

# **Vermilion Housing Authority**



**Board of Commissioners**

**October 23, 2025**

**Board Packet**



**TO:** All Interested Parties

**FROM:** Jaclyn Vinson, Executive Director

**DATE:** October 21, 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 is scheduled for Thursday, October 23, 2025, at 4:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: October 21, 2025

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 is scheduled for Thursday, October 23, 2025 at 4:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.

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

**BOARD OF COMMISSIONERS  
REGULAR MEETING  
FAIR OAKS ADMINISTRATION BUILDING BOARD ROOM  
THURSDAY, OCTOBER 23, 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 September 18, 2025 - VHA Board Minutes (Pages 6 - 8)
6. Police Reports (Pages 9 - 10)
7. Department Reports
  - (a) Public Housing (Pages 11 - 12)
  - (b) HCV (Pages 13 - 14)
  - (c) Finance (Pages 15 - 29)
  - (d) Personnel (Page 30)
8. New Business [all the below items – roll call vote]
  - \* (a) 2026 Meeting and Holiday Schedule (Pages 31-33)
  - \* (b) Staff Health Insurance (Pages 34-36)
  - \* (c) Hubbard Lane Reconstruction Project (Pages 37-43)
  - \* (d) MerChe Manor Façade Replacement Project Phase II (Pages 44-46)

9. Other Business
  - (a) Project Updates
  - (b) FY 2025 Audit
  
10. Closed Session for Real Estate Matters  
Pursuant to the IL Open Meetings Act:  
5 ILCS 120/2(c)(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.
  
11. Chairman/Commissioner Comments
  
12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is November 20, 2025, at the MerChe Manor Community Room, 723 North Oak Street, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF  
SEPTEMBER 18, 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 September 18, 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, Vic McFadden, Tim Tutton, and Deanna Witzel (Note: Commissioner Witzel joined after item 6 on the agenda, 5:07 p.m.)

**ABSENT:** Brittany Morris- Randle 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 McFadden 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 July 24, 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 McFadden made a motion that the minutes from the July 24, 2025, Regular Board Meeting Minutes be approved. Commissioner Tutton 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. Amber McCoy and Jaclyn Vinson went over procedure changes for operating subsidy. 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. No voting items were presented this month.

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 McFadden seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:35 p.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



	FY 2026	FY 2025	YTD Police:	FY 2026	FY 2025	2025	2024
<b>Total Police Calls</b>				108	150		
March:		20					FO-17/BT-2/MC-1
February:		8					FO-3/BT-1/MC-4
January:		11					FO-4/BT-2/MC-5
December:		14					FO-7/BT-3/MC-4
November:		11					FO-7/BT-3/CH-1
October:		11					FO-8/BT-1/MC-2
September:	10	23					FO-12/BT-3/MC-7/CH-1
August:	25	14					FO-5/BT-3/MC-6
July:	11	6					FO-3/BT-1/MC-2
June:	14	14					FO-9/BT-4/MC-1
May:	23	14					FO-9/BT-2/MC-3
April:	25	4					FO-4
<b>Total Calls for the Month:</b>	10		<b>YTD Calls:</b>	108	150		

FO - Fair Oaks  
BT - Beeler Terrace  
MC - Mer Ohe  
CH - Churchill  
MCT - Madison Court  
CM - Centennial Manor  
PVC - Parkview Court  
KC - Kennedy Court  
\*Includes County Properties as well

Monthly Occupancy September 2025

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	157	159	99%
AMP 102-Beeler, Churchill, Madison Ct.	106	107	99%
AMP 103- Mer Che	92	93	99%
AMP 104- County Sites	136	136	100%
<b>GRAND TOTAL THIS MONTH</b>	491	495	99%
<b>GRAND TOTAL LAST MONTH</b>	492	495	99%

## SEPTEMBER 2025 Board Report

### Resident Opportunity & Self Sufficiency (ROSS)

#### Current Active ROSS Participants: 49

#### Meetings:

- Overdose Fatality Review
- Income/Poverty Work Group
- Continuum of Care
- ROSS Networking
- Violence Prevention Task Force Events Committee
- HUD: ROSS Office Hours: Reporting w/ GrantSolutions Live Q&A
- HUD: Jobs Plus FY2025 Notice of Funding Opportunity Informational Session
- HUD: ROSS Office Hours: Understanding What to Report

#### Trainings:

- Illinois Prevent Child Abuse: The Drug Endangered Children Approach: Moving from Awareness
- National Service Coordinators Conference
- DACC Mental Health Conference

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

- DACC Adult Education - Classes
- AJC (American Job Center) – Job search, Job skills training classes)
- Fair Hope - Appointments

#### Program:

- Appointments:
  - 1 of 1 Fair Oaks/ Follow-Up Assessment/Enrollment
  - 6 of 6 Churchill and Beeler/ Follow-Up Assessment/Enrollment
  - 2 of 3 Mer Che/Follow-Up/Assessment/Enrollment
  - 3 of 8 Centennial/ Follow-Up Assessment/Enrollment
- 26 DMT Bus Passes
  - Scheduled health appointments
  - DACC Adult Education (Danville Area Community College)
  - Appointments
  - Job interviews

#### Other:

- OSF Caravan at Fair Oaks Wellness Checks for all

## Housing Choice Voucher September 2025 Board Report

- New Admissions: 12
- Terminations: 4
  - 1 – Voluntary
  - 2 – Program Compliance
  - 1 – Over Income 180 Days

		2024	2025										
Mon.		FUP	Reg.	DEMO II	PVC DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	Total	
													1
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	405	8	11	3	46	59	7	0	7	553	
7	541	7	412	8	11	3	50	55	7	4	7	564	
8	534	7	414	8	11	3	48	57	7	8	7	570	
9	537	6	422	7	11	3	49	58	7	11	7	581	
10	529												
11	531												
12	528												
<b>Grand Total</b>	<b>6425</b>	<b>56</b>	<b>3548</b>	<b>71</b>	<b>106</b>	<b>27</b>	<b>401</b>	<b>527</b>	<b>63</b>	<b>23</b>	<b>63</b>	<b>4885</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	965	564	58%
AUG	965	570	59%
SEP	965	581	60%
OCT			
NOV			
DEC			
YTD	8685	4885	56%

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	\$327,214	\$365,537	112%	\$648
AUG	\$327,214	\$372,416	114%	\$653
SEP	\$327,214	\$384,402	117%	\$662
OCT				
NOV				
DEC				
YTD	\$2,911,864	\$3,082,729	105%	\$631

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: October 7, 2025

Re: Finance Report

**Public Housing Operating Fund**

	September 2025	FY 26 YTD
COCC	(\$688.99)	\$30,999.31
AMP 101	(\$30,483.19)	(\$163,341.52)
AMP 102	(\$16,122.92)	(\$78,701.04)
AMP 103	(\$19,243.99)	(\$25,429.70)
AMP 104	(\$15,453.52)	(\$22,451.89)
Total	(\$81,992.61)	(\$258,924.84)

**Housing Choice Voucher - Section 8**

Section 8 is currently showing a gain of **\$23,944.45** for the month and an overall loss of **\$3,816.56** for the year.

**Public Housing Capital Fund**

Capital Fund 2024, VHA, funds were drawn down in the amount of **\$54,654.49**.

