

# **Vermilion Housing Authority**



## **Board of Commissioners**

**July 24, 2025**

**Board Packet**



TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: July 16, 2025

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 for Thursday, July 24, 2025, at 5:00 p.m. at Churchill Towers Community Room, 101 E. Seminary, Danville, Illinois. This reschedule was due to a lack of quorum for the original meeting date.

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

**BOARD OF COMMISSIONERS  
REGULAR MEETING  
CHURCHILL TOWERS COMMUNITY ROOM  
THURSDAY, JULY 24, 2025  
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 June 26, 2025 - VHA Board Minutes (Pages 6-15)
6. Police Reports (Pages 16-17)
7. Department Reports:
  - (a) Public Housing (Pages 18-19)
  - (b) HCV (Pages 20-21)
  - (c) Finance (Pages 22-36)
  - (d) Personnel (Page 37)
8. New Business [all the below items – roll call vote]
  - \* (a) Fair Oaks Boiler and Water Heater Replacement – Phase 2 (Pages 38-40)
  - \* (b) Early Retirement Incentive Policy (Pages 41-44)
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 August 21, 2025, at the MerChe Manor Community Room, 723 Oak Street, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF  
JUNE 26, 2025  
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 June 26, 2025 at 5:01 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois. Upon roll call requested by Chair O'Shaughnessy, those present and absent were:

PRESENT: Vice Chair - Carla Boyd, Chair - Pat O'Shaughnessy, Tim Tutton, and Deanna Witzel  
ABSENT: Vic McFadden and Courtney Watson  
ALSO PRESENT: Executive Director, Jaclyn Vinson; Deputy Director, Amber McCoy; Housing Operations Director, Brittany Savalick;

Chair O'Shaughnessy called for any additions or deletions to item number 3 on the agenda. None were presented. Chair O'Shaughnessy then called for a motion to approve the agenda as presented. Vice Chair Boyd moved that the agenda be approved as presented. Commissioner Witzel seconded the motion. Upon unanimous ayes, approval was granted.

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

Chair O'Shaughnessy asked for any additions or deletions to the minutes from the May 15, 2025 Regular Board Meeting item number 5 on the agenda. Chair O'Shaughnessy asked if there were any questions. None were presented. Chair 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 May 15, 2025 Regular Board Meeting Minutes be approved. Vice Chair Boyd seconded the motion. Upon unanimous ayes, approval was granted.

Chair 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.

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

(a) **Public Housing** – Brittany Savalick went over the Public Housing and ROSS Grant reports. A question and answer session followed.

(b) **HCV/Section 8** – Brittany Savalick went over the HCV report. 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 Personnel report. A question and answer session followed.

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

Chair O'Shaughnessy asked for item number 8 on the agenda – Audit Services, Pest Control Services, A/E Task Order – Hubbard Lane Reconstruction, and Intergovernmental Agreement Between Housing Authority of the City of Danville and Ford County Housing Authority.

(a) **Audit Services** – Mrs. McCoy went over the proposal. Chair O'Shaughnessy asked how much we were paying before for audit services. Mrs. McCoy stated \$28,000. Chair O'Shaughnessy asked if we wanted to switch for a couple grand. Mrs. Vinson stated that is how the evaluations came in. Mrs. Vinson also stated that Mrs. McCoy has a good relationship with their leadership. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner Witzel made a motion for the approval of Audit Services and Vice Chair Boyd seconded it.

## **RESOLUTION NO. 2025-22**

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

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

**WHEREAS**, in furtherance of its purpose, the Authority to approve the contract with Rector, Reeder, and Lofton PC for audit services for fiscal years ending March 31, 2026, March 31, 2027, and March 31, 2028, with the ability to extend an additional two years at the sole option of the VHA, not to exceed \$29,500.00 annually; 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 Rector, Reeder, and Lofton PC for audit services for fiscal years ending March 31, 2026, March 31, 2027, and March 31, 2028, with the ability to extend an additional two years at the sole option of the VHA, not to exceed \$29,500.00 annually.
- 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.

Chair O'Shaughnessy called for a roll call vote to approve the Audit Services which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

**(b) Pest Control Services** – Mrs. McCoy went over the proposal. Chair O'Shaughnessy asked if the pricing for the companies was similar. Mrs. McCoy stated overall average was around fifty thousand (\$50,000) for Orkin, fifty-five thousand (\$55,000) for Pest Master, and sixty-five to sixty-seven thousand (\$65,000-\$67,000) for Terminix. Chair O'Shaughnessy clarified that Terminix was who we had now. Chair O'Shaughnessy asked if Orkin was local. Mrs. McCoy stated she believes their home office is in Champaign but they service Danville and that Orkin's references provided were local businesses. Commissioner Tutton asked how Terminix service has been. Mrs. Vinson stated that we have been pleased with the services provided recently but in the past we were not. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner Witzel made a motion for the approval of the Disposition of Pest Control Services and Commissioner Tutton seconded it.

### **RESOLUTION NO. 2025-23**

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

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

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

**WHEREAS**, in furtherance of its purpose, the Authority to approve Orkin for pest control services from August 1, 2025 to July 31, 2027. At VHA’s option, an extension may be executed extending the contract for an addition one year period, August 1, 2027- July 31, 2028.; 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 Orkin for pest control services from August 1, 2025 to July 31, 2027. At VHA’s option, an extension may be executed extending the contract for an addition one year period, August 1, 2027- July 31, 2028.

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.

Chair O’Shaughnessy called for a roll call vote to approve the Pest Control Services which produced the following:

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

Chair O’Shaughnessy there upon declared said motion carried.

**(c) A/E Task Order – Hubbard Lane Reconstruction** – Mrs. Vinson went over the proposal. Chair O’Shaughnessy asked if we have used them before. Mrs. Vinson stated yes that we used this firm for the MerChe rooftop unit project, and we have had a good working relationship with them so far. Chair O’Shaughnessy asked if there were any more questions. None were presented. Commissioner Witzel made a motion for the approval of the A/E Task Order – Hubbard Lane Reconstruction at Fair Oaks and Vice Chair Boyd seconded it. Vice Chair Boyd clarified that they are going to be the ones that figure out what needs to be done and then manage it to get done. Mrs. Vinson stated yes they will design it, then they will bid it, and then they will manage the construction.

#### **RESOLUTION NO. 2025-24**

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

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

**WHEREAS**, in furtherance of its purpose, the Authority to approve the contract with 1919 Architects for A/E Services for the Hubbard Lane Reconstruction Project at Fair Oaks in Danville, Illinois, not to exceed \$16,665.00; 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 A/E Services for the Hubbard Lane Reconstruction Project at Fair Oaks in Danville, Illinois, not to exceed \$16,665.00.

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.

