

Vermilion Housing Authority



Board of Commissioners

November 20, 2025

Board Packet



TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: November 17, 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, November 20, 2025, at 5:00 p.m. at MerChe Manor Community Room, 723 N. Oak Street, Danville, Illinois.



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: November 17, 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, November 20, 2025 at 5:00 p.m. at MerChe Manor Community Room, 723 N. Oak Street, 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
MERCHE MANOR COMMUNITY ROOM
THURSDAY, NOVEMBER 20, 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 October 23, 2025 - VHA Board Minutes and Closed Minutes (Pages 6 - 15) Note: Closed minutes will be provided to the Board of Commissioners separately.
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) Staff Compensation Adjustment (Pages 38 - 40)
 - * (b) Staff Dental Insurance (Pages 41 - 43)
 - * (c) AHRMA Annual Insurance Renewal (Pages 44 - 46)
 - * (d) Emphasys Annual Software Renewal (Pages 47 - 49)
 - * (e) Energy Performance Contract Annual Savings Measurement Payment (Pages 50 - 52)

9. Other Business
 - (a) Project Updates

10. Closed Session for Real Estate Matters
Pursuant to the IL Open Meetings Act:
5 ILCS 120/2(c)(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

11. Chairman/Commissioner Comments

12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is December 18, 2025, at the VHA Administration Building, 1607 Clyman Lane, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF
OCTOBER 23, 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 October 23, 2025, at 4:14 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
ABSENT: Brittany Morris- Randle and Courtney Watson
ALSO PRESENT: Executive Director, Jaclyn Vinson; Deputy Director, Amber McCoy;

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. Commissioner Witzel moved that the agenda be approved as presented. Vice Chair Boyd 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 September 18, 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 Witzel made a motion that the minutes from the September 18, 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** – Jaclyn Vinson went over the Public Housing and ROSS Grant reports.

(b) **HCV/Section 8** – Jaclyn Vinson 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 – 2026 Meeting and Holiday Schedule, Staff Health Insurance, Hubbard Lane Reconstruction Project, and MerChe Manor Façade Replacement Project Phase II.

(a) **2026 Holiday and Board of Commissioners Meeting Schedule** – Mrs. Vinson went over the schedule. Chair O’Shaughnessy asked if there were any questions. None were presented. Commissioner Witzel made a motion for the approval of the 2026 Holiday and Board of Commissioners Meeting Schedule and Vice Chair Boyd seconded it.

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.

Chair O’Shaughnessy called for a roll call vote to approve the 2026 Holiday and Board of Commissioners Meeting Schedule which produced the following:

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

NAYES: None
ABSENT: B. Morris-Randle and C. Watson

Chair O'Shaughnessy there upon declared said motion carried.

(b) Staff Health Insurance – Mrs. Vinson went over the proposal. Commissioner McFadden asked if a budget amendment would be necessary with this change. Mrs. Vinson stated that we will have to look at into that, but Mrs. Vinson didn't think so due to only one more quarter in the fiscal year and the impact would not be great enough to justify a budget amendment. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Staff Health Insurance and Commissioner Tutton seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Staff Health Insurance which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(c) Hubbard Lane Reconstruction Project – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked if Hubbard Lane was in Fair Oaks. Mrs. Vinson clarified that yes Hubbard is in Fair Oaks. Commissioner Witzel stated that there was a huge difference between bids. Mrs. Vinson stated that the low bidder owns the asphalt plant. Mrs. Vinson stated that the low bidder, Midwest, was Schomburg's sub-contractor

for the asphalt part of the work. Chair O'Shaughnessy asked if there were any questions. None were presented. Commissioner Witzel made a motion for the approval of the Hubbard Lane Reconstruction Project and Commissioner McFadden seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Hubbard Lane Reconstruction Project which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(d) MerChe Manor Façade Replacement Project Phase II – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked if this was coming out of capital funds. Mrs. McCoy stated yes. Chair O'Shaughnessy asked which capital funds this would come out of. Mrs. Vinson stated that it would use most of the capital fund 2025 grant. Chair O'Shaughnessy stated the work to date looks nice. Mrs. McCoy stated the first part of the contract will come from capital fund 2024 funds and the remaining part of the contract will come from capital fund 2025 grant. Chair O'Shaughnessy asked how long until the project is done. Mrs. Vinson stated that they will work all winter, and a part of the price is working through winter. Commissioner Tutton stated he noticed that in their proposal. Mrs. Vinson described the setup to work in the winter. Vice Chair Boyd asked about the exclusion clause in the proposal. Mrs. Vinson stated we do not pay permit fees and the rest of the items stated are not included in the bid. Chair O'Shaughnessy asked if there were any questions. None were presented. Vice Chair Boyd made a motion for the approval of the MerChe Manor Façade Replacement Project Phase II and Commissioner Witzel seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the MerChe Manor Façade Replacement Project Phase II which produced the following:

AYES:	C. Boyd, V. McFadden, P. O'Shaughnessy, T. Tutton, and D. Witzel
NAYES:	None
ABSENT:	B. Morris-Randle 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.
- (b) **FY 2025 Audit** – Mrs. McCoy went over the audit report for FY 2025. A question and answer session followed.

Chair O'Shaughnessy asked for item 10 on the agenda – Closed Session for 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.

Vice Chair Boyd moved to go into closed session to discuss real estate. Commissioner Witzel seconded the motion. Chairman O'Shaughnessy called for the board to signify with an aye to move to closed session. Upon unanimous ayes, approval was granted and moved into closed session at 4:58 p.m.

Commissioner Witzel made a motion to leave closed session. Commissioner McFadden seconded the motion. Chairman O'Shaughnessy called for the board to signify with an aye to reconvened into open session. Upon unanimous ayes, approval was granted. Closed session ended at 5:20 p.m.

