

**MINUTES OF THE REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK
TUESDAY, JUNE 11, 2019
7:00 A.M.
21 SOUTH BLVD.
OAK PARK, ILLINOIS 60302**

OFFICIAL RECORD

PRESENT: Commissioners Sood, Teitelman, Walz, Hellwig, Kelm, Muse, and Chairman Kralik

EXCUSED:

ALSO PRESENT: D. Pope, B. Swaggerty, and K. Southward

QUORUM

The June 11, 2019 regular meeting of The Housing Authority of The Village of Oak Park was called to order at (7:08) A.M. by Chairman Kralik.

APPROVAL OF THE MINUTES OF THE MAY 14, 2019 REGULAR MEETING OF THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK

It was moved (Teitelman) and seconded (Hellwig) to approve the minutes of the May 14, 2019 regular meeting of The Housing Authority of The Village of Oak Park.

Chairman Kralik asked if there were any comments or corrections to the minutes of the May 14, 2019 regular meeting of The Housing Authority of the Village of Oak Park.

Commissioner Hellwig noted that his name was misspelled. The motion to approve the minutes with the correction of the spelling of Commissioner Hellwig's name passed by unanimous voice vote.

HA-2019-06-01

RESOLUTION TO APPROVE A CONTRACT WITH P&L CONSTRUCTION SERVICES INC., IN AN AMOUNT NOT TO EXCEED \$61,000 FOR THE REMODELING AND MODERNIZATION OF UNIT 2E AT MILLS PARK TOWER TO THE ACCESSIBILITY STANDARDS REQUIRED BY HUD.

It was moved (Kelm) and seconded (Sood) to approve Resolution HA-2019-06-01.

Mr. Southward summarized the modernization project and the bidding process. He noted that the modernization of this unit will fulfill MPT's HUD obligation of 5% of the building's units being fully accessible. He asked if there were any questions.

Commissioner Muse asked if the five (5) bidders were already known to the Authority. Mr. Southward stated that four (4) of the contractors were and one (1) was not.

Executive Director Pope explained that an initial Request for Proposals (RFP) resulted in only one (1) response and that staff issued a second RFP to ensure an adequate and diverse response.

Commissioner Hellwig asked for clarification of the term "Responsible Bidder". Executive Director Pope explained that there are criteria established by HUD that each contractor must meet to be considered a "Responsible Bidder". He added that the criteria are spelled out in the RFP.

Chairman Kralik commended the staff for their due diligence in issuing a second RFP and securing the five (5) bids. He also noted that all of the bids were competitive.

Executive Director Pope stated that as the contractors have become familiar with the building and scope of work the bidding has become more competitive.

Chairman Kralik asked if there were any further questions. There were none.

AYES: Commissioners Sood, Teitelman, Walz, Hellwig, Kelm, Muse, and Chairman Kralik.

NAYS:

ABSTAIN:

ABSENT:

DEPARTMENTAL REPORTS

MILLS PARK TOWER

Mr. Southward briefly summarized the administrative, maintenance, and residential activities at Mills Park Tower for the month of May. He asked if there were any questions. There were none.

HOUSING CHOICE VOUCHER PROGRAM

Mr. Southward briefly summarized the Housing Choice Voucher Program activities for the month of May. He noted that the number of biennial inspections had decreased in the month of May.

Commissioner Hellwig asked why the inspections had decreased. Mr. Southward explained that the majority of initial biennial inspections had been completed in March and April. He stated that re-inspections of those units that initially failed would be completed in June.

Mr. Southward asked if there were any further questions. There were none.

OLD BUSINESS

SOJOURNER/SHOWALTER HOUSE UPDATE

Executive Director Pope explained that the Board’s tour of the property would need to be rescheduled for some time in July due to the on-going electrical work at the building. He stated that the official “ribbon cutting” event for the project would be scheduled for some time in August. He asked if there were any questions. There were none.

NEW BUSINESS

Executive Director Pope reported that the Operating and Management Agreement (OMA) between the OPHA and the CHA for the New Moms project had been finalized and New Moms was reaching out to applicants.

Executive Director Pope reported that there was on-going dialogue on the RHI funding and that he would get back to the Board on the issue at a later date.

ADJOURNMENT TO CLOSED SESSION

It was moved (Teitelman) and seconded (Muse) to adjourn to Closed Session, Pursuant to the Open Meetings Act, for matters relating to the discussion of the purchase or lease of property for OPHA’s use; 2(c)(5)

ADJOURNMENT OF REGULAR MEETING

It was moved (Hellwig) and seconded (Teitelman) to adjourn the June 11, 2019 regular meeting of The Housing Authority of the Village of Oak Park at 9:00 A.M.

Respectfully Submitted,



Shenita Muse, Secretary