**Notable AP Expenditures**

Blackie's	\$22,967.00	Furnace replacement in the administration building at Fair Oaks.
	\$5,223.00	9 Kennedy Court in Georgetown new air conditioning unit and installation.
	\$2,090.00	Hillcrest Homes preventive maintenance on HVAC units and replaced a condenser motor fan.
Powell Fencing	\$30,445.43	Mer Che fence.
Owens Excavating	\$16,987.73	Fair Oaks concrete work.

**ROSS Grant Funding**

ROSS funds were drawn down in the amount of \$6,850.37.

**Tenant Receivables Outstanding**

Tenant accounts receivable for the month have increased in total to \$23,030.02.

**Vermilion Housing Authority**  
**Balance Sheet - Detail**  
Reporting for periods as of 09/30/2025

<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	5,669,900.25	5,669,900.25	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	327,494.12
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	468.33	(5,041,068.11)	3,282,959.67	416,191.67	267,786.15	1,074,598.95	(468.33)
112200 AR Tenants	23,030.02	0.00	11,236.50	4,338.35	4,171.92	3,283.25	168,039.09
112265 Allow Doubtful A	(485.82)	0.00	(66.83)	(197.00)	0.00	(221.99)	(168,039.09)
113000 Acct Rec FCHA	18,157.35	18,157.35	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	28,998.55	28,998.55	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	56,145.41	1,999.00	18,687.45	9,600.38	7,576.44	18,282.14	1,333.84
121102 Prepaid Soft	6,701.86	0.00	2,125.27	1,355.23	1,271.83	1,949.53	1,340.39
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	1,458.31
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	(39,751,340.71)	(1,246,282.38)	(14,182,008.35)	(12,313,590.36)	(5,363,519.37)	(6,645,940.25)	(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>\$ 13,619,935.85</b>	<b>\$ 725,009.64</b>	<b>\$ 5,738,953.86</b>	<b>\$ 2,105,214.36</b>	<b>\$ 1,528,674.82</b>	<b>\$ 3,522,083.17</b>	<b>\$ 331,158.33</b>
<b>Liability</b>							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,449.00	0.00	25,950.00	10,449.00	4,950.00	20,100.00	0.00
211704 Health Ins	(35,458.69)	(35,458.69)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,193.07)	(2,193.07)	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	(399.20)	(399.20)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(146.26)	(146.26)	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	12,198.90	0.00	2,734.55	2,583.24	5,093.08	1,788.03	0.00
211913 Scrap	1,971.65	1,971.65	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	15,846.74	0.00	7,131.01	4,754.08	3,961.65	0.00	0.00
213302 EPC Replace	2,427.19	0.00	1,401.62	0.00	1,025.57	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	13,304.51	0.00	3,334.73	3,025.56	2,338.91	4,605.31	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	980,003.33	0.00	441,001.49	294,001.00	245,000.84	0.00	0.00
<b>Total Liability</b>	<b>\$ 1,089,149.87</b>	<b>\$ (26,187.79)</b>	<b>\$ 490,512.10</b>	<b>\$ 321,410.05</b>	<b>\$ 267,472.77</b>	<b>\$ 35,942.74</b>	<b>\$ 5,337.58</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	76,430.95
<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>\$ 360,524.84</b>
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (30,887.53)
Current Year Oper +/-	\$ (258,924.84)	\$ 30,999.31	\$ (163,341.52)	\$ (78,701.04)	\$ (25,429.70)	\$ (22,451.89)	\$ (3,816.56)
<b>Current Year Net Assets</b>	<b>\$ (258,924.84)</b>	<b>\$ 30,999.31</b>	<b>\$ (163,341.52)</b>	<b>\$ (78,701.04)</b>	<b>\$ (25,429.70)</b>	<b>\$ (22,451.89)</b>	<b>\$ (34,704.09)</b>
<b>Total Equity</b>	<b>\$ 12,530,785.98</b>	<b>\$ 751,197.43</b>	<b>\$ 5,248,441.76</b>	<b>\$ 1,783,804.31</b>	<b>\$ 1,261,202.05</b>	<b>\$ 3,486,140.43</b>	<b>\$ 325,820.75</b>
<b>Liabilities &amp; Net Assets</b>	<b>\$ 13,619,935.85</b>	<b>\$ 725,009.64</b>	<b>\$ 5,738,953.86</b>	<b>\$ 2,105,214.36</b>	<b>\$ 1,528,674.82</b>	<b>\$ 3,522,083.17</b>	<b>\$ 331,158.33</b>

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 917,478.00	\$ 79,703.00	\$ 476,215.24	52%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 269,837.00	\$ 18,874.04	\$ 109,423.66	41%
Other Income	\$ 901,664.00	\$ 25,464.60	\$ 313,461.80	35%
Subsidy	\$ 2,964,741.00	\$ 272,306.51	\$ 1,370,650.54	46%
<b>Total Revenue</b>	<b>\$ 5,053,720.00</b>	<b>\$ 396,348.15</b>	<b>\$ 2,269,751.24</b>	<b>45%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 900,758.00	\$ 72,601.12	\$ 436,576.64	48%
Legal	\$ 25,375.00	\$ 4,212.50	\$ 7,735.00	30%
PBA Mngt. Exp.	\$ -	\$ (11,212.50)	\$ (64,779.00)	0%
Mileage/Travel/Training	\$ 17,062.00	\$ 1,588.71	\$ 16,128.85	95%
Other Administrative Exp	\$ 123,878.00	\$ 3,277.43	\$ 48,109.79	39%
<i>Total Administrative Expense</i>	<i>\$ 1,067,073.00</i>	<i>\$ 70,467.26</i>	<i>\$ 443,771.28</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 11,567.00	\$ 1,040.76	\$ 5,937.63	51%
<i>Total Tenant Services Expenses</i>	<i>\$ 11,567.00</i>	<i>\$ 1,040.76</i>	<i>\$ 5,937.63</i>	
<i>Total Utility Expenses</i>	<i>\$ 609,390.00</i>	<i>\$ 65,541.81</i>	<i>\$ 333,707.97</i>	<i>55%</i>
<i>Maintenance</i>				
Salaries	\$ 782,560.00	\$ 91,037.07	\$ 415,175.24	53%
Materials	\$ 390,343.00	\$ 37,216.60	\$ 263,556.27	68%
Contracts	\$ 557,530.00	\$ 89,995.10	\$ 374,007.98	67%
<i>Total Maintenance Expenses</i>	<i>\$ 1,730,433.00</i>	<i>\$ 218,248.77</i>	<i>\$ 1,052,739.49</i>	
<i>General Expenses</i>				
Insurance	\$ 224,582.00	\$ 18,715.15	\$ 57,664.19	26%
Employee Benefits	\$ 787,450.00	\$ 66,418.48	\$ 360,454.96	46%
Depreciation Expense	\$ 357,981.00	\$ 28,395.90	\$ 170,375.40	48%
PILOT	\$ 34,647.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 83,362.00	\$ 3,961.21	\$ 44,274.20	53%
Energy Perf Cont Expense	\$ 134,570.00	\$ 5,551.42	\$ 59,750.96	44%
<i>Total General Expenses</i>	<i>\$ 1,632,592.00</i>	<i>\$ 123,042.16</i>	<i>\$ 692,519.71</i>	
<b>Total Expenses</b>	<b>\$ 5,051,055.00</b>	<b>\$ 478,340.76</b>	<b>\$ 2,528,676.08</b>	<b>50%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 2,665.00</b>	<b>\$ (81,992.61)</b>	<b>\$ (258,924.84)</b>	