Mrs. Vinson continued projects updates. A question and answer session followed.

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 Tutton seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:40 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
Total Police Calls				124	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:	16	11					FO-8/BT-1/MC-2
September:	10	23					FO-12/BT-3/MC-7/CH-1
August:	25	14					FO-8/BT-2
July:	11	6					FO-14/BT-8/MC-2/CH-1
June:	14	14					FO-5/BT-3/MC-6
May:	23	14					FO-6/MC-2/CH-3
April:	25	4					FO-10/BT-1/MC-2/CH-1
							FO-12/BT-3/MC-5/CH-3
							FO-9/BT-4/MC-1
							FO-18/BT-2/MC-4/CH-1
							FO-4
Total Calls for the Month:	16		YTD Calls:	124	150		

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

Monthly Occupancy October 2025

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	159	159	100%
AMP 102-Beeler, Churchill, Madison Ct.	106	107	99%
AMP 103- Mer Che	93	93	100%
AMP 104- County Sites	135	136	99%
GRAND TOTAL THIS MONTH	493	495	100%
GRAND TOTAL LAST MONTH	491	495	99%

OCTOBER 2025 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 55

Meetings:

- Income/Poverty Work Group
- Violence Prevention Task Force
- CRIS Healthy Aging – Coordinated Community Response Team
- AJC Roundtable
- ROSS Network Group
- Overdose Fatality Review Team

Trainings:

- Illinois Prevent Child Abuse: Parts 1 & 2 - The Effects of Domestic Violence on Children

Referrals to Community Organizations/Services:

- DACC Adult Education - Classes
- AJC (American Job Center) – Job search, Job skills training classes
- Fair Hope – Appointments
- Express Temporary Employment – Jobs
- Sleep in Heavenly Peace Bed Program – Beds for children
- East Central Illinois Community Action Agency – Energy assistance
- The Dwelling Place - Toiletries

Program:

- ROSS report October 1, 2024, – September 30, 2025, submitted
- Appointments:
 - 3 of 6 Fair Oaks/ Follow-Up Assessment/Enrollment/Updates
 - 2 of 3 Churchill and Beeler/ Follow-Up Assessment/Enrollment/Updates
 - 0 of 0 Mer Che/Follow-Up/Assessment/Enrollment/Updates
 - 4 of 8 Centennial/ Follow-Up Assessment/Enrollment/Updates
- 32 DMT Bus Passes
 - Scheduled health appointments
 - DACC Adult Education (Danville Area Community College)
 - ROSS Appointments
 - Job seeking assistance
 - Job interview

Other:

- Aetna Health at MerChe
- Carle Outreach at Mer Che
- OSF Caravan at Fair Oaks
- Trunk or Treat for Fair Oaks and Beeler residents

Housing Choice Voucher October 2025 Board Report

- New Admissions: 3
- Terminations: 2
 - 1 –Skipped
 - 1 – Program Compliance

		2024	2025									
Mon.		CP	DEMO II	FUP	PMII	Port-Out	PVC DEMO	RC DEMO	Reg.	VASH	VASH 16	Total
1	520	7	8	6	7	0	13	3	377	40	61	522
2	528	7	8	6	7	0	13	3	375	40	60	519
3	539	7	8	6	7	0	13	3	372	41	59	516
4	547	7	8	6	7	0	12	3	380	43	59	525
5	549	7	8	5	7	0	11	3	391	44	59	535
6	542	7	8	7	7	0	11	3	405	46	59	553
7	541	7	8	7	7	4	11	3	412	50	55	564
8	534	7	8	7	7	8	11	3	414	48	57	570
9	537	7	7	6	7	11	11	3	422	49	58	581
10	529	7	7	6	7	13	11	3	421	49	58	582
11	531											0
12	528											0
Grand Total	6425	70	78	62	70	36	117	30	3969	450	585	5467

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

Legend:

CP- Crosspoint Referral

Demo II – FO Demo Phase II

FUP- Family Unification

PMII- Prairie Meadows Phase II (Project-Based)

Port-Out- Payable Port-Outs

PVC Demo: Parkview Court Demo

RC Demo: Ramey Court Demo

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (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	965	582	60%
NOV			
DEC			
YTD	9650	5467	57%

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	\$271,868	\$390,656	114%	\$671
NOV				
DEC				
YTD	\$3,183,732	\$3,473,385	109%	\$635

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)



To: Amber McCoy, Deputy Director
From: Tamra Hartman, Finance Manager
Date: November 12, 2025
Re: Finance Report

Public Housing Operating Fund

	October 2025	FY 26 YTD
COCC	\$336.61	\$31,335.92
AMP 101	\$5,058.94	(\$158,282.58)
AMP 102	(\$1,995.01)	(\$80,696.05)
AMP 103	\$1,036.37	(\$24,393.33)
AMP 104	\$6,711.39	(\$15,740.50)
Total	\$11,148.30	(\$247,776.54)

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **\$488.41** for the month and an overall loss of **\$4,304.97** for the year.

Public Housing Capital Fund

Capital Fund 2024, funds were drawn down in the amount of **\$255,530.81**.