Chair O'Shaughnessy called for a roll call vote to approve the A/E Task Order – Hubbard Lane Reconstruction at Fair Oaks which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

**(d) Intergovernmental Agreement Between Housing Authority of the City of Danville and Ford County Housing Authority** – Mrs. Vinson and Mrs. McCoy went over the agreement and shared insights on what has happened and findings with Ford County so far. Conversation ensued between the Board and Mrs. Vinson and Mrs. McCoy. Vice Chair Boyd made a motion for the approval of the Intergovernmental Agreement Between Housing Authority of the City of Danville and Ford County Housing Authority and Commissioner Witzel seconded it.

**RESOLUTION NO. 2025-25**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF

THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

d/b/a VERMILION HOUSING AUTHORITY

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

**WHEREAS**, the Vermilion Housing Authority wishes to enter into an Intergovernmental Agreement with the Ford County Housing Authority for Vermilion Housing Authority to provide Professional Management services; and

**WHEREAS**, the Ford County Housing Authority will compensate the Housing Authority of the City of Danville for providing services as outlined in the attached documentation; and,

**WHEREAS**, the Housing Authority of the City of Danville has the capacity to provide the professional management services as outlined in the attached documentation; and

**WHEREAS**, the term of the agreement shall be for an initial term of one year; and,

**WHEREAS**, it is in the best interest of the Ford County Housing Authority to enter into the aforementioned agreement with the Housing Authority of the City of Danville.

**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. The attached Intergovernmental Agreement between the Housing Authority of the City of Danville and the Ford County Housing Authority is hereby approved and accepted.

Section 3. The Executive Director is authorized and directed to sign and execute the attached Intergovernmental Agreement and make minor modifications as may be necessary or appropriate, so long as such modifications are substantially in compliance with the terms and conditions of the attached agreement.

Section 4. This resolution shall take effect immediately upon its passage.

Section 5. 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 6. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chair O'Shaughnessy called for a roll call vote to approve the Intergovernmental Agreement Between Housing Authority of the City of Danville and Ford County Housing Authority which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

Chair 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.

Chair 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.

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

Chair O'Shaughnessy stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Vice Chair Boyd made the motion to adjourn. Commissioner Witzel seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:58p.m.

\_\_\_\_\_ Date: \_\_\_\_\_

Chair  
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





Monthly Occupancy June 2025

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	154	159	97%
AMP 102-Beeler, Churchill, Madison Ct.	105	107	98%
AMP 103- Mer Che	93	93	100%
AMP 104- County Sites	134	136	99%
<b>GRAND TOTAL THIS MONTH</b>	<b>491</b>	<b>495</b>	<b>99%</b>
<b>GRAND TOTAL LAST MONTH</b>	<b>489</b>	<b>494</b>	<b>99%</b>

Resident Opportunity & Self Sufficiency (ROSS)

**Current Active ROSS Participants: 42**

**Meetings:**

- W.A.V.E
- IGROW
- 1 on 1
- ROSS Peer Networking
- Violence Prevention Taks Force
- AJC Roundtable
- Continuum of Care

**Training:**

- Bloodborne Pathogens

**Referrals:** Referrals made to Community Organizations/Services

- Childcare Resources

**Program:**

- Appointments:
  - 2 of 2 Fair Oaks/ Follow-Up Assessment/Enrollment
  - 1 of 1 Churchill and Beeler/Assessment
- 8 DMT bus passes
  - Vermilion County Health Department
  - Scheduled health appointments
  - American Job Center

**Other:**

- Aetna Health at Fair Oaks
- New Directions Youth Mentoring Program

## Housing Choice Voucher June 2025 Board Report

- New Admissions: 11
- Terminations: 4
  - 2 - Over Income for 180 days
  - 1 – Voluntary
  - 1 – Serious Lease Violations
- We welcomed Kari Blick as our newest HCV Specialist. She is doing great learning the ropes and has fit in well with the team.

		2024	2025									
Mon.												Total
		FUP	Reg.	DEMO II	PVC DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	
1	520	6	377	8	13	3	40	61	7	0	7	522
2	528	6	375	8	13	3	40	60	7	0	7	519
3	539	6	372	8	13	3	41	59	7	0	7	516
4	547	6	380	8	12	3	43	59	7	0	7	525
5	549	5	391	8	11	3	44	59	7	0	7	535
6	542	7	410	8	11	3	50	56	7	4	7	563
7	541											
8	534											
9	537											
10	529											
11	531											
12	528											
<b>Grand Total</b>	<b>6425</b>	<b>36</b>	<b>2300</b>	<b>48</b>	<b>73</b>	<b>18</b>	<b>254</b>	<b>358</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>3171</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	965	522	54%
FEB	965	519	54%
MAR	965	516	53%
APR	965	525	54%
MAY	965	535	55%
JUNE	965	554	57%
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	5790	3171	55%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$322,855	\$310,311	89%	\$594
FEB	\$322,856	\$313,647	97%	\$604
MAR	\$320,945	\$318,278	99%	\$617
APR	\$313,576	\$329,008	105%	\$627
MAY	\$322,766	\$340,485	105%	\$636
JUNE	\$327,214	\$348,645	107%	\$629
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	\$1,955,966	\$1,960,374	100%	\$618

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)

**To: Amber McCoy, Deputy Director**  
**From: Tamra Hartman, Finance Manager**  
**Date: July 8, 2025**  
**Re: Finance Report**

**Public Housing Operating Fund**

	June 2025	FY 26 YTD
COCC	\$15,354.08	\$24,111.52
AMP 101	(\$8,782.94)	(\$2,259.06)
AMP 102	(\$15,961.77)	(\$13,204.64)
AMP 103	\$4,271.17	\$13,488.68
AMP 104	\$6,435.47	\$29,095.29
Total	\$1,316.01	\$51,231.79

**Housing Choice Voucher - Section 8**

Section 8 is currently showing a loss of **\$12,945.25** for the month and an overall loss of **\$15,250.18** for the year.

**Public Housing Capital Fund**

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$178,782.70**.

Capital Fund 2024, VHA, funds were drawn down in the amount of **\$267,189.06**.

**Notable AP Expenditures**

Berglund Construction	\$202,950.00	MerChe façade project progress payment.
Hawkins Ash CPA	\$23,000.00	2025 audit progress payment.
Schomburg & Schomburg Construction	\$105,067.90	Campbell & Belton parking lot projects.
Silver Bros. Inc.	\$74,248.20	PVC demo progress payment.

**ROSS Grant Funding**

ROSS funds were drawn down in the amount of \$5,693.99.