Percent of Budget Month 6 of 12

50%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - COCC Fund 100**  
**September 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	\$ 18,157.35	\$ 129,489.39	36%
Subsidy	\$ -	\$ -	\$ -	0%
<b>Total Revenue</b>	<b>\$ 354,792.00</b>	<b>\$ 18,157.35</b>	<b>\$ 129,489.39</b>	<b>36%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 427,979.00	\$ 41,279.68	\$ 236,707.77	55%
Legal	\$ 6,568.00	\$ 675.00	\$ 800.00	12%
PBA Mngt. Exp.	\$ (392,300.00)	\$ (49,265.00)	\$ (291,156.50)	74%
Mileage/Travel/Training	\$ 5,508.00	\$ 1,015.55	\$ 13,304.04	242%
Other Administrative Exp	\$ 29,552.00	\$ 117.83	\$ 10,053.52	34%
<i>Total Administrative Expense</i>	<i>\$ 77,307.00</i>	<i>\$ (6,176.94)</i>	<i>\$ (30,291.17)</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>\$ 2,413.12</i>	<i>\$ 13,766.60</i>	<i>61%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 1,953.00	\$ 36.83	\$ 253.17	13%
Contracts	\$ 53,680.00	\$ 3,928.70	\$ 14,749.78	27%
<i>Total Maintenance Expenses</i>	<i>\$ 55,633.00</i>	<i>\$ 3,965.53</i>	<i>\$ 15,002.95</i>	
<i>General Expenses</i>				
Insurance	\$ 7,996.00	\$ 666.32	\$ 2,694.95	34%
Employee Benefits	\$ 188,278.00	\$ 17,765.33	\$ 96,038.87	51%
Depreciation Expense	\$ 2,556.00	\$ 212.98	\$ 1,277.88	50%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 198,830.00</i>	<i>\$ 18,644.63</i>	<i>\$ 100,011.70</i>	
<b>Total Expenses</b>	<b>\$ 354,263.00</b>	<b>\$ 18,846.34</b>	<b>\$ 98,490.08</b>	<b>28%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 529.00</b>	<b>\$ (688.99)</b>	<b>\$ 30,999.31</b>	

Percent of Budget Month 6 of 12

50%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 78,498.00	\$ 10,016.00	\$ 60,865.45	78%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,046.00	\$ 6,228.43	\$ 36,109.82	41%
Other Income	\$ 92,897.00	\$ 3,842.25	\$ 44,920.31	48%
Subsidy	\$ 1,363,706.00	\$ 125,254.13	\$ 629,404.65	46%
<b>Total Revenue</b>	<b>\$ 1,624,147.00</b>	<b>\$ 145,340.81</b>	<b>\$ 771,300.23</b>	<b>47%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 137,263.00	\$ 8,795.73	\$ 55,963.65	41%
Legal	\$ 3,931.00	\$ 1,741.25	\$ 2,548.50	65%
PBA Mngt. Exp.	\$ 93,485.00	\$ 12,090.00	\$ 72,152.50	77%
Mileage/Travel/Training	\$ 4,058.00	\$ 214.79	\$ 817.90	0%
Other Administrative Exp	\$ 26,438.00	\$ 1,716.39	\$ 12,418.83	47%
<i>Total Administrative Expense</i>	<i>\$ 265,175.00</i>	<i>\$ 24,558.16</i>	<i>\$ 143,901.38</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,658.00	\$ 329.11	\$ 1,877.61	51%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,658.00</i>	<i>\$ 329.11</i>	<i>\$ 1,877.61</i>	
<i>Total Utility Expenses</i>	<i>\$ 192,665.00</i>	<i>\$ 19,869.13</i>	<i>\$ 105,418.92</i>	<i>55%</i>
<i>Maintenance</i>				
Salaries	\$ 310,111.00	\$ 38,514.94	\$ 164,259.21	53%
Materials	\$ 213,826.00	\$ 18,326.67	\$ 143,982.54	67%
Contracts	\$ 115,679.00	\$ 33,281.15	\$ 146,403.96	127%
<i>Total Maintenance Expenses</i>	<i>\$ 639,616.00</i>	<i>\$ 90,122.76</i>	<i>\$ 454,645.71</i>	
<i>General Expenses</i>				
Insurance	\$ 74,750.00	\$ 6,229.15	\$ 21,676.41	29%
Employee Benefits	\$ 192,040.00	\$ 17,212.09	\$ 82,556.56	43%
Depreciation Expense	\$ 155,535.00	\$ 12,961.25	\$ 77,767.50	50%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 34,337.00	\$ 2,044.21	\$ 19,909.73	58%
Energy Perf Cont Expense	\$ 60,557.00	\$ 2,498.14	\$ 26,887.93	44%
<i>Total General Expenses</i>	<i>\$ 522,219.00</i>	<i>\$ 40,944.84</i>	<i>\$ 228,798.13</i>	
<b>Total Expenses</b>	<b>\$ 1,623,333.00</b>	<b>\$ 175,824.00</b>	<b>\$ 934,641.75</b>	<b>58%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 814.00</b>	<b>\$ (30,483.19)</b>	<b>\$ (163,341.52)</b>	

Percent of Budget Month 6 of 12

50%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 264,240.00	\$ 22,310.00	\$ 142,279.20	54%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,364.00	\$ 4,152.29	\$ 24,073.20	41%
Other Income	\$ 193,606.00	\$ 1,974.25	\$ 59,018.23	30%
Subsidy	\$ 501,558.00	\$ 46,067.25	\$ 232,018.25	46%
<b>Total Revenue</b>	<b>\$ 1,018,768.00</b>	<b>\$ 74,503.79</b>	<b>\$ 457,388.88</b>	<b>45%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 113,212.00	\$ 7,615.78	\$ 48,696.79	43%
Legal	\$ 3,185.00	\$ 67.50	\$ 1,693.38	0%
PBA Mngt. Exp.	\$ 96,890.00	\$ 8,292.50	\$ 48,980.00	51%
Mileage/Travel/Training	\$ 1,594.00	\$ 129.36	\$ 673.24	0%
Other Administrative Exp	\$ 20,806.00	\$ 258.97	\$ 8,854.88	43%
<i>Total Administrative Expense</i>	<i>\$ 235,687.00</i>	<i>\$ 16,364.11</i>	<i>\$ 108,898.29</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,541.00	\$ 228.67	\$ 1,304.57	51%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,541.00</i>	<i>\$ 228.67</i>	<i>\$ 1,304.57</i>	
<i>Total Utility Expenses</i>	<i>\$ 113,653.00</i>	<i>\$ 14,465.08</i>	<i>\$ 69,889.02</i>	<i>61%</i>
<i>Maintenance</i>				
Salaries	\$ 151,511.00	\$ 17,567.74	\$ 84,207.22	56%
Materials	\$ 61,918.00	\$ 8,095.62	\$ 48,036.01	78%
Contracts	\$ 98,647.00	\$ 8,950.42	\$ 60,273.78	61%
<i>Total Maintenance Expenses</i>	<i>\$ 312,076.00</i>	<i>\$ 34,613.78</i>	<i>\$ 192,517.01</i>	
<i>General Expenses</i>				
Insurance	\$ 38,401.00	\$ 3,200.12	\$ 12,448.46	32%
Employee Benefits	\$ 135,953.00	\$ 11,226.20	\$ 64,388.13	47%
Depreciation Expense	\$ 104,392.00	\$ 8,699.32	\$ 52,195.92	50%
PILOT	\$ 8,858.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 21,564.00	\$ 164.00	\$ 16,523.21	77%
Energy Perf Cont Expense	\$ 40,371.00	\$ 1,665.43	\$ 17,925.31	44%
<i>Total General Expenses</i>	<i>\$ 354,539.00</i>	<i>\$ 24,955.07</i>	<i>\$ 163,481.03</i>	
<b>Total Expenses</b>	<b>\$ 1,018,496.00</b>	<b>\$ 90,626.71</b>	<b>\$ 536,089.92</b>	<b>53%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 272.00</b>	<b>\$ (16,122.92)</b>	<b>\$ (78,701.04)</b>	