Notable AP Expenditures

Ridge Plumbing	\$101,688.00	Phase 2 Fair Oaks boiler & water heater replacement.
	\$3,184.13	Fair Oaks, Beeler Terrace, and Mer Che backflow repairs.
	\$1,645.93	318 Bradley and Tilton Court water heater installs.
Berglund Construction Company	\$147,740.99	Mer Che facade.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$5,419.55.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to \$21,796.13.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 10/31/2025

<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	5,749,512.67	5,749,512.67	0.00	0.00	0.00	0.00	0.00
111113 IF HCV Account	0.00	0.00	0.00	0.00	0.00	0.00	327,419.56
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	(891.49)	(5,108,414.22)	3,306,080.04	428,361.94	276,585.08	1,096,495.67	(424.76)
112200 AR Tenants	21,796.13	0.00	14,414.54	3,355.75	4,178.59	(152.75)	166,828.38
112265 Allow Doubtful A	(485.82)	0.00	(66.83)	(197.00)	0.00	(221.99)	(166,828.38)
113000 Acct Rec FCHA	17,343.71	17,343.71	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	23,131.08	23,131.08	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	37,430.26	1,332.68	12,458.31	6,400.27	5,050.96	12,188.04	889.24
121102 Prepaid Soft	4,467.90	0.00	1,416.86	903.47	847.87	1,299.70	893.60
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	1,166.64
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	(39,779,736.61)	(1,246,495.36)	(14,194,969.60)	(12,322,289.68)	(5,367,556.14)	(6,648,425.83)	(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
Total Assets	\$ 13,640,928.44	\$ 729,715.54	\$ 5,745,353.47	\$ 2,104,050.84	\$ 1,530,494.21	\$ 3,531,314.38	\$ 329,944.28
Liability							
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	61,149.00	0.00	25,900.00	10,449.00	4,950.00	19,850.00	0.00
211704 Health Ins	(32,451.77)	(32,451.77)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,287.15)	(2,287.15)	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	151.40	151.40	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	(233.68)	(233.68)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(112.10)	(112.10)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	1,162.92	1,162.92	0.00	0.00	0.00	0.00	0.00
211906 Res Training	12,839.66	0.00	2,863.66	2,611.91	5,289.69	2,074.40	0.00
211913 Scrap	1,914.10	1,914.10	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	19,902.49	0.00	8,956.10	5,970.81	4,975.58	0.00	0.00
213302 EPC Replace	2,609.19	0.00	1,291.37	302.94	1,014.88	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	14,201.00	0.00	2,881.45	2,308.71	1,922.08	7,088.76	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
Total Liability	\$ 1,098,994.16	\$ (21,818.50)	\$ 491,852.77	\$ 322,241.54	\$ 268,255.79	\$ 38,462.56	\$ 5,337.58
Equity							
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	77,036.31
Total	\$ 12,789,710.82	\$ 720,198.12	\$ 5,411,783.28	\$ 1,862,505.35	\$ 1,286,631.75	\$ 3,508,592.32	\$ 361,130.20
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (32,218.53)
Current Year Oper +/-	\$ (247,776.54)	\$ 31,335.92	\$ (158,282.58)	\$ (80,696.05)	\$ (24,393.33)	\$ (15,740.50)	\$ (4,304.97)
Current Year Net Assets	\$ (247,776.54)	\$ 31,335.92	\$ (158,282.58)	\$ (80,696.05)	\$ (24,393.33)	\$ (15,740.50)	\$ (36,523.50)
Total Equity	\$ 12,541,934.28	\$ 751,534.04	\$ 5,253,500.70	\$ 1,781,809.30	\$ 1,262,238.42	\$ 3,492,851.82	\$ 324,606.70
Liabilities & Net Assets	\$ 13,640,928.44	\$ 729,715.54	\$ 5,745,353.47	\$ 2,104,050.84	\$ 1,530,494.21	\$ 3,531,314.38	\$ 329,944.28

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
October 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 917,478.00	\$ 88,498.54	\$ 564,713.78	62%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 269,837.00	\$ 17,535.74	\$ 126,959.40	47%
Other Income	\$ 901,664.00	\$ 25,794.99	\$ 339,256.79	38%
Subsidy	\$ 2,964,741.00	\$ 279,503.51	\$ 1,650,154.05	56%
Total Revenue	\$ 5,053,720.00	\$ 411,332.78	\$ 2,681,084.02	53%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 900,758.00	\$ 74,199.69	\$ 510,776.33	57%
Legal	\$ 25,375.00	\$ 1,000.00	\$ 8,735.00	34%
PBA Mngt. Exp.	\$ -	\$ (11,349.00)	\$ (76,128.00)	0%
Mileage/Travel/Training	\$ 17,062.00	\$ 3,009.45	\$ 19,138.30	112%
Other Administrative Exp	\$ 123,878.00	\$ 7,200.31	\$ 55,310.10	45%
<i>Total Administrative Expense</i>	<i>\$ 1,067,073.00</i>	<i>\$ 74,060.45</i>	<i>\$ 517,831.73</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 11,567.00	\$ 1,040.76	\$ 6,978.39	60%
<i>Total Tenant Services Expenses</i>	<i>\$ 11,567.00</i>	<i>\$ 1,040.76</i>	<i>\$ 6,978.39</i>	
<i>Total Utility Expenses</i>	<i>\$ 609,390.00</i>	<i>\$ 52,496.62</i>	<i>\$ 386,204.59</i>	<i>63%</i>
<i>Maintenance</i>				
Salaries	\$ 782,560.00	\$ 63,127.07	\$ 478,302.31	61%
Materials	\$ 390,343.00	\$ 31,185.93	\$ 294,742.20	76%
Contracts	\$ 557,530.00	\$ 56,250.63	\$ 430,258.61	77%
<i>Total Maintenance Expenses</i>	<i>\$ 1,730,433.00</i>	<i>\$ 150,563.63</i>	<i>\$ 1,203,303.12</i>	
<i>General Expenses</i>				
Insurance	\$ 224,582.00	\$ 18,678.15	\$ 76,342.34	34%
Employee Benefits	\$ 787,450.00	\$ 58,534.91	\$ 418,989.87	53%
Depreciation Expense	\$ 357,981.00	\$ 28,395.90	\$ 198,771.30	56%
PILOT	\$ 34,647.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 83,362.00	\$ 10,862.64	\$ 55,136.84	66%
Energy Perf Cont Expense	\$ 134,570.00	\$ 5,551.42	\$ 65,302.38	49%
<i>Total General Expenses</i>	<i>\$ 1,632,592.00</i>	<i>\$ 122,023.02</i>	<i>\$ 814,542.73</i>	
Total Expenses	\$ 5,051,055.00	\$ 400,184.48	\$ 2,928,860.56	58%
Surplus - (Deficit)	\$ 2,665.00	\$ 11,148.30	\$ (247,776.54)	

