

**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 Farnsworth Group for the Architecture and Engineering for the Façade Repair at MerChe Manor in Danville, Illinois, not to exceed \$48,000.00 and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Farnsworth Group for the Architecture and Engineering for the Façade Repair at MerChe Manor in Danville, Illinois, not to exceed \$48,000.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 16th day of December, 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