Percent of Budget Month 6 of 12

50%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 217,332.00	\$ 17,941.00	\$ 105,032.58	48%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,571.00	\$ 3,397.33	\$ 19,696.26	41%
Other Income	\$ 159,145.00	\$ 761.25	\$ 48,457.85	30%
Subsidy	\$ 384,718.00	\$ 35,335.63	\$ 178,434.13	46%
<b>Total Revenue</b>	<b>\$ 809,766.00</b>	<b>\$ 57,435.21</b>	<b>\$ 351,620.82</b>	<b>43%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 87,726.00	\$ 5,903.12	\$ 37,653.17	43%
Legal	\$ 3,943.00	\$ 1,323.75	\$ 1,229.37	31%
PBA Mngt. Exp.	\$ 85,025.00	\$ 7,130.00	\$ 43,012.50	51%
Mileage/Travel/Training	\$ 1,750.00	\$ 58.43	\$ 412.00	0%
Other Administrative Exp	\$ 21,919.00	\$ 332.03	\$ 7,851.85	36%
<i>Total Administrative Expense</i>	<i>\$ 200,363.00</i>	<i>\$ 14,747.33</i>	<i>\$ 90,158.89</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 196.61	\$ 1,121.68	51%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 196.61</i>	<i>\$ 1,121.68</i>	
<i>Total Utility Expenses</i>	<i>\$ 99,965.00</i>	<i>\$ 12,936.35</i>	<i>\$ 59,465.92</i>	<i>59%</i>
<i>Maintenance</i>				
Salaries	\$ 124,817.00	\$ 13,584.65	\$ 59,128.35	47%
Materials	\$ 35,647.00	\$ 3,522.97	\$ 22,932.00	64%
Contracts	\$ 118,241.00	\$ 16,243.91	\$ 52,506.27	44%
<i>Total Maintenance Expenses</i>	<i>\$ 278,705.00</i>	<i>\$ 33,351.53</i>	<i>\$ 134,566.62</i>	
<i>General Expenses</i>				
Insurance	\$ 30,306.00	\$ 2,525.48	\$ 9,963.09	33%
Employee Benefits	\$ 97,513.00	\$ 6,963.28	\$ 36,976.79	38%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 24,220.62	50%
PILOT	\$ 8,508.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 9,891.00	\$ 534.00	\$ 5,639.19	57%
Energy Perf Cont Expense	\$ 33,642.00	\$ 1,387.85	\$ 14,937.72	44%
<i>Total General Expenses</i>	<i>\$ 228,301.00</i>	<i>\$ 15,447.38</i>	<i>\$ 91,737.41</i>	
<b>Total Expenses</b>	<b>\$ 809,519.00</b>	<b>\$ 76,679.20</b>	<b>\$ 377,050.52</b>	<b>47%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 247.00</b>	<b>\$ (19,243.99)</b>	<b>\$ (25,429.70)</b>	

Percent of Budget Month 6 of 12

50%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 357,408.00	\$ 29,436.00	\$ 168,038.01	47%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 72,856.00	\$ 5,095.99	\$ 29,544.38	41%
Other Income	\$ 101,224.00	\$ 729.50	\$ 31,576.02	31%
Subsidy	\$ 714,759.00	\$ 65,649.50	\$ 330,793.51	46%
<b>Total Revenue</b>	<b>\$ 1,246,247.00</b>	<b>\$ 100,910.99</b>	<b>\$ 559,951.92</b>	<b>45%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 134,578.00	\$ 9,006.81	\$ 57,555.26	43%
Legal	\$ 7,748.00	\$ 405.00	\$ 1,463.75	19%
PBA Mngt. Exp.	\$ 116,900.00	\$ 10,540.00	\$ 62,232.50	53%
Mileage/Travel/Training	\$ 4,152.00	\$ 170.58	\$ 921.67	0%
Other Administrative Exp	\$ 25,163.00	\$ 852.21	\$ 8,930.71	35%
<i>Total Administrative Expense</i>	<i>\$ 288,541.00</i>	<i>\$ 20,974.60</i>	<i>\$ 131,103.89</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,183.00	\$ 286.37	\$ 1,633.77	51%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,183.00</i>	<i>\$ 286.37</i>	<i>\$ 1,633.77</i>	
<i>Total Utility Expenses</i>	<i>\$ 180,614.00</i>	<i>\$ 15,858.13</i>	<i>\$ 85,167.51</i>	<i>47%</i>
<i>Maintenance</i>				
Salaries	\$ 196,121.00	\$ 21,369.74	\$ 107,580.46	55%
Materials	\$ 76,999.00	\$ 7,234.51	\$ 48,352.55	63%
Contracts	\$ 171,283.00	\$ 27,590.92	\$ 100,074.19	58%
<i>Total Maintenance Expenses</i>	<i>\$ 444,403.00</i>	<i>\$ 56,195.17</i>	<i>\$ 256,007.20</i>	
<i>General Expenses</i>				
Insurance	\$ 73,129.00	\$ 6,094.08	\$ 10,881.28	15%
Employee Benefits	\$ 173,666.00	\$ 13,251.58	\$ 80,494.61	46%
Depreciation Expense	\$ 47,057.00	\$ 2,485.58	\$ 14,913.48	32%
PILOT	\$ 17,281.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 17,570.00	\$ 1,219.00	\$ 2,202.07	13%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 328,703.00</i>	<i>\$ 23,050.24</i>	<i>\$ 108,491.44</i>	
<b>Total Expenses</b>	<b>\$ 1,245,444.00</b>	<b>\$ 116,364.51</b>	<b>\$ 582,403.81</b>	<b>47%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 803.00</b>	<b>\$ (15,453.52)</b>	<b>\$ (22,451.89)</b>	