Percent of Budget Month 7 of 12

58%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
October 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 354,792.00	\$ 17,343.71	\$ 146,833.10	41%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 354,792.00	\$ 17,343.71	\$ 146,833.10	41%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 427,979.00	\$ 42,682.22	\$ 279,389.99	65%
Legal	\$ 6,568.00	\$ -	\$ 800.00	12%
PBA Mngt. Exp.	\$ (392,300.00)	\$ (49,634.00)	\$ (340,790.50)	87%
Mileage/Travel/Training	\$ 5,508.00	\$ 1,865.35	\$ 15,169.39	275%
Other Administrative Exp	\$ 29,552.00	\$ (343.98)	\$ 9,709.54	33%
<i>Total Administrative Expense</i>	<i>\$ 77,307.00</i>	<i>\$ (5,430.41)</i>	<i>\$ (35,721.58)</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>\$ 1,948.05</i>	<i>\$ 15,714.65</i>	<i>70%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ 1,401.75	\$ 1,401.75	0%
Materials	\$ 1,953.00	\$ 56.20	\$ 309.37	16%
Contracts	\$ 53,680.00	\$ 1,431.56	\$ 16,181.34	30%
<i>Total Maintenance Expenses</i>	<i>\$ 55,633.00</i>	<i>\$ 2,889.51</i>	<i>\$ 17,892.46</i>	
<i>General Expenses</i>				
Insurance	\$ 7,996.00	\$ 666.32	\$ 3,361.27	42%
Employee Benefits	\$ 188,278.00	\$ 16,720.65	\$ 112,759.52	60%
Depreciation Expense	\$ 2,556.00	\$ 212.98	\$ 1,490.86	58%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 198,830.00</i>	<i>\$ 17,599.95</i>	<i>\$ 117,611.65</i>	
Total Expenses	\$ 354,263.00	\$ 17,007.10	\$ 115,497.18	33%
Surplus - (Deficit)	\$ 529.00	\$ 336.61	\$ 31,335.92	

Percent of Budget Month 7 of 12

58%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 78,498.00	\$ 12,600.54	\$ 73,465.99	94%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,046.00	\$ 5,786.80	\$ 41,896.62	47%
Other Income	\$ 92,897.00	\$ 3,078.78	\$ 47,999.09	52%
Subsidy	\$ 1,363,706.00	\$ 128,845.13	\$ 758,249.78	56%
Total Revenue	\$ 1,624,147.00	\$ 150,311.25	\$ 921,611.48	57%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 137,263.00	\$ 8,862.55	\$ 64,826.20	47%
Legal	\$ 3,931.00	\$ 526.25	\$ 3,074.75	78%
PBA Mngt. Exp.	\$ 93,485.00	\$ 12,322.50	\$ 84,475.00	90%
Mileage/Travel/Training	\$ 4,058.00	\$ 380.02	\$ 1,197.92	0%
Other Administrative Exp	\$ 26,438.00	\$ 2,544.34	\$ 14,963.17	57%
<i>Total Administrative Expense</i>	<i>\$ 265,175.00</i>	<i>\$ 24,635.66</i>	<i>\$ 168,537.04</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,658.00	\$ 329.11	\$ 2,206.72	60%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,658.00</i>	<i>\$ 329.11</i>	<i>\$ 2,206.72</i>	
<i>Total Utility Expenses</i>	<i>\$ 192,665.00</i>	<i>\$ 16,629.50</i>	<i>\$ 122,048.42</i>	<i>63%</i>
<i>Maintenance</i>				
Salaries	\$ 310,111.00	\$ 28,935.63	\$ 193,194.84	62%
Materials	\$ 213,826.00	\$ 21,634.11	\$ 165,616.65	77%
Contracts	\$ 115,679.00	\$ 15,582.49	\$ 161,986.45	140%
<i>Total Maintenance Expenses</i>	<i>\$ 639,616.00</i>	<i>\$ 66,152.23</i>	<i>\$ 520,797.94</i>	
<i>General Expenses</i>				
Insurance	\$ 74,750.00	\$ 6,192.15	\$ 27,868.56	37%
Employee Benefits	\$ 192,040.00	\$ 14,551.97	\$ 97,108.53	51%
Depreciation Expense	\$ 155,535.00	\$ 12,961.25	\$ 90,728.75	58%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 34,337.00	\$ 1,302.30	\$ 21,212.03	62%
Energy Perf Cont Expense	\$ 60,557.00	\$ 2,498.14	\$ 29,386.07	49%
<i>Total General Expenses</i>	<i>\$ 522,219.00</i>	<i>\$ 37,505.81</i>	<i>\$ 266,303.94</i>	
Total Expenses	\$ 1,623,333.00	\$ 145,252.31	\$ 1,079,894.06	67%
Surplus - (Deficit)	\$ 814.00	\$ 5,058.94	\$ (158,282.58)	