**Tenant Receivables Outstanding**

Tenant accounts receivable for the month have increased in total to \$18,397.20.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 06/30/2025

<u>Assets</u>	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111112 IF Gen Account	5,977,274.38	5,977,274.38	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	352,539.30
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	1,841.16	(5,303,340.24)	3,424,553.59	473,305.07	307,699.11	1,099,623.63	(1,841.16)
112200 AR Tenants	18,397.20	0.00	11,182.87	1,615.40	4,013.18	1,585.75	169,809.96
112265 Allow Doubtful A	(485.82)	0.00	(66.83)	(197.00)	0.00	(221.99)	(169,809.96)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	49,596.19	49,596.19	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	112,290.86	3,997.96	37,374.87	19,200.71	15,152.88	36,564.44	2,667.64
121102 Prepaid Soft	13,403.74	0.00	4,250.50	2,710.51	2,543.71	3,899.02	2,680.76
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	2,333.32
140001 Vehicles	563,634.18	0.00	361,276.68	56,319.00	18,492.00	127,546.50	23,073.00
140002 Equipment	1,163,652.62	76,799.56	506,475.61	248,313.53	40,815.42	291,248.50	0.00
140003 Development	13,751,472.79	325,444.90	2,161,339.92	2,543,107.00	1,361,767.00	7,359,813.97	0.00
140004 Structures	26,330,387.78	854,399.97	11,241,512.99	9,050,253.35	4,084,078.90	1,100,142.57	0.00
140005 Accum Deprec	(39,666,153.01)	(1,245,643.44)	(14,143,124.60)	(12,287,492.40)	(5,351,409.06)	(6,638,483.51)	(23,073.00)
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>\$ 14,074,525.31</b>	<b>\$ 775,189.83</b>	<b>\$ 5,940,190.55</b>	<b>\$ 2,196,658.38</b>	<b>\$ 1,589,387.67</b>	<b>\$ 3,573,098.88</b>	<b>\$ 358,379.86</b>
<b>Liability</b>							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	55,413.09	55,413.09	0.00	0.00	0.00	0.00	2,509.06
211400 Sec Dep	60,799.00	0.00	25,900.00	9,849.00	4,750.00	20,300.00	0.00
211704 Health Ins	(33,571.13)	(33,571.13)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,203.36)	(2,203.36)	0.00	0.00	0.00	0.00	0.00
211714 Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211717 Garnishments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211718 Payable to HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211719 Mercer Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211720 Mercer Vol Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211725 Vision	(309.52)	(309.52)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(273.80)	(273.80)	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	11,751.03	0.00	2,581.31	2,359.48	4,818.63	1,991.61	0.00
211913 Scrap	1,787.13	1,787.13	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	37,292.86	9,324.46	8,322.06	6,128.35	4,740.10	8,777.89	4,958.27
212001 Accrued Tax	2,852.91	713.32	636.64	468.82	362.62	671.51	379.31
213301 EPC M V	28,013.99	0.00	12,606.27	8,404.24	7,003.48	0.00	0.00
213302 EPC Replace	3,111.35	0.00	854.19	796.47	1,460.69	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	12,379.26	0.00	4,322.91	2,389.34	1,996.75	3,670.26	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,056,539.89	0.00	475,442.95	316,961.97	264,134.97	0.00	0.00
<b>Total Liability</b>	<b>\$ 1,233,582.70</b>	<b>\$ 30,880.19</b>	<b>\$ 530,666.33</b>	<b>\$ 347,357.67</b>	<b>\$ 289,267.24</b>	<b>\$ 35,411.27</b>	<b>\$ 7,846.64</b>
<b>Equity</b>							
280200 Net Fix Assets	6,975,951.02	42,689.29	1,807,101.01	1,103,914.73	1,158,641.96	2,863,604.03	18,458.40
280600 Unrestricted	7,281,759.38	677,508.83	4,575,475.90	1,153,535.89	230,250.47	644,988.29	265,635.49
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	79,519.51
<b>Total</b>	<b>\$ 12,789,710.82</b>	<b>\$ 720,198.12</b>	<b>\$ 5,411,783.28</b>	<b>\$ 1,862,505.35</b>	<b>\$ 1,286,631.75</b>	<b>\$ 3,508,592.32</b>	<b>\$ 363,613.40</b>
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,170.00
Current Year Oper +/-	\$ 51,231.79	\$ 24,111.52	\$ (2,259.06)	\$ (13,204.64)	\$ 13,488.68	\$ 29,095.29	\$ (15,250.18)
<b>Current Year Net Assets</b>	<b>\$ 51,231.79</b>	<b>\$ 24,111.52</b>	<b>\$ (2,259.06)</b>	<b>\$ (13,204.64)</b>	<b>\$ 13,488.68</b>	<b>\$ 29,095.29</b>	<b>\$ (13,080.18)</b>
<b>Total Equity</b>	<b>\$ 12,840,942.61</b>	<b>\$ 744,309.64</b>	<b>\$ 5,409,524.22</b>	<b>\$ 1,849,300.71</b>	<b>\$ 1,300,120.43</b>	<b>\$ 3,537,687.61</b>	<b>\$ 350,533.22</b>
<b>Liabilities &amp; Net Assets</b>	<b>\$ 14,074,525.31</b>	<b>\$ 775,189.83</b>	<b>\$ 5,940,190.55</b>	<b>\$ 2,196,658.38</b>	<b>\$ 1,589,387.67</b>	<b>\$ 3,573,098.88</b>	<b>\$ 358,379.86</b>

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Public Housing Combined**  
*June 2025*

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 917,478.00	\$ 75,434.70	\$ 243,930.23	27%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 269,837.00	\$ -	\$ -	0%
Other Income	\$ 901,664.00	\$ 76,297.00	\$ 152,420.41	17%
Subsidy	\$ 2,964,741.00	\$ 269,381.67	\$ 808,145.03	27%
<b>Total Revenue</b>	<b>\$ 5,053,720.00</b>	<b>\$ 421,113.37</b>	<b>\$ 1,204,495.67</b>	<b>24%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 900,758.00	\$ 61,184.33	\$ 192,214.66	21%
Legal	\$ 25,375.00	\$ (1,250.00)	\$ 210.00	1%
PBA Mngt. Exp.	\$ -	\$ (10,803.00)	\$ (31,473.00)	0%
Mileage/Travel/Training	\$ 17,062.00	\$ 1,039.30	\$ 2,084.68	12%
Other Administrative Exp	\$ 123,878.00	\$ 17,911.37	\$ 31,226.16	25%
<i>Total Administrative Expense</i>	<i>\$ 1,067,073.00</i>	<i>\$ 68,082.00</i>	<i>\$ 194,262.50</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 11,567.00	\$ 963.85	\$ 2,891.55	25%
<i>Total Tenant Services Expenses</i>	<i>\$ 11,567.00</i>	<i>\$ 963.85</i>	<i>\$ 2,891.55</i>	
<i>Total Utility Expenses</i>	<i>\$ 609,390.00</i>	<i>\$ 50,998.09</i>	<i>\$ 152,403.41</i>	<i>25%</i>
<i>Maintenance</i>				
Salaries	\$ 782,560.00	\$ 52,660.58	\$ 172,714.23	22%
Materials	\$ 390,343.00	\$ 71,450.00	\$ 139,469.66	36%
Contracts	\$ 557,530.00	\$ 66,920.97	\$ 143,292.39	26%
<i>Total Maintenance Expenses</i>	<i>\$ 1,730,433.00</i>	<i>\$ 191,031.55</i>	<i>\$ 455,476.28</i>	
<i>General Expenses</i>				
Insurance	\$ 224,582.00	\$ 7,257.15	\$ 44,687.45	20%
Employee Benefits	\$ 787,450.00	\$ 58,347.68	\$ 174,761.42	22%
Depreciation Expense	\$ 357,981.00	\$ 28,395.90	\$ 85,187.70	24%
PILOT	\$ 34,647.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 83,362.00	\$ 9,169.72	\$ 26,939.31	32%
Energy Perf Cont Expense	\$ 134,570.00	\$ 5,551.42	\$ 16,654.26	12%
<i>Total General Expenses</i>	<i>\$ 1,632,592.00</i>	<i>\$ 108,721.87</i>	<i>\$ 348,230.14</i>	
<b>Total Expenses</b>	<b>\$ 5,051,055.00</b>	<b>\$ 419,797.36</b>	<b>\$ 1,153,263.88</b>	<b>23%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 2,665.00</b>	<b>\$ 1,316.01</b>	<b>\$ 51,231.79</b>	