Percent of Budget Month 6 of 12

50%

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

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Fraud Recovery	\$ 8,398.00	\$ 525.24	\$ 4,547.28	54%
Interest Income	\$ 14,781.00	\$ 1,185.03	\$ 4,895.71	33%
Administrative Fees	\$ 473,502.00	\$ 56,730.00	\$ 247,442.00	52%
<b>Total Revenue</b>	<b>\$ 496,681.00</b>	<b>\$ 58,440.27</b>	<b>\$ 256,884.99</b>	<b>52%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 271,161.00	\$ 14,921.48	\$ 125,324.76	46%
Legal	\$ 500.00	\$ -	\$ 1,465.00	0%
Mileage/Travel/Training	\$ 2,500.00	\$ -	\$ 1,941.96	0%
Other Administrative Exp	\$ 56,937.00	\$ 3,473.99	\$ 32,615.35	57%
Program Management Fee	\$ 113,354.00	\$ 11,212.50	\$ 64,779.00	57%
<i>Total Administrative Expense</i>	<i>\$ 444,452.00</i>	<i>\$ 29,607.97</i>	<i>\$ 226,126.07</i>	
<i>General Expenses</i>				
Insurance	\$ 5,335.00	\$ 444.60	\$ 1,248.32	23%
Employee Benefits	\$ 87,172.00	\$ 4,443.25	\$ 33,327.16	38%
Depreciation Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 92,507.00</i>	<i>\$ 4,887.85</i>	<i>\$ 34,575.48</i>	
<b>Total Expenses</b>	<b>\$ 536,959.00</b>	<b>\$ 34,495.82</b>	<b>\$ 260,701.55</b>	<b>49%</b>
<b>Surplus - (Deficit)</b>	<b>\$ (40,278.00)</b>	<b>\$ 23,944.45</b>	<b>\$ (3,816.56)</b>	

Percent of Budget Month 6 of 12 50%

**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	9/30/2025 Obligation
<b>Operations 1406</b>	\$ 124,944.00	\$ -	\$ 124,944.00	\$ -	0.0%	\$ 124,944.00
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ 382.55	\$ -	\$ -	\$ 382.55		\$ -
Surveillance System	\$ 16,259.23	\$ -	\$ 5,315.08	\$ 10,944.15		\$ 5,315.08
Staff Training	\$ 15,688.46	\$ -	\$ 15,688.46	\$ -		\$ 15,688.46
IT Improvements	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00		\$ -
Background Check Information	\$ 8,669.76	\$ 1,242.06	\$ 8,669.76	\$ -		\$ 8,669.76
	\$ 76,000.00	\$ 1,242.06	\$ 29,673.30	\$ 46,326.70	61.0%	\$ 29,673.30
<b>Administration 1410</b>						
Administration Costs	\$ 62,472.00	\$ -	\$ 62,472.00	\$ -	0.0%	\$ 62,472.00
<b>Contract Administration 1480</b>						
A/E Services	\$ 66,150.50	\$ -	\$ 27,600.82	\$ 38,549.68		\$ 27,600.82
	\$ 66,150.50	\$ -	\$ 27,600.82	\$ 38,549.68	58.3%	\$ 27,600.82
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Unit Modernization - Fair Oaks	\$ 208,281.13	\$ -	\$ 19,530.13	\$ 188,751.00		\$ 208,281.13
	\$ 208,281.13	\$ -	\$ 19,530.13	\$ 188,751.00	90.6%	\$ 208,281.13
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
Fencing Install - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
Facade - MerChe	\$ 1,510,236.94	\$ -	\$ 789,223.56	\$ 721,013.38		\$ 1,504,514.67
Water Heater Replacement- Churchill	\$ -	\$ -	\$ -	\$ -		\$ -
MCM Elevator Upgrade	\$ 123,904.50	\$ -	\$ 61,952.50	\$ 61,952.00		\$ 123,904.50
Fencing Upgrade - MerChe	\$ 30,445.43	\$ 30,445.43	\$ 30,445.43	\$ -		\$ 30,445.43
Sewer and Water Line Repairs	\$ -	\$ -	\$ -	\$ -		\$ -
Maintenance Shop	\$ -	\$ -	\$ -	\$ -		\$ -
Community Room - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Rooftop HVAC Replacment - LIPH Suite/Admin Building	\$ 47,567.00	\$ 22,967.00	\$ 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	\$ 6,639.50	\$ -	\$ 6,639.50	\$ -		\$ 6,639.50
	\$ 1,752,793.37	\$ 53,412.43	\$ 969,827.99	\$ 782,965.38	44.7%	\$ 1,747,071.10
<b>Total</b>	<b>\$ 2,290,641.00</b>	<b>\$ 54,654.49</b>	<b>\$ 1,234,048.24</b>	<b>\$ 1,056,592.76</b>	<b>46.1%</b>	<b>\$ 2,200,042.35</b>

Percent Obligated 96.0%

**ROSS Grant - Vermilion Housing Authority**  
**ROSS241891**  
**September 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	\$ 76,855.48	\$ 98,303.52	56.1%
<b>Training Costs 1268</b>					
Training Costs	\$ 7,500.00	\$ 817.85	\$ 4,025.69	\$ 3,474.31	
	\$ 7,500.00	\$ 817.85	\$ 4,025.69	\$ 3,474.31	46.3%
<b>Adminstrative Costs 1868</b>					
Adminstrative Costs	\$ 18,266.00	\$ 1,138.11	\$ 8,947.37	\$ 9,318.63	
	\$ 18,266.00	\$ 1,138.11	\$ 8,947.37	\$ 9,318.63	51.0%
<b>Total</b>	<b>\$ 200,925.00</b>	<b>\$ 6,850.37</b>	<b>\$ 89,828.54</b>	<b>\$ 111,096.46</b>	<b>55.3%</b>

**Vermilion Housing Authority**  
**First Financial Bank - Authority Account**  
**September 2025**

**Balance Sheet**

**Assets**

111105 Cash	321,649.82
<b>Total Assets</b>	<u>321,649.82</u>

**Liabilities**

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

**Equity**

2820 Operating Reserves - Retained Earnings	321,408.04
Current Year Operating - Gain/(Loss)	241.78
<b>Total Liabilities &amp; Equity</b>	<u>321,649.82</u>

**Income Statement**

	Current Month	Year to Date
<b>Operating Revenue</b>		
Interest Income	39.65	241.78
Other Income	0.00	0.00
<b>Total Revenue</b>	<u>39.65</u>	<u>241.78</u>
<b>Operating Expenses</b>		
Other Administrative Expenses	0.00	0.00
<b>Total Expenses</b>	<u>0.00</u>	<u>0.00</u>
 Surplus - (Deficit)	 39.65	 241.78

**Vermilion Housing Authority**  
**Tenant Receivables Outstanding**  
**PHAS Financial Indicator**  
**September 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	\$	19,375.15	2.06%
August-25	\$	19,250.66	2.05%
September-25	\$	23,030.02	2.44%
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