Percent of Budget Month 7 of 12

58%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 264,240.00	\$ 29,538.00	\$ 171,817.20	65%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,364.00	\$ 3,857.86	\$ 27,931.06	47%
Other Income	\$ 193,606.00	\$ 2,142.25	\$ 61,160.48	32%
Subsidy	\$ 501,558.00	\$ 47,200.25	\$ 279,218.50	56%
Total Revenue	\$ 1,018,768.00	\$ 82,738.36	\$ 540,127.24	53%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 113,212.00	\$ 7,660.30	\$ 56,357.09	50%
Legal	\$ 3,185.00	\$ -	\$ 1,693.38	0%
PBA Mngt. Exp.	\$ 96,890.00	\$ 8,292.50	\$ 57,272.50	59%
Mileage/Travel/Training	\$ 1,594.00	\$ 270.95	\$ 944.19	0%
Other Administrative Exp	\$ 20,806.00	\$ 1,601.02	\$ 10,455.90	50%
<i>Total Administrative Expense</i>	<i>\$ 235,687.00</i>	<i>\$ 17,824.77</i>	<i>\$ 126,723.06</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,541.00	\$ 228.67	\$ 1,533.24	60%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,541.00</i>	<i>\$ 228.67</i>	<i>\$ 1,533.24</i>	
<i>Total Utility Expenses</i>	<i>\$ 113,653.00</i>	<i>\$ 13,013.34</i>	<i>\$ 82,902.36</i>	<i>73%</i>
<i>Maintenance</i>				
Salaries	\$ 151,511.00	\$ 11,335.27	\$ 95,542.49	63%
Materials	\$ 61,918.00	\$ 646.78	\$ 48,682.79	79%
Contracts	\$ 98,647.00	\$ 11,201.25	\$ 71,475.03	72%
<i>Total Maintenance Expenses</i>	<i>\$ 312,076.00</i>	<i>\$ 23,183.30</i>	<i>\$ 215,700.31</i>	
<i>General Expenses</i>				
Insurance	\$ 38,401.00	\$ 3,200.12	\$ 15,648.58	41%
Employee Benefits	\$ 135,953.00	\$ 9,533.42	\$ 73,921.55	54%
Depreciation Expense	\$ 104,392.00	\$ 8,699.32	\$ 60,895.24	58%
PILOT	\$ 8,858.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 21,564.00	\$ 7,385.00	\$ 23,908.21	111%
Energy Perf Cont Expense	\$ 40,371.00	\$ 1,665.43	\$ 19,590.74	49%
<i>Total General Expenses</i>	<i>\$ 354,539.00</i>	<i>\$ 30,483.29</i>	<i>\$ 193,964.32</i>	
Total Expenses	\$ 1,018,496.00	\$ 84,733.37	\$ 620,823.29	61%
Surplus - (Deficit)	\$ 272.00	\$ (1,995.01)	\$ (80,696.05)	

Percent of Budget Month 7 of 12

58%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
October 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 217,332.00	\$ 18,532.00	\$ 123,564.58	57%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,571.00	\$ 3,156.44	\$ 22,852.70	47%
Other Income	\$ 159,145.00	\$ 1,786.25	\$ 50,244.10	32%
Subsidy	\$ 384,718.00	\$ 36,175.63	\$ 214,609.76	56%
Total Revenue	\$ 809,766.00	\$ 59,650.32	\$ 411,271.14	51%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 87,726.00	\$ 5,933.12	\$ 43,586.29	50%
Legal	\$ 3,943.00	\$ 383.75	\$ 1,613.12	41%
PBA Mngt. Exp.	\$ 85,025.00	\$ 7,207.50	\$ 50,220.00	59%
Mileage/Travel/Training	\$ 1,750.00	\$ 207.82	\$ 619.82	0%
Other Administrative Exp	\$ 21,919.00	\$ 1,473.42	\$ 9,325.27	43%
<i>Total Administrative Expense</i>	<i>\$ 200,363.00</i>	<i>\$ 15,205.61</i>	<i>\$ 105,364.50</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 196.61	\$ 1,318.29	60%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 196.61</i>	<i>\$ 1,318.29</i>	
<i>Total Utility Expenses</i>	<i>\$ 99,965.00</i>	<i>\$ 9,420.75</i>	<i>\$ 68,886.67</i>	<i>69%</i>
<i>Maintenance</i>				
Salaries	\$ 124,817.00	\$ 7,986.54	\$ 67,114.89	54%
Materials	\$ 35,647.00	\$ 2,052.84	\$ 24,984.84	70%
Contracts	\$ 118,241.00	\$ 8,687.22	\$ 61,193.49	52%
<i>Total Maintenance Expenses</i>	<i>\$ 278,705.00</i>	<i>\$ 18,726.60</i>	<i>\$ 153,293.22</i>	
<i>General Expenses</i>				
Insurance	\$ 30,306.00	\$ 2,525.48	\$ 12,488.57	41%
Employee Benefits	\$ 97,513.00	\$ 5,439.28	\$ 42,416.07	43%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 28,257.39	58%
PILOT	\$ 8,508.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 9,891.00	\$ 1,675.00	\$ 7,314.19	74%
Energy Perf Cont Expense	\$ 33,642.00	\$ 1,387.85	\$ 16,325.57	49%
<i>Total General Expenses</i>	<i>\$ 228,301.00</i>	<i>\$ 15,064.38</i>	<i>\$ 106,801.79</i>	
Total Expenses	\$ 809,519.00	\$ 58,613.95	\$ 435,664.47	54%
Surplus - (Deficit)	\$ 247.00	\$ 1,036.37	\$ (24,393.33)	