Percent of Budget Month 3 of 12

25%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - COCC Fund 100**  
**June 2025**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 354,792.00	\$ 20,824.00	\$ 41,648.00	12%
Subsidy	\$ -	\$ -	\$ -	0%
<b>Total Revenue</b>	<b>\$ 354,792.00</b>	<b>\$ 20,824.00</b>	<b>\$ 41,648.00</b>	<b>12%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 427,979.00	\$ 31,625.32	\$ 95,199.86	22%
Legal	\$ 6,568.00	\$ -	\$ 125.00	2%
PBA Mngt. Exp.	\$ (392,300.00)	\$ (48,468.00)	\$ (143,925.50)	37%
Mileage/Travel/Training	\$ 5,508.00	\$ 810.33	\$ 1,699.33	31%
Other Administrative Exp	\$ 29,552.00	\$ 1,266.89	\$ 6,974.04	24%
<i>Total Administrative Expense</i>	<i>\$ 77,307.00</i>	<i>\$ (14,765.46)</i>	<i>\$ (39,927.27)</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>\$ 22,493.00</i>	<i>\$ 1,611.06</i>	<i>\$ 5,276.83</i>	<i>23%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 1,953.00	\$ 78.99	\$ 78.99	4%
Contracts	\$ 53,680.00	\$ 2,305.20	\$ 5,022.91	9%
<i>Total Maintenance Expenses</i>	<i>\$ 55,633.00</i>	<i>\$ 2,384.19</i>	<i>\$ 5,101.90</i>	
<i>General Expenses</i>				
Insurance	\$ 7,996.00	\$ 666.32	\$ 1,998.96	25%
Employee Benefits	\$ 188,278.00	\$ 15,360.83	\$ 44,447.12	24%
Depreciation Expense	\$ 2,556.00	\$ 212.98	\$ 638.94	25%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 198,830.00</i>	<i>\$ 16,240.13</i>	<i>\$ 47,085.02</i>	
<b>Total Expenses</b>	<b>\$ 354,263.00</b>	<b>\$ 5,469.92</b>	<b>\$ 17,536.48</b>	<b>5%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 529.00</b>	<b>\$ 15,354.08</b>	<b>\$ 24,111.52</b>	

Percent of Budget Month 3 of 12

25%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Fair Oaks AMP 101**  
**June 2025**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 78,498.00	\$ 10,255.00	\$ 33,681.45	43%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,046.00	\$ -	\$ -	0%
Other Income	\$ 92,897.00	\$ 13,984.27	\$ 23,838.04	26%
Subsidy	\$ 1,363,706.00	\$ 123,555.34	\$ 370,666.02	27%
<b>Total Revenue</b>	<b>\$ 1,624,147.00</b>	<b>\$ 147,794.61</b>	<b>\$ 428,185.51</b>	<b>26%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 137,263.00	\$ 8,209.87	\$ 27,406.61	20%
Legal	\$ 3,931.00	\$ (750.00)	\$ (588.75)	-15%
PBA Mngt. Exp.	\$ 93,485.00	\$ 11,935.00	\$ 35,650.00	38%
Mileage/Travel/Training	\$ 4,058.00	\$ -	\$ 39.59	0%
Other Administrative Exp	\$ 26,438.00	\$ 5,616.98	\$ 7,826.80	30%
<i>Total Administrative Expense</i>	<i>\$ 265,175.00</i>	<i>\$ 25,011.85</i>	<i>\$ 70,334.25</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,658.00	\$ 304.79	\$ 914.37	25%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,658.00</i>	<i>\$ 304.79</i>	<i>\$ 914.37</i>	
<i>Total Utility Expenses</i>	<i>\$ 192,665.00</i>	<i>\$ 16,759.41</i>	<i>\$ 49,388.19</i>	<i>26%</i>
<i>Maintenance</i>				
Salaries	\$ 310,111.00	\$ 18,795.68	\$ 63,123.97	20%
Materials	\$ 213,826.00	\$ 33,788.52	\$ 77,383.18	36%
Contracts	\$ 115,679.00	\$ 21,694.53	\$ 55,184.19	48%
<i>Total Maintenance Expenses</i>	<i>\$ 639,616.00</i>	<i>\$ 74,278.73</i>	<i>\$ 195,691.34</i>	
<i>General Expenses</i>				
Insurance	\$ 74,750.00	\$ 6,229.15	\$ 18,687.45	25%
Employee Benefits	\$ 192,040.00	\$ 12,619.84	\$ 38,078.38	20%
Depreciation Expense	\$ 155,535.00	\$ 12,961.25	\$ 38,883.75	25%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 34,337.00	\$ 5,914.39	\$ 10,972.42	32%
Energy Perf Cont Expense	\$ 60,557.00	\$ 2,498.14	\$ 7,494.42	12%
<i>Total General Expenses</i>	<i>\$ 522,219.00</i>	<i>\$ 40,222.77</i>	<i>\$ 114,116.42</i>	
<b>Total Expenses</b>	<b>\$ 1,623,333.00</b>	<b>\$ 156,577.55</b>	<b>\$ 430,444.57</b>	<b>27%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 814.00</b>	<b>\$ (8,782.94)</b>	<b>\$ (2,259.06)</b>	