September 2025

Amber McCoy	\$103.60
Ameren Illinois	\$23,802.01
Anderson Electric	\$628.33
Aqua Illinois Inc	\$16,858.59
B & D Sales And Service	\$261.09
Bacon & Van Buskirk	\$9,373.19
Barton Carrolls Inc.	\$10,109.00
Blackie's	\$30,280.00
Blaine Window Hardware	\$372.12
Botts Locksmith	\$748.50
Brickyard Landfill - 4725	\$666.82
Brittany Savalick	\$364.78
Canady Laboratories, Inc.	\$633.60
Caveman's Tree Service	\$350.00
Citibank, N.A.	\$139.99
City of Danville	\$7,682.63
City of Hoopeston	\$1,953.65
Clark's Garage Incorporated	\$1,775.99
Comcast Cable	\$628.33
Connor Company	\$2.64
Constellation NewEnergy, Inc.	\$907.44
Courtesy Ford Inc.	\$180.80
CTS Computer Center	\$6,100.00
Danville Area Community College	\$377.92
Danville Mass Transit	\$750.00
Danville Sanitary District	\$10,793.25
Danville Tile and Drainage	\$18.00
Danville's Flooring Warehouse Inc.	\$2,387.48
DP Supply, INC	\$145.22
Drake Nelson	\$300.00
E & B Gifts and Awards	\$8.00
Fastenal	\$844.68
General Electric Co	\$91.20
Georgetown Waterworks	\$3,060.72
Gibson Teldata, Inc.	\$1,690.98
Grainger, Inc	\$1,136.31
Grunau Company Inc	\$132.00
Hd Supply Facilities Maintenance	\$14,086.23
Health Alliance	\$31,686.45
Hillard Bynum	\$200.00
Housing-Renewal & Local Agency Retirement	\$18,375.66
Huber & Mudd LLC	\$4,212.50
Jaclyn Vinson	\$364.78
Johnson Controls Security Solutions	\$2,637.54
Kelly Printing Company Inc.	\$363.90
Kirby Risk Corporation	\$514.98
Kone Inc.	\$988.41
Korey M. Kruger	\$2,000.00
Lahne Lawncare	\$1,210.00
Lansing Housing Products Inc	\$259.84
Latoz Hardware Inc.	\$25.88
Lowe's	\$3,547.75
Menards - Menards Of Danville	\$450.03
Metropolitan Life Insurance Company	\$1,826.00

Midwest Mailing & Shipping Inc.	\$413.00
Municipal Water Utility	\$324.32
Nan Mckay & Associates Inc.	\$239.00
Nelson's Lawn Care	\$8,480.00
Nicole Brumfield	\$31.50
Oil Changers, Inc	\$107.06
Olympic Hardware	\$25.46
Online Information Services Inc.	\$1,540.53
Orkin, LLC	\$7,558.00
Owens Excavating & Trucking LLC	\$16,987.73
Patton, Terrance	\$450.00
PDQ Supply Inc.	\$209.88
Petty Cash, Tamra Hartman Custodial	\$301.00
Powell Fence Co.	\$30,445.43
Quadient Finance USA, Inc	\$1,000.00
Quadient Leasing USA, Inc.	\$424.32
Quill	\$1,725.67
Republic Services #726	\$7,672.04
Ridge Plumbing Contractor, LLC	\$2,818.63
Rita F Buckley	\$100.00
Rogers Supply Company Inc.	\$1,664.67
Samantha Bruens	\$65.80
Securitas Technology Corporation	\$248.07
Sherwin-Williams	\$1,464.85
Sparklight Business	\$336.96
Sunrise FS	\$1,544.67
Tamra Hartman	\$182.39
Terminix Services	\$2,050.00
The Lincoln National Life Insurance Co.	\$237.80
The Wash Shop	\$34.00
U.S. Inspection Group, Inc.	\$2,043.40
Verizon Connect	\$299.00
Verizon Wireless	\$168.84
Village of Rossville	\$707.45
Vision Service Plan	\$200.88
Wagner Communications Inc.	\$455.95
Watts Copy System	\$622.52
<b>Total for all Vendors</b>	<b>311,589.63</b>



## Memorandum

**TO:** Board of Commissioners  
**FROM:** Amber McCoy, Deputy Director  
**DATE:** October 1, 2025  
**RE:** Personnel Monthly Report for the Month of September 2025

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

Monty Schroeder – Buildings and Grounds Technician – Retired

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

BDO HUD Accounting LIPH & HCV Webinar  
Danville, IL

Amber McCoy, Tamra Hartman

Eye and Face Protection  
Danville, IL

Maintenance Staff

Mental Health Conference  
DACC Danville, IL

Tamera Forthenberry

## 2026 HOLIDAY SCHEDULE

<u>HOLIDAYS</u>	<u>DATE</u>
New Year's Day	Thursday, January 1, 2026
Martin Luther King, Jr. Birthday	Monday, January 19, 2026
President's Day	Monday, February 16, 2026
Good Friday	Friday, April 3, 2026
Memorial Day	Monday, May 25, 2026
Juneteenth	Friday, June 19, 2026
Independence Day	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Columbus Day	Monday, October 12, 2026
Veteran's Day	Wednesday, November 11, 2026
Thanksgiving Day	Thursday, November 26, 2026
Day after Thanksgiving Day	Friday, November 27, 2026
Christmas Day	Friday, December 25, 2026
Discretionary Holiday (1)	Thursday, December 24, 2026
Discretionary Holiday (2)	Thursday, December 31, 2026

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### 2026 BOARD OF COMMISSIONERS MEETING SCHEDULE (3<sup>rd</sup> THURSDAY OF THE MONTH)

<u>2026 DATE</u>	<u>TIME</u>	<u>LOCATION</u>
January 15	5:00 p.m.	Churchill Towers, 101 E. Seminary, Danville
February 19	5:00 p.m.	Mer Che Manor, 723 N. Oak Street, Danville
March 19	5:00 p.m.	Administration Building, 1607 Clyman Lane, Danville
April 16	5:00 p.m.	Churchill Towers, 101 E. Seminary, Danville
May 21	5:00 p.m.	Mer Che Manor, 723 N. Oak Street, Danville
June 18	5:00 p.m.	Kennedy Court, 407 Kennedy Drive, Georgetown
July 16	5:00 p.m.	Centennial Manor, 426 E. Honeywell, Hoopeston
August 20	5:00 p.m.	Administration Building, 1607 Clyman Lane, Danville
September 17	5:00 p.m.	Churchill Towers, 101 E. Seminary, Danville
October 15	5:00 p.m.	Administration Building, 1607 Clyman Lane, Danville
November 19	5:00 p.m.	Mer Che Manor, 723 N. Oak Street, Danville
December 17	5:00 p.m.	Churchill Towers, 101 E. Seminary, Danville

**RESOLUTION NO. 2025-28**

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

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

**WHEREAS**, in furtherance of its purpose, the Authority to approve the 2026 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 2026 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.

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 23rd day of October, 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

## MEMORANDUM

**TO:** Board of Commissioners

**FROM:** Jaclyn Vinson, Executive Director

**DATE:** October 8, 2025

**RE:** Health Insurance Policy Renewal

Based on the information Loman Ray provided us, we are recommending approval to switch from our current Health Alliance Plan to a Blue Cross Blue Shield Plan at a monthly premium of approximately \$42,110.00. This is approximately a 13% increase in monthly premium. Health Alliance will cease operations as of January 1, 2026, so we are forced to find a new Health Insurance offering for our employees.

**Current Plan Summary: CAP 25 POSC+ 1500 RX231**

Deductible \$1,500/\$3,000

Out of Pocket Max. \$4,500/\$9,000

Total Monthly Premium \$37,507.94

**Proposed Plan Summary: BCBS P5M1BCE**

Deductible \$1,500/\$3,000

Out of Pocket Max. \$3,000/\$6,000

Total Monthly Premium \$42,110

We are recommending approval of moving forward with Blue Cross and Blue Shield of Illinois.