Percent of Budget Month 7 of 12

58%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 357,408.00	\$ 27,828.00	\$ 195,866.01	55%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 72,856.00	\$ 4,734.64	\$ 34,279.02	47%
Other Income	\$ 101,224.00	\$ 1,444.00	\$ 33,020.02	33%
Subsidy	\$ 714,759.00	\$ 67,282.50	\$ 398,076.01	56%
Total Revenue	\$ 1,246,247.00	\$ 101,289.14	\$ 661,241.06	53%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 134,578.00	\$ 9,061.50	\$ 66,616.76	50%
Legal	\$ 7,748.00	\$ 90.00	\$ 1,553.75	20%
PBA Mngt. Exp.	\$ 116,900.00	\$ 10,462.50	\$ 72,695.00	62%
Mileage/Travel/Training	\$ 4,152.00	\$ 285.31	\$ 1,206.98	0%
Other Administrative Exp	\$ 25,163.00	\$ 1,925.51	\$ 10,856.22	43%
<i>Total Administrative Expense</i>	<i>\$ 288,541.00</i>	<i>\$ 21,824.82</i>	<i>\$ 152,928.71</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,183.00	\$ 286.37	\$ 1,920.14	60%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,183.00</i>	<i>\$ 286.37</i>	<i>\$ 1,920.14</i>	
<i>Total Utility Expenses</i>	<i>\$ 180,614.00</i>	<i>\$ 11,484.98</i>	<i>\$ 96,652.49</i>	<i>54%</i>
<i>Maintenance</i>				
Salaries	\$ 196,121.00	\$ 13,467.88	\$ 121,048.34	62%
Materials	\$ 76,999.00	\$ 6,796.00	\$ 55,148.55	72%
Contracts	\$ 171,283.00	\$ 19,348.11	\$ 119,422.30	70%
<i>Total Maintenance Expenses</i>	<i>\$ 444,403.00</i>	<i>\$ 39,611.99</i>	<i>\$ 295,619.19</i>	
<i>General Expenses</i>				
Insurance	\$ 73,129.00	\$ 6,094.08	\$ 16,975.36	23%
Employee Benefits	\$ 173,666.00	\$ 12,289.59	\$ 92,784.20	53%
Depreciation Expense	\$ 47,057.00	\$ 2,485.58	\$ 17,399.06	37%
PILOT	\$ 17,281.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 17,570.00	\$ 500.34	\$ 2,702.41	15%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 328,703.00</i>	<i>\$ 21,369.59</i>	<i>\$ 129,861.03</i>	
Total Expenses	\$ 1,245,444.00	\$ 94,577.75	\$ 676,981.56	54%
Surplus - (Deficit)	\$ 803.00	\$ 6,711.39	\$ (15,740.50)	

Percent of Budget Month 7 of 12

58%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
October 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 8,398.00	\$ 605.35	\$ 5,152.63	61%
Interest Income	\$ 14,781.00	\$ 1,115.59	\$ 6,011.30	41%
Administrative Fees	\$ 473,502.00	\$ 36,144.00	\$ 283,586.00	60%
Total Revenue	\$ 496,681.00	\$ 37,864.94	\$ 294,749.93	59%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 271,161.00	\$ 15,102.62	\$ 140,427.38	52%
Legal	\$ 500.00	\$ 1,372.50	\$ 2,837.50	0%
Mileage/Travel/Training	\$ 2,500.00	\$ -	\$ 1,941.96	0%
Other Administrative Exp	\$ 56,937.00	\$ 6,176.29	\$ 38,791.64	68%
Program Management Fee	\$ 113,354.00	\$ 11,349.00	\$ 76,128.00	67%
<i>Total Administrative Expense</i>	<i>\$ 444,452.00</i>	<i>\$ 34,000.41</i>	<i>\$ 260,126.48</i>	
<i>General Expenses</i>				
Insurance	\$ 5,335.00	\$ 444.60	\$ 1,692.92	32%
Employee Benefits	\$ 87,172.00	\$ 3,908.34	\$ 37,235.50	43%
Depreciation Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 92,507.00</i>	<i>\$ 4,352.94</i>	<i>\$ 38,928.42</i>	
Total Expenses	\$ 536,959.00	\$ 38,353.35	\$ 299,054.90	56%
Surplus - (Deficit)	\$ (40,278.00)	\$ (488.41)	\$ (4,304.97)	

Percent of Budget Month 7 of 12 58%

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	10/31/2025 Obligation
Operations 1406	\$ 124,944.00	\$ -	\$ 124,944.00	\$ -	0.0%	\$ 124,944.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Surveillance System	\$ 5,315.08	\$ -	\$ 5,315.08	\$ -		\$ 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	\$ 19,996.46	\$ 940.02	\$ 9,609.78	\$ 10,386.68		\$ 9,609.78
	\$ 76,000.00	\$ 940.02	\$ 30,613.32	\$ 45,386.68	59.7%	\$ 30,613.32
Administration 1410						
Administration Costs	\$ 62,472.00	\$ -	\$ 62,472.00	\$ -	0.0%	\$ 62,472.00
Contract Administration 1480						
A/E Services	\$ 66,150.50	\$ 5,161.80	\$ 32,762.62	\$ 33,387.88		\$ 32,762.62
	\$ 66,150.50	\$ 5,161.80	\$ 32,762.62	\$ 33,387.88	50.5%	\$ 32,762.62
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ 208,281.13	\$ 101,688.00	\$ 121,218.13	\$ 87,063.00		\$ 208,281.13
	\$ 208,281.13	\$ 101,688.00	\$ 121,218.13	\$ 87,063.00	41.8%	\$ 208,281.13
Non-Dwelling/Dwelling Unit - Site Work 1480						
Fencing Install - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
Facade - MerChe	\$ 1,510,236.94	\$ 147,740.99	\$ 936,964.55	\$ 573,272.39		\$ 1,498,412.85
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
Sewer and Water Line Repairs	\$ -	\$ -	\$ -	\$ -		\$ -
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	\$ 6,639.50	\$ -	\$ 6,639.50	\$ -		\$ 6,639.50
	\$ 1,752,793.37	\$ 147,740.99	\$ 1,117,568.98	\$ 635,224.39	36.2%	\$ 1,740,969.28
Total	\$ 2,290,641.00	\$ 255,530.81	\$ 1,489,579.05	\$ 801,061.95	35.0%	\$ 2,200,042.35