Percent of Budget Month 3 of 12

25%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102**  
**June 2025**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 264,240.00	\$ 21,457.70	\$ 75,578.20	29%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,364.00	\$ -	\$ -	0%
Other Income	\$ 193,606.00	\$ 18,943.64	\$ 37,044.84	19%
Subsidy	\$ 501,558.00	\$ 45,619.00	\$ 136,857.00	27%
<b>Total Revenue</b>	<b>\$ 1,018,768.00</b>	<b>\$ 86,020.34</b>	<b>\$ 249,480.04</b>	<b>24%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 113,212.00	\$ 7,225.20	\$ 23,526.92	21%
Legal	\$ 3,185.00	\$ (250.00)	\$ -	0%
PBA Mngt. Exp.	\$ 96,890.00	\$ 7,417.50	\$ 23,770.00	25%
Mileage/Travel/Training	\$ 1,594.00	\$ 94.64	\$ 157.43	0%
Other Administrative Exp	\$ 20,806.00	\$ 3,609.24	\$ 5,698.96	27%
<i>Total Administrative Expense</i>	<i>\$ 235,687.00</i>	<i>\$ 18,096.58</i>	<i>\$ 53,153.31</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,541.00	\$ 211.77	\$ 635.31	25%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,541.00</i>	<i>\$ 211.77</i>	<i>\$ 635.31</i>	
<i>Total Utility Expenses</i>	<i>\$ 113,653.00</i>	<i>\$ 10,985.42</i>	<i>\$ 32,767.36</i>	<i>29%</i>
<i>Maintenance</i>				
Salaries	\$ 151,511.00	\$ 12,352.15	\$ 36,925.22	24%
Materials	\$ 61,918.00	\$ 16,665.65	\$ 24,686.68	40%
Contracts	\$ 98,647.00	\$ 16,679.30	\$ 27,732.57	28%
<i>Total Maintenance Expenses</i>	<i>\$ 312,076.00</i>	<i>\$ 45,697.10</i>	<i>\$ 89,344.47</i>	
<i>General Expenses</i>				
Insurance	\$ 38,401.00	\$ 3,200.12	\$ 9,600.36	25%
Employee Benefits	\$ 135,953.00	\$ 10,912.86	\$ 31,809.71	23%
Depreciation Expense	\$ 104,392.00	\$ 8,699.32	\$ 26,097.96	25%
PILOT	\$ 8,858.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 21,564.00	\$ 2,513.51	\$ 14,279.91	66%
Energy Perf Cont Expense	\$ 40,371.00	\$ 1,665.43	\$ 4,996.29	12%
<i>Total General Expenses</i>	<i>\$ 354,539.00</i>	<i>\$ 26,991.24</i>	<i>\$ 86,784.23</i>	
<b>Total Expenses</b>	<b>\$ 1,018,496.00</b>	<b>\$ 101,982.11</b>	<b>\$ 262,684.68</b>	<b>26%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 272.00</b>	<b>\$ (15,961.77)</b>	<b>\$ (13,204.64)</b>	

Percent of Budget Month 3 of 12

25%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Merche AMP 103**  
**June 2025**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 217,332.00	\$ 18,088.00	\$ 51,426.58	24%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,571.00	\$ -	\$ -	0%
Other Income	\$ 159,145.00	\$ 13,267.45	\$ 30,224.15	19%
Subsidy	\$ 384,718.00	\$ 35,147.00	\$ 105,441.00	27%
<b>Total Revenue</b>	<b>\$ 809,766.00</b>	<b>\$ 66,502.45</b>	<b>\$ 187,091.73</b>	<b>23%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 87,726.00	\$ 5,596.44	\$ 18,226.82	21%
Legal	\$ 3,943.00	\$ (250.00)	\$ (250.00)	-6%
PBA Mngt. Exp.	\$ 85,025.00	\$ 7,927.50	\$ 22,187.50	26%
Mileage/Travel/Training	\$ 1,750.00	\$ -	\$ 54.00	0%
Other Administrative Exp	\$ 21,919.00	\$ 3,108.36	\$ 4,885.46	22%
<i>Total Administrative Expense</i>	<i>\$ 200,363.00</i>	<i>\$ 16,382.30</i>	<i>\$ 45,103.78</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 182.08	\$ 546.24	25%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 182.08</i>	<i>\$ 546.24</i>	
<i>Total Utility Expenses</i>	<i>\$ 99,965.00</i>	<i>\$ 9,642.31</i>	<i>\$ 28,598.76</i>	<i>29%</i>
<i>Maintenance</i>				
Salaries	\$ 124,817.00	\$ 7,136.28	\$ 22,862.89	18%
Materials	\$ 35,647.00	\$ 7,379.55	\$ 13,056.32	37%
Contracts	\$ 118,241.00	\$ 7,072.70	\$ 19,628.05	17%
<i>Total Maintenance Expenses</i>	<i>\$ 278,705.00</i>	<i>\$ 21,588.53</i>	<i>\$ 55,547.26</i>	
<i>General Expenses</i>				
Insurance	\$ 30,306.00	\$ 2,525.48	\$ 7,576.44	25%
Employee Benefits	\$ 97,513.00	\$ 6,074.71	\$ 18,491.30	19%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 12,110.31	25%
PILOT	\$ 8,508.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 9,891.00	\$ 411.25	\$ 1,465.41	15%
Energy Perf Cont Expense	\$ 33,642.00	\$ 1,387.85	\$ 4,163.55	12%
<i>Total General Expenses</i>	<i>\$ 228,301.00</i>	<i>\$ 14,436.06</i>	<i>\$ 43,807.01</i>	
<b>Total Expenses</b>	<b>\$ 809,519.00</b>	<b>\$ 62,231.28</b>	<b>\$ 173,603.05</b>	<b>21%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 247.00</b>	<b>\$ 4,271.17</b>	<b>\$ 13,488.68</b>	

Percent of Budget Month 3 of 12

25%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - County Properties AMP 104**  
**June 2025**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 357,408.00	\$ 25,634.00	\$ 83,244.00	23%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 72,856.00	\$ -	\$ -	0%
Other Income	\$ 101,224.00	\$ 9,277.64	\$ 19,665.38	19%
Subsidy	\$ 714,759.00	\$ 65,060.33	\$ 195,181.01	27%
<b>Total Revenue</b>	<b>\$ 1,246,247.00</b>	<b>\$ 99,971.97</b>	<b>\$ 298,090.39</b>	<b>24%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 134,578.00	\$ 8,527.50	\$ 27,854.45	21%
Legal	\$ 7,748.00	\$ -	\$ 923.75	12%
PBA Mngt. Exp.	\$ 116,900.00	\$ 10,385.00	\$ 30,845.00	26%
Mileage/Travel/Training	\$ 4,152.00	\$ 134.33	\$ 134.33	0%
Other Administrative Exp	\$ 25,163.00	\$ 4,309.90	\$ 5,840.90	23%
<i>Total Administrative Expense</i>	<i>\$ 288,541.00</i>	<i>\$ 23,356.73</i>	<i>\$ 65,598.43</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,183.00	\$ 265.21	\$ 795.63	25%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,183.00</i>	<i>\$ 265.21</i>	<i>\$ 795.63</i>	
<i>Total Utility Expenses</i>	<i>\$ 180,614.00</i>	<i>\$ 11,999.89</i>	<i>\$ 36,372.27</i>	<i>20%</i>
<i>Maintenance</i>				
Salaries	\$ 196,121.00	\$ 14,376.47	\$ 49,802.15	25%
Materials	\$ 76,999.00	\$ 13,537.29	\$ 24,264.49	32%
Contracts	\$ 171,283.00	\$ 19,169.24	\$ 35,724.67	21%
<i>Total Maintenance Expenses</i>	<i>\$ 444,403.00</i>	<i>\$ 47,083.00</i>	<i>\$ 109,791.31</i>	
<i>General Expenses</i>				
Insurance	\$ 73,129.00	\$ (5,363.92)	\$ 6,824.24	9%
Employee Benefits	\$ 173,666.00	\$ 13,379.44	\$ 41,934.91	24%
Depreciation Expense	\$ 47,057.00	\$ 2,485.58	\$ 7,456.74	16%
PILOT	\$ 17,281.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 17,570.00	\$ 330.57	\$ 221.57	1%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 328,703.00</i>	<i>\$ 10,831.67</i>	<i>\$ 56,437.46</i>	
<b>Total Expenses</b>	<b>\$ 1,245,444.00</b>	<b>\$ 93,536.50</b>	<b>\$ 268,995.10</b>	<b>22%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 803.00</b>	<b>\$ 6,435.47</b>	<b>\$ 29,095.29</b>	