**RESOLUTION NO. 2025-29**

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

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

**WHEREAS**, in furtherance of its purpose, the Authority to approve the health insurance option, effective December 1, 2025 through November 30, 2026 with Blue Cross Blue Shield for BCBS P5M1BCE; 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 option, effective December 1, 2025 through November 30, 2026 with Blue Cross Blue Shield for BCBS P5M1BCE.
- 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 23rd day of October, 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



October 20, 2025

Ms. Jacklyn Vinson  
Vermilion Housing Authority  
1607 Clyman Lane  
Danville, Illinois 61832

Re: Hubbard Lane and Sidewalk Replacement

Dear Ms. Vinson:

1919 Architects has reviewed the bids for the above-mentioned project that was publicly read aloud on October 7, 2025. We received Three (3) bids. The bidders supplied the required bid documents and one of the contractors did not acknowledge the addendum. We had at least Three (3) contractors that had obtained bid documents for this project. The responsive low bidder submitted the required bidding documents (see the attached bid tabulation form).

The lowest and most responsive and reasonable bid for this project is Midwest Asphalt Company with a base bid of \$159,964.00. We have reviewed the Excluded Party List, and Midwest Asphalt Company is active but does not appear to be registered (See attached search results). We have also included a copy of the opinion of probable construction cost for your records. This estimate is higher than the bids received and there was a built-in contingency of 10% which would make this estimate approximately 16.5% lower than the recommended bid.

The firm recommend Midwest Asphalt Company be contacted to negotiate a contract for construction for \$159,964.00. We have also included the final bid tabulation results.

Please do not hesitate to contact our office with any questions or concerns you may have regarding these bids.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronald G. Billy, Jr.', with a stylized flourish at the end.

Ronald G. Billy, Jr., NCARB, LEED AP  
President

Enclosures



## ATTENDANCE RECORD

Project No.: **25-17140**

Project: **Hubbard Lane and Sidewalk Replacement**

Meeting Description: Bid Opening

Date: October 7, 2025

Time: 2:00 p.m.

Place: Vermilion Housing Authority

#	Name & Title	Representing	Phone	Fax	Email
1	Ronald G. Billy, Jr., LEED AP	1919 Architects	815-229-8222		ron@1919architects.com
2	Jacklyn Vinson	Vermilion Housing Authority	217-444-3101		jvinson@vermilionhousing.com
3	<i>Ken Dunbar</i>	<i>Midwest Asphalt</i>	<i>217-260-1779</i>		<i>Ken.dunbar@midwestasphalt.com</i>
4	<i>TABITHA BILLY</i>	<i>1919 ARCHITECTS</i>			
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					



**BID TABULATION FORM**

BID ON: Hubbard Lane and Sidewalk Replacement  
DATE OF OPENING: 10/07/2025

BID NO: \_\_\_\_\_

TIME OF OPENING: 2:00 p.m.

**CONTRACTOR:** Schomburg & Schomburg Construction Co., Inc.

BB  Add  HH  NC  NonSeg  Cert-Sec3  HUD 5369A

Base Bid: \$285,605.53

**CONTRACTOR:** Midwest Asphalt Company

BB  Add  HH  NC  NonSeg  Cert-Sec3  HUD 5369A

Base Bid: \$159,964.00

**CONTRACTOR:** Carlson Construction

BB  Add  HH  NC  NonSeg  Cert-Sec3  HUD 5369A

Base Bid: \$307,442.00

**CONTRACTOR:** \_\_\_\_\_

BB  Add  HH  NC  NonSeg  Cert-Sec3  HUD 5369A

Base Bid: \$

# Entity Information Search Results 0 Total Results

**Filter by:**

**Keyword (ALL)**

Midwest Asphalt Company

**Status**

Active

PROJECT ID: HUBBARD LANE SIDEWALK REPAIR  
 ADDRESS: HUBBARD LN., DANVILLE, ILLINOIS 61832  
 SCOPE: SITEWORK  
 REVISION NO: 0.00

CLIENT'S INFORMATION: Vermilion Housing Authority  
 CONTACT: Jaclyn Vinson  
 E-MAIL ADDRESS: [jvinson@vermilionhousing.com](mailto:jvinson@vermilionhousing.com)  
 PHONE NUMBER: (217) 444-3101  
 Date: 9/17/2025

ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	WSTG	QUANTITY (W/ Wastage)	UNIT COST (Material)	TOTAL (Material Cost)	UNIT COST (Labor)	TOTAL (Labor Cost)	TOTAL COST (Labor + Material)	TRADE COST
<b>GENERAL REQUIREMENTS</b>												
1		Supervision	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
2		Permits	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
3		Final Clean-up	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
4		Mobilization Costs	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
5		Bonds	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
6		Temporary Control & Facilities	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
7		Office or Trailer	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
8		Temporary Electric	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
9		Temporary Water	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
10		Sitework Protection	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
11		Surveying	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
12		Submittals/Shop drawings	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
13		Blueprinting/Estimation	1	LS	0%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
14		Contractor to Fill These General Requirements as Per Site Conditions (OR 12% of Total Cost, If Required)	1	LS	0%						\$ -	
15		Mobile Scaffolding/ Rental Lift	1	SF	10%	1	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Subtotal (General Requirements)</b>												\$0

<b>DIVISION 02- SITE WORK/ EXISTING CONDITIONS</b>												
<b>DEMOLITION</b>												
16	C100 - C103	Existing Asphalt Pavement to be Milled and Prepped for New Pavement	4807	SF	0%	4807	\$ -	\$ -	\$ 1.46	\$ 6,998.74	\$ 6,999	
17		Sawcut and Remove Existing Curb and Prepped for New Curb	97	LF	0%	97	\$ -	\$ -	\$ 3.48	\$ 337.32	\$ 337	
18		Existing Concrete Sidewalk to Be Sawcut and Removed and Prepped for New Concrete Walk	3215	SF	0%	3215	\$ -	\$ -	\$ 2.50	\$ 8,023.44	\$ 8,023	
<b>Subtotal (Site Work/ Existing Conditions)</b>												\$15,360

<b>Division 31 - EARTHWORK</b>												
<b>GRADING (ASSUMED)</b>												
19	C100 - C103	Excavation	111	CY	20%	133	\$ -	\$ -	\$ 55.00	\$ 7,326.00	\$ 7,326	
20		Export	111	CY	20%	133	\$ -	\$ -	\$ 7.25	\$ 965.70	\$ 966	
<b>Subtotal (Earthwork)</b>												\$8,292

