

**MINUTES OF THE  
REGULAR MEETING OF  
THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK  
TUESDAY, MARCH 10, 2026  
MILLS PARK TOWER  
7:45 AM**

**OFFICIAL RECORD**

**QUORUM**

**PRESENT:** Commissioners Kelm, Socall, Sood, Teitelman, Walz

**ABSENT:** Chairperson Muse

**STAFF:** Alberty, Carpenter, Cobb, Jones and Pope

**GUESTS:** Mills Park Tower Residents

Commissioner Socall called the meeting to order at 7:47 AM.

**APPROVAL OF THE FEBRUARY 10, 2026, OPHA'S REGULAR MEETING MINUTES**

Commissioner Socall asked if there were any corrections to the February 10, 2026, meeting minutes. There were none.

It was moved (Sood) and seconded (Kelm) to approve the February 10, 2026, OPHA regular meeting minutes. The motion passed by unanimous voice vote.

**PUBLIC COMMENT**

Garnet Faye (Apt. 12F)

Mr. Faye spoke about the noise that comes from the smoke detectors. He requested clearer instructions about what to do when the alarm goes off.

Nora Natof (Apt. 9F)

Expressed her concerns about the smoke detectors as well. She stated that the smoke detectors are so sensitive that she can't cook on the stove top without tripping the smoke detector alarm.

Leslie Coleman (Apt. 13B)

Ms. Coleman shared concerns about granting resident key-fob access to the north (park side) entry door, noting it could increase the likelihood of unauthorized entry. She stated that additional access points may create security challenges for the building. She recommended keeping resident entry limited to the main front entrance and parking lot entrance.

Candice Webb (Apt. 3L)

Ms. Webb reported ongoing knocking noises in her unit, noting that over the past three weeks the sounds have become frequent and occur day and night. She stated the noise seems connected to plumbing activity such as toilet flushing or running water.

Eileen Walsh (Apt. 5k)

Ms. Walsh expressed appreciation for the building, its residents, and the staff. She also emphasized the importance of maintaining a safe environment throughout the community. She noted that because residents spend much of their time independently, safety should remain a priority for both neighbors and staff.

Elena Wade (Apt. 8K)

Ms. Wade asked about plans to increase secure parking for residents, including accessible and overnight options. Executive Director Pope explained that now that major interior projects and associated planning activities have progressed, attention is shifting to exterior needs such as parking spot allocation. He noted that a project to address parking, including visitor spaces, will be starting, and updates will be brought to the Resident Council.

Charlene Lloyd (Apt. 11H)

Ms. Lloyd described two recent incidents in which residents became verbally aggressive toward others in shared spaces, creating disruptions that required staff assistance. Ms. Lloyd requested that the community consider hosting educational programming on harassment and respectful conduct to support a safe and positive living environment for all residents.

Commissioner Socall asked if there were any further public comments. There were none.

#### **HA-2026-03-01 RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER #01 FOR THE FIRST FLOOR RENOVATION PROJECT FOR MILLS PARK TOWER**

Executive Director Pope discussed a resolution to authorize the first change order for the first-floor renovation project, totaling an additional \$35,229.04. The change order includes five items: painting ceiling grids, installing ceramic tiles in bathrooms, updating restroom signage, adjusting room finish schedules, and changing floor base materials. Executive Director Pope explained that these changes would result in improved functionality and appearance. The painting of ceiling grids is a significant cost-saving measure compared to installing an entirely new grid.

Commissioner Kelm discussed adding additional kitchen appliances such as air fryers and hot plates to the kitchen area for residents to use when hosting events and community activities. Executive Director Pope stated the air fryers and hot plates could

pose a fire hazard or clean up issues in the community kitchen, as well as requiring the installation of kitchen exhaust fans.

It was moved (Sood) and Seconded (Kelm) to approve the submission of the HA-2026-03-01 Resolution Authorizing the Approval of Change Order #01 for the First Floor Renovation Project for Mills Park Tower. The motion passed by roll call vote as follows:

AYES: Commissioners Kelm, Socall, Sood, Teitelman, Walz

NAYS: None

ABSENT: Chairperson Muse

## **G. DEPARTMENTAL REPORTS**

### MPT REPORT

Ms. Carpenter briefly summarized the Mills Park Tower occupancy, leasing activity, resident demographics, waiting list status, building activities, and maintenance for the month of February 2026. She highlighted that as of February 28, 2026, the building had 179 occupied units, with 4 move-ins and 4 move-outs. There are 18 current vacancies. The waitlist totaled 797 people, including 74 with residency preference and 723 without preference. During February, the building had 65 work orders completed, and residents celebrated Black History Month with various activities, giving special recognition to Dr. Elena Wade for her participation in the events.

The building continued its rehabilitation work on vacant units, and Johnson Controls conducted unit inspections. Ms. Carpenter also provided an update on the elevators, noting that there were 3 technician calls—2 for the passenger elevator and 1 for the freight elevator. She reiterated that for the elevator doors to close properly, they cannot be physically held open; instead, residents need to use the “Open” button and then allow the elevator to close on its own. Ms. Carpenter stated that if the elevator doors didn’t begin to close after 10 seconds, residents should press and hold the door close button, to reset the system. It was suggested that some written instruction or “elevator tips” sheet be created for distribution and/or posting.

### HCV REPORT

Ms. Cobb briefly summarized the activities and accomplishments of the Housing Choice Voucher Program team during the month of February 2026, highlighting a lease-up rate of our regular vouchers of 100%. Mainstream vouchers are leased at 75% and non-elderly disabled are at 27%. There are 6 applicants in the Foster Youth to Independence program (FYI) with vouchers who are searching for units in Oak Park.

**ADJOURNMENT OF MARCH 10, 2026, REGULAR MEETING**

Commissioner Socall asked for a motion to adjourn the March 10, 2026, regular meeting.

It was moved (Walz) and seconded (Sood) The motion passed by unanimous voice vote. The meeting adjourned at 8:43 AM.

Respectfully Submitted,

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Andrew Teitelman, Secretary