Percent of Budget Month 3 of 12

25%

**Vermilion Housing Authority**  
**Operating Statement - HCV - Section 8**  
**June 2025**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Fraud Recovery	\$ 8,398.00	\$ 447.60	\$ 2,556.85	30%
Interest Income	\$ 14,781.00	\$ (2,558.63)	\$ (2,558.63)	-17%
Administrative Fees	\$ 473,502.00	\$ 44,874.00	\$ 118,094.00	25%
<b>Total Revenue</b>	<b>\$ 496,681.00</b>	<b>\$ 42,762.97</b>	<b>\$ 118,092.22</b>	<b>24%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 271,161.00	\$ 24,029.10	\$ 58,530.25	22%
Legal	\$ 500.00	\$ -	\$ 855.00	0%
Mileage/Travel/Training	\$ 2,500.00	\$ 468.95	\$ 1,483.97	0%
Other Administrative Exp	\$ 56,937.00	\$ 14,144.43	\$ 21,508.37	38%
Program Management Fee	\$ 113,354.00	\$ 10,803.00	\$ 31,473.00	28%
<i>Total Administrative Expense</i>	<i>\$ 444,452.00</i>	<i>\$ 49,445.48</i>	<i>\$ 113,850.59</i>	
<i>General Expenses</i>				
Insurance	\$ 5,335.00	\$ 444.60	\$ 1,333.80	25%
Employee Benefits	\$ 87,172.00	\$ 5,818.14	\$ 18,158.01	21%
Depreciation Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 92,507.00</i>	<i>\$ 6,262.74</i>	<i>\$ 19,491.81</i>	
<b>Total Expenses</b>	<b>\$ 536,959.00</b>	<b>\$ 55,708.22</b>	<b>\$ 133,342.40</b>	<b>25%</b>
<b>Surplus - (Deficit)</b>	<b>\$ (40,278.00)</b>	<b>\$ (12,945.25)</b>	<b>\$ (15,250.18)</b>	

Percent of Budget Month 3 of 12

25%

**CAPITAL FUND 2023 - Vermilion Housing Authority**

Obligation Date: 2/16/2025

Close Out Date: 2/16/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	6/30/2025 Obligation
<b>Operations 1406</b>	\$ 557,557.00	\$ -	\$ 557,557.00	\$ -	0.0%	\$ 557,557.00
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Surveillance System	\$ 104,683.73	\$ -	\$ 104,683.73	\$ -		\$ 104,683.73
Staff Training	\$ 10,942.35	\$ -	\$ 10,942.35	\$ -		\$ 10,942.35
IT Improvements	\$ 12,022.86	\$ -	\$ 12,022.86	\$ -		\$ 12,022.86
Background Check Information	\$ 7,351.06	\$ -	\$ 7,351.06	\$ -		\$ 7,351.06
	\$ 135,000.00	\$ -	\$ 135,000.00	\$ -	0.0%	\$ 135,000.00
<b>Administration 1410</b>						
Administration Costs	\$ 223,030.80	\$ -	\$ 223,030.80	\$ -	0.0%	\$ 223,030.80
<b>Contract Administration 1480</b>						
A/E Services	\$ 82,346.70		\$ 41,785.37	\$ 40,561.33		\$ 82,346.70
	\$ 82,346.70	\$ -	\$ 41,785.37	\$ 40,561.33	49.3%	\$ 82,346.70
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Flooring Upgrade - Centennial Manor	\$ 4,739.22	\$ -	\$ 4,739.22	\$ -		\$ 4,739.22
Unit Modernization - Fair Oaks	\$ 337,136.56	\$ -	\$ 284,675.72	\$ 52,460.84		\$ 337,136.56
Roof Replacement - Fair Oaks	\$ 129,733.76	\$ -	\$ 129,733.76	\$ -		\$ 129,733.76
Appliance Replacement	\$ 44,768.66	\$ -	\$ 44,768.66	\$ -		\$ 44,768.66
Appliance Replacement - Centennial Manor	\$ 27,840.81	\$ -	\$ 27,840.81	\$ -		\$ 27,840.81
	\$ 544,219.01	\$ -	\$ 491,758.17	\$ 52,460.84	\$ -	\$ 544,219.01
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
Update Lobby Restrooms - Centennial Manor	\$ -	\$ -	\$ -	\$ -		\$ -
Fresh Air Rooftop Unit - MerChe	\$ 150,886.00	\$ -	\$ -	\$ 150,886.00		\$ 150,886.00
Handrail Replacement - Churchill	\$ 31,370.00	\$ -	\$ 31,370.00	\$ -		\$ 31,370.00
Bus Stop Pavilion - Fair Oaks	\$ 7,815.00	\$ -	\$ 7,815.00	\$ -		\$ 7,815.00
Sewer and Water Line Repairs	\$ 26,235.70	\$ -	\$ 26,235.70	\$ -		\$ 26,235.70
Roadway Patching & Preservation	\$ 222,171.90	\$ 105,067.90	\$ 222,171.90	\$ -		\$ 222,171.90
Landscape Upgrades - MerChe	\$ 33,357.91	\$ -	\$ 33,357.91	\$ -		\$ 33,357.91
	\$ 471,836.51	\$ 105,067.90	\$ 320,950.51	\$ 150,886.00	32.0%	\$ 471,836.51
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Parkview Court	\$ 216,317.98	\$ 73,714.80	\$ 192,736.78	\$ 23,581.20		\$ 216,317.98
	\$ 216,317.98	\$ 73,714.80	\$ 192,736.78	\$ 23,581.20	10.9%	\$ 216,317.98
<b>Total</b>	<b>\$ 2,230,308.00</b>	<b>\$ 178,782.70</b>	<b>\$ 1,962,818.63</b>	<b>\$ 267,489.37</b>	<b>12.0%</b>	<b>\$ 2,230,308.00</b>