Percent Obligated 96.0%

ROSS Grant - Vermilion Housing Authority
ROSS241891
October 2025

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

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
Project Coordinator 1168					
Project Coordinator	\$ 175,159.00	\$ 4,902.05	\$ 81,757.53	\$ 93,401.47	53.3%
Training Costs 1268					
Training Costs	\$ 7,500.00	\$ -	\$ 4,025.69	\$ 3,474.31	
	\$ 7,500.00	\$ -	\$ 4,025.69	\$ 3,474.31	46.3%
Adminstrative Costs 1868					
Adminstrative Costs	\$ 18,266.00	\$ 517.50	\$ 9,464.87	\$ 8,801.13	
	\$ 18,266.00	\$ 517.50	\$ 9,464.87	\$ 8,801.13	48.2%
Total	\$ 200,925.00	\$ 5,419.55	\$ 95,248.09	\$ 105,676.91	52.6%

Vermillion Housing Authority
First Financial Bank - Authority Account
October 2025

Balance Sheet

Assets

111105 Cash	321,690.80
Total Assets	<u>321,690.80</u>

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	321,408.04
Current Year Operating - Gain/(Loss)	282.76
Total Liabilities & Equity	<u>321,690.80</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	40.98	282.76
Other Income	0.00	0.00
Total Revenue	<u>40.98</u>	<u>282.76</u>
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	<u>0.00</u>	<u>0.00</u>
 Surplus - (Deficit)	 40.98	 282.76

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
October 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	\$	21,796.13	2.27%
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****October 2025**

Amber McCoy	\$322.50
Ameren Illinois	\$19,684.61
Anker Florist	\$149.00
Aqua Illinois Inc	\$20,365.33
B & D Sales And Service	\$471.40
Bacon & Van Buskirk	\$713.06
Berglund Construction Company	\$147,740.99
Blaine Window Hardware	\$1,592.32
Botts Locksmith	\$511.00
Brickyard Landfill - 4725	\$829.80
Brittany Savalick	\$364.78
Canady Laboratories, Inc.	\$633.60
Central Illinois Council of Housing Officials	\$75.00
Citibank, N.A.	\$179.98
City of Danville	\$7,682.63
C-N Custom Steel Work, Inc.	\$3,847.00
Comcast Cable	\$628.33
Connor Company	\$36.73
Constellation NewEnergy, Inc.	\$751.69
CTS Computer Center	\$6,100.00
Danville Tile and Drainage	\$7.75
DI Fire & Safety Inc.	\$1,681.60
DP Supply, INC	\$180.52
Emily Stone	\$790.50
Farnsworth Group Inc.	\$5,161.80
Fastenal	\$411.21
General Electric Co	\$649.74
Georgetown Waterworks	\$2,922.96
Gibson Teldata, Inc.	\$750.16
Grainger, Inc	\$1,599.85
Hawkins Ash CPAs	\$6,500.00
Hd Supply Facilities Maintenance	\$12,285.28
Health Alliance	\$59,440.70
Heidrick Septic Service Inc.	\$950.00
Hillard Bynum	\$200.00
Hoopeston Ford Inc	\$4,353.35
Housing-Renewal & Local Agency Retirement	\$17,998.28
Huber & Mudd LLC	\$3,122.50
Illinois Landfill	\$415.73
Illinois Office of the State Fire Marshal	\$280.00
Jaelyn Vinson	\$547.18
Johnson Controls Fire Protection	\$1,429.35
Kelly Printing Company Inc.	\$185.90
Kirby Risk Corporation	\$88.24
Kone Inc.	\$988.41
Lahne Lawncare	\$310.00
Lansing Housing Products Inc	\$259.84
Latoz Hardware Inc.	\$26.97

Lowe's	\$5,966.41
Menards - Menards Of Danville	\$219.81
Metropolitan Life Insurance Company	\$1,826.00
Municipal Water Utility	\$201.62
Nan Mckay & Associates Inc.	\$419.00
Napa Auto Parts	\$20.99
Nelson's Lawn Care	\$3,730.00
Nicole Brumfield	\$38.50
Oil Changers, Inc	\$188.86
Online Information Services Inc.	\$995.01
Orkin, LLC	\$10,560.25
PDQ Supply Inc.	\$39.96
Petty Cash, Tamra Hartman Custodial	\$100.00
Quadient Leasing USA, Inc.	\$424.32
Quill	\$1,457.69
Republic Services #726	\$7,590.04
Ridge Plumbing Contractor, LLC	\$106,518.06
Rita F Buckley	\$100.00
Rogers Supply Company Inc.	\$695.96
S.E.A. Group, Inc.	\$1,440.00
Sherwin-Williams	\$778.67
Sparklight Business	\$336.96
Stuard & Associates, Inc	\$420.00
Sunrise FS	\$1,301.21
Tamra Hartman	\$364.79
TH Snyder Company	\$1,141.00
The Lincoln National Life Insurance Co.	\$237.80
TK Elevator Corporation	\$2,798.02
U.S. Inspection Group, Inc.	\$3,513.90
Verizon Connect	\$299.00
Verizon Wireless	\$169.09
Vermilion Chevrolet	\$247.26
Vermilion County Health Department	\$121.60
Village of Fairmount	\$235.60
Village of Rossville	\$652.18
Wagner Communications Inc.	\$410.42
Watson General Tire	\$32.72
Watts Copy System	\$511.51
Total for all Vendors	492,321.78

Memorandum

TO: Board of Commissioners
FROM: Amber McCoy, Deputy Director
DATE: November 3, 2025
RE: Personnel Monthly Report for the Month of October 2025