<b>Division 32 - EXTERIOR IMPROVEMENTS</b>													
<b>PAVEMENT</b>													
21	C100 - C103	<b>ASPHALT PAVEMENT</b>	3897	SF									
22		2" HMA Surface Course, N50 Heavy Duty Compacted	3897	SF	10%	4287	\$ 0.98	\$ 4,201.34	\$ 0.31	\$ 1,337.57	\$ 5,539		
23		Primer Per IDOT Specs	3897	SF	10%	4287	\$ 0.73	\$ 3,129.57	\$ 0.26	\$ 1,114.64	\$ 4,244		
24	C100 - C103	<b>5" CONCRETE SIDEWALK</b>	3087	SF									
25		Concrete, 4000 Psi	48	CY	10%	53	\$ 220.00	\$ 11,620.99	\$ 200.16	\$ 10,572.99	\$ 22,194		
26		6x6 - W1.4xW1.4 WWF	3087	SF	10%	3396	\$ 0.86	\$ 2,920.34	\$ 0.66	\$ 2,241.19	\$ 5,162		
27		6" Aggregate Base	57	CY	10%	63	\$ 45.00	\$ 2,829.79	\$ 30.00	\$ 1,886.52	\$ 4,716		
28		Compacted Subgrade	3087	SF	10%	3396	\$ 0.52	\$ 1,765.79	\$ 0.50	\$ 1,697.87	\$ 3,464		
29		<b>JOINTS</b>											
30		1/2" Struck Joint, 1/4" Sawcut	617	LF	10%	679	\$ 0.69	\$ 468.61	\$ 3.48	\$ 2,366.15	\$ 2,835		
31		1/4" Expansion Joint - Single Component Polyurethane Sealant	165	LF	10%	182	\$ 1.28	\$ 232.73	\$ 1.35	\$ 245.82	\$ 479		
32	1/2" Expansion Joint - Single Component Polyurethane Sealant - Closed Cell Semi-Rigid Plastic Joint Filler	177	LF	10%	195	\$ 1.46	\$ 284.98	\$ 1.46	\$ 284.20	\$ 569			
32	3/4" Premolded Expansion Joint	147	LF	10%	162	\$ 1.58	\$ 255.73	\$ 1.56	\$ 252.49	\$ 508			
33	C100 - C103	<b>CURB AND GUTTER</b>											
33		24" V-Type Concrete Gutter - Depth: 8" total (5 1/2" on sides tapering to 2 1/2" at center) - Includes smooth dowels placed 2 1/2" above the base.	848	LF	10%	932	\$ 21.45	\$ 19,997.94	\$ 6.41	\$ 5,974.21	\$ 25,972		
34	24" Concrete Curb - Depth: 16" total (10" below gutter + 6" curb height) - Includes smooth dowels placed 4" above the base - Gutter tip adjustable: up 1" where pavement slopes towards curb, down 1" where pavement slopes away	102	LF	10%	113	\$ 23.89	\$ 2,692.55	\$ 6.84	\$ 770.91	\$ 3,463			
<b>Subtotal (Exterior Improvements)</b>												\$79,145	
<b>Total Mat. Cost =</b>								\$50,400.36	<b>Total Lab. Cost =</b>		\$52,395.78		

SUBTOTAL		\$102,796.14
OVERHEAD/PROFIT	15%	\$15,419.42
INSURANCE	3%	\$3,083.88
CONTINGENCY	12%	\$12,335.54
<b>TOTAL BASE BID</b>		<b>\$133,634.98</b>

**Note:** (If require, you can change OVERHEAD/PROFIT percentage in Blue Column, 15%-25%)  
 (If require, you can change INSURANCE percentage in Blue Column, 3%-5%)  
 (If require, you can change CONTINGENCY percentage Blue Column, 3%-7%)  
 Prices can be changed based on field circumstances.

**Legend**  
 SF = square feet  
 LF = linear feet  
 EA = each  
 CY = cubic yard  
 SY = square yard  
 LOC = location  
 LS = lump sum  
 LBS=pound

Wastage	
Unit	Wastage
SF	10%
LF	10%
EA	0%
CY	10%
SY	10%
LOC	0%
LS	0%
LBS	10%

Adjust wastage according to the requirement

We have no control over the cost of labor, material, equipment, productivity or the contractors method of determining prices and this statement of probable construction costs is based on industry practice, professional experience and qualifications. It represents our best judgement as a professional cost estimator familiar with the construction industry and local conditions. We do not and cannot guaranty that the bids received will not vary from this opinion of costs. We only guarantee 100% accuracy in Material Takeoff Quantities.

**RESOLUTION NO. 2025-30**

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

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

**WHEREAS**, in furtherance of its purpose, the Authority to approve the contract with Midwest Asphalt Company for the Hubbard Lane Reconstruction Project at Fair Oaks in Danville, Illinois, not to exceed \$159,964.00; 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 Midwest Asphalt Company for the Hubbard Lane Reconstruction Project at Fair Oaks in Danville, Illinois, not to exceed \$159,964.00.
- 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 23rd day of October, 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

Jaclyn Vinson  
Executive Director  
Vermilion Housing Authority  
1607 Clyman Lane  
Danville, Illinois 61832  
[jvinson@vermillionhousing.com](mailto:jvinson@vermillionhousing.com)

October 17, 2025

RE: MerChe Manor  
723 North Oak Street  
Danville, Illinois 61832  
"Building Reclad"

Ms. Vinson,

Thank you for the opportunity to provide additional pricing for the above-mentioned building. Berglund Construction has reviewed the additional documents prepared by Farnsworth Group dated 9/30/25. Based upon these documents we wish to provide you with the following scope of work and pricing. The proposed scope of work will involve removing the existing brick masonry cladding along the north and south elevation and installing a new thin brick at the 1<sup>st</sup> floor with an EIFS brick system to be installed at floors 2-7. It is anticipated that work will begin November 2025 and be completed prior to June 2026. Provisions are included for temporary enclosure and heating to allow for work to occur during cold temperatures. Upon review, please respond with any questions you might have.

**Scope of Work:**

1. Mobilize and provide necessary site protection
2. Provide pipe scaffold access to 100% of work area
3. Provide heated enclosure
4. Remove and dispose of boiler stack (no reinstallation is included)
5. Remove and properly dispose of all brick cladding
6. Repair damaged sheathing, allowance of \$50,000 is included
7. Install new exterior grade sheathing over existing
8. Install new water- resistive barrier coating, flashings, 2" insulation system and drainage-
9. Install new thin brick at 1<sup>st</sup> floor
10. Install new EIFS brick system at floors 2 – 7
11. Allow for accommodation of existing roof coping cap into new system
12. Provide all new sealants as required
13. Install new roof edge flashing, per detail 5/A5.4
14. Remove pipe scaffold access
15. Restore site with seed blank
16. Demobilize and properly dispose of all debris

**Base Bid: \$2,220,000**

**Clarifications:**

1. Price for alternate roof edge flashing is included.
2. Excluded: permit fees, performance and payment bond, hazardous material identification / abatement, interior finishes or any work at the interior.
3. Pricing assumes use of electric or natural gas heaters that can be tied into building service.

Thank you,  
Berglund Construction



John McHugh  
Vice President | Restoration Division



Juan Carlos Dominguez  
Project Manager | Restoration Division

## RESOLUTION NO. 2025-31

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

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

**WHEREAS**, in furtherance of its purpose, the Authority to approve the contract with Berglund Construction for the Façade Renovation Project Phase II at MerChe Manor in Danville, Illinois, not to exceed \$2,220,000.00; 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 Berglund Construction for the Façade Renovation Project Phase II at MerChe Manor in Danville, Illinois, not to exceed \$2,220,000.00.
- 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 23rd day of October, 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