Percent Obligated 100.0%

**CAPITAL FUND 2024 - Vermilion Housing Authority**

Obligation Date: 5/5/2026  
 Close Out Date: 5/5/2028

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	6/30/2025 Obligation
<b>Operations 1406</b>	<b>\$ 458,128.00</b>	<b>\$ 41,648.00</b>	<b>\$ 83,296.00</b>	<b>\$ 374,832.00</b>	<b>81.8%</b>	<b>\$ 458,128.00</b>
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ 1,052.31	\$ -	\$ -	\$ 1,052.31		\$ -
Surveillance System	\$ 16,259.23	\$ -	\$ 5,315.08	\$ 10,944.15		\$ 5,315.08
Staff Training	\$ 15,688.46	\$ 629.79	\$ 15,688.46	\$ -		\$ 15,688.46
IT Improvements	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00		\$ -
Background Check Information	\$ 8,000.00	\$ 1,137.27	\$ 5,427.30	\$ 2,572.70		\$ 5,427.30
	<b>\$ 76,000.00</b>	<b>\$ 1,767.06</b>	<b>\$ 26,430.84</b>	<b>\$ 49,569.16</b>	<b>65.2%</b>	<b>\$ 26,430.84</b>
<b>Administration 1410</b>						
Administration Costs	<b>\$ 229,064.00</b>	<b>\$ 20,824.00</b>	<b>\$ 41,648.00</b>	<b>\$ 187,416.00</b>	<b>81.8%</b>	<b>\$ 229,064.00</b>
<b>Contract Administration 1480</b>						
A/E Services	\$ 50,000.00		\$ 19,670.62	\$ 30,329.38		\$ 19,670.62
	<b>\$ 50,000.00</b>	<b>\$ -</b>	<b>\$ 19,670.62</b>	<b>\$ 30,329.38</b>	<b>60.7%</b>	<b>\$ 19,670.62</b>
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Unit Modernization - Fair Oaks	\$ 272,433.00	\$ -	\$ -	\$ 272,433.00		\$ 77,959.73
	<b>\$ 272,433.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 272,433.00</b>	<b>100.0%</b>	<b>\$ 77,959.73</b>
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
Fencing Install - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
Facade - MerChe	\$ 949,000.00	\$ 202,950.00	\$ 202,950.00	\$ 746,050.00		\$ 949,000.00
Water Heater Replacement- Churchill	\$ -	\$ -	\$ -	\$ -		\$ -
MCM Elevator Upgrade	\$ 123,904.50	\$ -	\$ 61,952.50	\$ 61,952.00		\$ 123,904.50
Fencing Upgrade - MerChe	\$ 27,754.50	\$ -	\$ -	\$ 27,754.50		\$ 27,754.50
Sewer and Water Line Repairs	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		\$ -
Maintenance Shop	\$ -	\$ -	\$ -	\$ -		\$ -
Community Room - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Rooftop HVAC Replacment - LIPH Suite/Admin Building	\$ 47,567.00	\$ -	\$ -	\$ 47,567.00		\$ 47,567.00
Hot Water Tank - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Roadway Patching & Preservation	\$ -	\$ -	\$ -	\$ -		\$ -
Tuckpointing - Admin Building	\$ 34,000.00	\$ -	\$ -	\$ 34,000.00		\$ 34,000.00
Landscape Upgrades	\$ 12,790.00	\$ -	\$ 6,639.50	\$ 6,150.50		\$ 6,639.50
	<b>\$ 1,205,016.00</b>	<b>\$ 202,950.00</b>	<b>\$ 271,542.00</b>	<b>\$ 933,474.00</b>	<b>77.5%</b>	<b>\$ 1,188,865.50</b>
<b>Total</b>	<b>\$ 2,290,641.00</b>	<b>\$ 267,189.06</b>	<b>\$ 442,587.46</b>	<b>\$ 1,848,053.54</b>	<b>80.7%</b>	<b>\$ 2,000,118.69</b>

Percent Obligated 87.3%

**ROSS Grant - Vermilion Housing Authority**  
**ROSS241891**  
**June 2025**

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	\$ 4,894.41	\$ 62,172.25	\$ 112,986.75	64.5%
<b>Training Costs 1268</b>					
Training Costs	\$ 7,500.00	\$ -	\$ 1,087.00	\$ 6,413.00	
	\$ 7,500.00	\$ -	\$ 1,087.00	\$ 6,413.00	85.5%
<b>Adminstrative Costs 1868</b>					
Adminstrative Costs	\$ 18,266.00	\$ 799.58	\$ 6,762.73	\$ 11,503.27	
	\$ 18,266.00	\$ 799.58	\$ 6,762.73	\$ 11,503.27	63.0%
<b>Total</b>	<b>\$ 200,925.00</b>	<b>\$ 5,693.99</b>	<b>\$ 70,021.98</b>	<b>\$ 130,903.02</b>	<b>65.2%</b>

**Vermilion Housing Authority**  
**Tenant Receivables Outstanding**  
**PHAS Financial Indicator**  
**June 2025**

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-25	\$	6,928.73	0.76%
April-25	\$	11,338.93	1.22%
May-25	\$	12,724.13	1.36%
June-25	\$	18,397.20	1.96%
July-25			0.00%
August-25			0.00%
September-25			0.00%
October-25			0.00%
November-25			0.00%
December-25			0.00%
January-26			0.00%
February-26			0.00%
March-26			0.00%

Vermilion Housing Authority

Ap Expenditures

June 2025

Amber McCoy	\$66.78
Ameren Illinois	\$19,390.13
Aqua Illinois Inc	\$14,625.61
Bacon & Van Buskirk	\$887.11
Barton Carrolls Inc.	\$18,641.00
Berglund Construction Company	\$202,950.00
Blackie's	\$99.00
Blaine Window Hardware	\$401.60
Botts Locksmith	\$270.00
Brickyard Landfill - 4725	\$2,105.65
Citibank, N.A.	\$99.99
City of Hoopeston	\$1,540.05
Clark's Garage Incorporated	\$69.95
C-N Custom Steel Work, Inc.	\$1,560.00
Comcast Cable	\$628.33
Connor Company	\$13,637.11
Constellation NewEnergy, Inc.	\$667.65
CTS Computer Center	\$6,315.87
Danville Area Community College	\$331.58
Danville Sanitary District	\$10,793.25
Department of Health and Human Services	\$2,558.63
DI Fire & Safety Inc.	\$230.44
DP Supply, INC	\$105.61
Fastenal	\$1,240.80
Freeman Exteriors	\$250.00
Georgetown Waterworks	\$2,873.66
Gibson Teldata, Inc.	\$620.31
Grainger, Inc	\$754.02
Grunau Company Inc	\$132.00
Hawkins Ash CPAs	\$23,000.00
Hd Supply Facilities Maintenance	\$21,529.50
Health Alliance	\$29,380.58
Heather Puls	\$1,250.00
Hillard Bynum	\$200.00
Hoopeston Ford Inc	\$985.95
Housing-Renewal & Local Agency Retirement	\$16,622.60
Illini FS	\$775.36
Illinois Landfill	\$413.22
Indiana Media Group	\$263.52
Jaclyn Vinson	\$593.60
Johnson Controls Security Solutions	\$2,548.51
Jorge A Tapia Caamano	\$5,156.00
Kelly Printing Company Inc.	\$363.90
Kirby Risk Corporation	\$109.48
Kone Inc.	\$988.41
Lahne Lawncare	\$770.00
Lansing Housing Products Inc	\$259.84
Latoz Hardware Inc.	\$16.98
Lowe's	\$3,833.83
Menards - Menards Of Danville	\$3,449.82
Metropolitan Life Insurance Company	\$1,660.00
Midwest Mailing & Shipping Inc.	\$206.36
Municipal Water Utility	\$244.18
Napa Auto Parts	\$64.99
Nelson's Lawn Care	\$8,400.00
Nicole Brumfield	\$94.64
Oil Changers, Inc	\$107.06
Online Information Services Inc.	\$1,639.42
Pangea Foundation	\$468.00
PDQ Supply Inc.	\$263.96
Petty Cash, Tamra Hartman Custodial	\$38.06
Quadiant Finance USA, Inc	\$2,000.00
Quadiant Leasing USA, Inc.	\$424.32
Quill	\$1,705.81
Ram Laundry Equipment Inc.	\$920.00
Replacement Window System, Inc.	\$2,407.00
Republic Services #726	\$16,349.48