1. The following personnel action was taken in October 2025:

Tawana Bell – Maintenance Laborer – Hired

Bill Athey – Building and Grounds Technician - Seasonal – Terminated

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

HAPA Procurement & Contracts Management Seminar
Franklin, TN

Amber McCoy, Emily Stone

Personal Protective Equipment Training
Danville, IL

Maintenance Staff, Supervisors

Gas Detection Training
Danville, IL

Maintenance Staff

BOARD COMMUNICATION

DATE: November 13, 2025
TO: Board of Commissioners
FROM: Executive Director, Jaclyn Vinson
SUBJECT: Staff Compensation Adjustment

This recommendation is to make a one-time compensation adjustment for the VHA staff. As with past years, this framework is based on employment from 10/01/2024 through 09/30/2025. The framework we are recommending is as follows:

<ul style="list-style-type: none">• If employee worked all 4 quarters, full-time, they will receive their full adjustment of 7% of their base salary.
<ul style="list-style-type: none">• If employee was employed for some quarters, but not all, they will be entitled to compensation according to the business days which they were employed in that quarter.
<ul style="list-style-type: none">• Part time employees will be compensated at a prorated rate based on hours worked.

The estimated amount of the adjustment would be with taxes would total approximately \$122,729.06. This would be paid out of the traditional salary accounts.

We are recommending approval of this compensation adjustment as we believe that our staff is truly deserving of this bonus. The current VHA staff truly embodies the mission of the Housing Authority and works to ensure our organization remains an active and vital community partner.

RESOLUTION NO. 2025-32

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve a one-time compensation adjustment to staff based on their employment status and hours worked by the agency along with the costs of FICA taxes and workman's compensation insurance estimating \$122,729.06; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of a one-time compensation adjustment to staff based on their employment status and hours worked by the agency along with the costs of FICA taxes and workman's compensation insurance estimating \$122,729.06.
- 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 20th day of November, 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: November 13, 2025

RE: Dental Insurance Policy Renewal

We are switching our Dental Insurance coverage from MetLife to the 90th Percentile from Companion Life. CY 2025 the average monthly premium for MetLife was \$1,825.87. CY 2026 average monthly premium will be \$1,468.91. We are recommending approval.

RESOLUTION NO. 2025-33

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the dental insurance option for 2026 with the 90th Percentile Companion Life; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the dental insurance option for 2026 with the 90th Percentile Companion Life.
- 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 20th day of November, 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: Jaelyn Vinson, Executive Director

DATE: November 14, 2025

RE: Insurance Policy Renewal

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

AHRMA Renewals: Cost and Coverage Details

	CY25 Rate	CY26 Rate	CY25 Ann. Contribution	CY26 Ann. Contribution	Difference
Property @ 100% Replacement Cost	\$ 0.2020	\$ 0.2020	\$ 184,058.00	\$ 166,957.00	\$ (17,101.00)
Equipment Breakdown	\$ 0.0700	\$ 0.7000	\$ 6,365.00	\$ 5,774.00	\$ (591.00)
Business Income and Extra Expense			included	included	
Commercial Crime			\$ 652.00	\$ 677.00	\$ 25.00
General Liability	\$ 27.00	\$ 28.00	\$ 14,877.00	\$ 14,000.00	\$ (877.00)
Public Officials Liability	\$ 26.00	\$ 26.00	\$ 14,326.00	\$ 13,000.00	\$ (1,326.00)
Workers Compensation	\$ 4.8100	\$ 4.2100	\$ 82,280.00	\$ 79,514.00	\$ (2,766.00)
Auto	25 vehicles	24 vehicles	\$ 9,180.00	\$ 9,180.00	\$ -
Annual Contribution			\$ 311,738.00	\$ 187,045.00	\$ (124,693.00)

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

RESOLUTION NO. 2025-34

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Assisted Housing Risk Management Association (AHRMA) in the amount of \$187,045.00; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with AHRMA for \$187,045.00.
- 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 20th day of November, 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: November 13, 2025

RE: Annual Maintenance Agreement – Emphasys Computer Systems

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

The amount of this year's annual maintenance agreement renewal is \$34,967.00. This compares to \$32,169.00 from last year.

We are recommending approval.

RESOLUTION NO. 2025-35

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Emphasys Computer Software for an annual amount of \$34,967.00 for annual maintenance and technical support; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Emphasys Computer Software for an annual amount of \$34,967.00 for annual maintenance and technical support.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 20th day of November, 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: November 13, 2025
RE: Energy Performance Contract- Principal Buy Down

The Housing Authority is projected to have Operating Subsidy recaptured based on the data provided below. To avoid this recapture, we are recommending a one-time principal buy down in the amount of \$40,000.00.

As of 11/03/2025	Proration	
	95.00%	
EPC Incentive	EPC Requested Incentive Subsidy	EPC Actual Incentive Subsidy
52722 FRBL Incentives	\$ 283,674	\$ 269,490
52723 RPUI Incentives	\$ 219,164	\$ 208,206
Total Incentives	\$ 502,838	\$ 477,696
EPC Expense (from cash flow)		
Debt (Loan Payments)	\$ 205,958	\$ 205,958
Service Fee (M&V)	\$ 48,669	\$ 48,669
Replacement Fund (Replacement)	\$ 17,948	\$ 17,948
Additional Replacement GL 442500	\$ 68,450	\$ 68,450
Total Expense	\$ 341,025	\$ 341,025
Net Revenues		
Excess Savings (Total Incentives - Total Expense)	\$ 161,813.36	\$ 136,671.44
Excess Savings (Total Incentives - Total Expense) Potential Recapture (75% of Total Incentives - Total Expense)	\$ 161,813.36	\$ 136,671.44
Excess Savings (Total Incentives - Total Expense)	\$ 36,103.77	\$ 17,247.33

RESOLUTION NO. 2025-36

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve an additional Energy Performance Contract Annual Savings Measurement Payment in the amount of \$40,000.00; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of an additional Energy Performance Contract Annual Savings Measurement Payment in the amount of \$40,000.00.
- 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 20th day of November, 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