Ridge Plumbing Contractor, LLC	\$7,226.47
Rita F Buckley	\$100.00
Rogers Supply Company Inc.	\$176.40
Samantha Bruens	\$324.43
Schomburg & Schomburg Construction	\$105,067.90
Securitas Technology Corporation	\$248.07
Sherwin-Williams	\$1,691.20
Silver Bros. Inc.	\$74,248.20
Sparklight Business	\$336.96
SRK Heating & Air Conditioning, LLC	\$1,291.00
Terminix Services	\$8,156.00
The Lincoln National Life Insurance Co.	\$186.95
ULINE, INC.	\$418.30
Verizon Wireless	\$159.82
Vermilion County Health Department	\$121.60
Village of Fairmount	\$248.92
Village of Rossville	\$614.64
Vision Service Plan	\$184.41
Wagner Communications Inc.	\$501.93
Watson Tire & Automotive Inc.	\$30.00
Watts Copy System	\$629.89
<b>Total for all Vendors</b>	<b>\$ 655,313.60</b>

## Memorandum

**TO:** Board of Commissioners

**FROM:** Amber McCoy, Deputy Director

**DATE:** July 2, 2025

**RE:** Personnel Monthly Report for the Month of June 2025

**1. The following personnel action was taken in June 2025:**

Kari Blick – HCV Specialist – Hired

Jeremy Grigsby – Maintenance Mechanic – Hired

**2. Staff/Commissioners attended the following training through the Executive Office in June 2025:**

Workplace Safety Danville, IL	Amber McCoy
HVC Applicant Briefings Danville, IL	Meagan Morgan Rachel West
Payment Standards and Utility Allowances Danville, IL	Meagan Morgan
Bloodborne Pathogens Danville, IL	All Staff
OSHA 10-Hour Danville, IL	Emily Stone
Procurement and Section 3 Danville, IL	Emily Stone

## MEMORANDUM

**TO:** Board of Commissioners

**FROM:** Amber McCoy, Deputy Director

**DATE:** July 9, 2025

**RE:** Boiler and Water Heater Replacement Project at Fair Oaks (Phase 2)

The Vermilion Housing Authority (VHA) requested bids for boiler and water heater replacement in thirty-five (35) total units at Fair Oaks. It was the intent of this Invitation for Bid (IFB) to secure the services of an experienced and qualified contractor to remove and dispose of the existing boilers and water heaters in residential units and install new boilers and water heaters and complete a diagnostic to ensure proper function upon installation.

We received complete quotes from three (3) companies, as depicted below.

<b>Company</b>	<b>Price Quotation</b>
Ridge Plumbing Contractor LLC	\$188,751.00
Reliable Mechanical LLC	\$218,574.00
Tiles In Style LLC dba Taza Construction	\$228,407.00

We are recommending approval to enter into a contract with Ridge Plumbing Contractor LLC to perform the boiler and water heater replacement, as quoted, at a cost not to exceed \$188,751.00.

**RESOLUTION NO. 2025-26**

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

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

**WHEREAS**, in furtherance of its purpose, the Authority to approve the contract with Ridge Plumbing Contractor LLC for the Boiler and Water Heater Replacement Project Phase 2 at Fair Oaks in Danville, Illinois, not to exceed \$188,751.00; 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 Boiler and Water Heater Replacement Project Phase 2 at Fair Oaks in Danville, Illinois, not to exceed \$188,751.00.
- 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 24th day of July, 2025.

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

**Early Retirement Incentive Policy**  
**Vermilion Housing Authority**  
Adopted July 17, 2025

It is the intent of this policy to offer a structured, voluntary pathway for qualified employees to retire early while honoring long-term service to the Housing Authority.

Voluntary Early Retirement allows employees who have served the Vermilion Housing Authority options as retirement approaches.

Voluntary Early Retirement *may* apply to an employee who meets the general eligibility requirements. The employee **must**:

1. Meet the minimum age and service requirements:
  - a. As least age 60; AND
  - b. Has been employed by the VHA, in a full-time capacity, for at least 12 *consecutive* years;

If an employee is determined to be eligible for the voluntary early retirement incentive, based on the eligibility criteria listed above, they will be entitled to a one-time, lump sum payment equivalent to 50% of their current annual base salary. The one-time lump sum payment will be disbursed to the eligible employee on the next payroll after employment termination.

Employees choosing to participate in this program must submit to the Executive Director in writing their intent to participate. The Finance Department will coordinate the effective retirement date, impact to benefits, and payout logistics.

**Effect of Early Retirement on Benefits:**

**Health Benefits:**

- Health Insurance: Employees who are eligible for early retirement under this policy will retain their Health Insurance coverage through the last day of the month in which they retire. Premiums will continue to be deducted from payroll until the employee has been terminated in the system.
- Dental Insurance: Employees who are eligible for early retirement under this policy will retain their Dental Insurance coverage through the last day of the month in which they retire. Premiums will continue to be deducted from payroll until the employee has been terminated in the system.
- Vision Insurance: Employees who are eligible for early retirement under this policy will retain their Vision Insurance coverage through their last day of employment. Coverage will terminate on last day of employment.

**Life Insurance**: Employees who are eligible for early retirement under this policy will retain their Life Insurance coverage through the last day employment. If the eligible employee had previously enrolled in

Globe Life, you will have the opportunity to continue the coverage after retirement, you will just pay the premium directly.

**Retirement:** Employees who are eligible for early retirement under this policy will retain their retirement contributions through their last day of employment. No retirement contributions will be made on behalf of the lump sum voluntary retirement payment.

**Vacation:** All unused vacation time will be paid out with your final payroll check.

**RESOLUTION NO. 2025-27**

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

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

**WHEREAS**, in furtherance of its purpose, the Authority to approve the Early Retirement Incentive Policy; 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 Early Retirement Incentive Policy.
- 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 24<sup>th</sup> day of July, 2025.

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