

**MINUTES OF THE
REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK
TUESDAY, JUNE 9, 2026
MILLS PARK TOWER
7:45 AM**

OFFICIAL RECORD

QUORUM

PRESENT: Commissioners Kelm, Socall, Teitelman, and Chairperson Muse

ABSENT: Commissioners Sood, and Walz

STAFF: Alberty, Bottoms, Pope

GUESTS: Mills Park Tower Residents

Chairperson Muse called the meeting to order at 7:49 AM.

APPROVAL OF THE MAY 12, 2026, OPHA'S REGULAR MEETING MINUTES

Chairperson Muse asked if there were any corrections to the May 12, 2026, meeting minutes. There were none.

It was moved (Kelm) and seconded (Socall) to approve the May 12, 2026, OPHA regular meeting minutes. The motion passed by unanimous voice vote.

PUBLIC COMMENT

Nora Natof (Apt. 9F)

Ms. Natof raised concerns regarding the building's hallway ventilation system, stating that airflow has been inconsistent, particularly on upper floors. Executive Director Pope responded that contractors addressed exhaust airflow issues in April and repaired the rooftop air handling units in May, restoring fresh-air circulation to the hallways. Executive Director Pope stated that management is obtaining additional proposals before presenting a recommendation to the Board. He added that contractors have verified the system is operating within its intended specifications following the recent repairs.

Maureen Darcey (Apt. 13F)

Ms. Darcey reminded the residents there will be new resident council members after the election. She asked the board if the council members will be able to receive the OPHA Agenda packet going forward.

Garnet Faye (Apt. 12F)

Mr. Faye raised questions regarding the accessibility of the building's postal boxes and requested clarification on how ADA requirements relate to postal service regulations. He noted that residents have varying physical abilities and needs and expressed the importance of ensuring mail access remains convenient and accessible for all residents. Executive Director Pope stated that he had requested additional information from the project architect regarding the applicable requirements. He also reported that plans are moving forward to provide seating and other accommodations to assist residents when accessing their mail.

Charlene Lloyd (Apt. 11H)

Ms. Lloyd announced that this would be her final meeting serving as Resident Council President and noted that a new board will be in place in July. She requested an update on the status of the Resident Advisory Board meeting and asked that information be shared with designated staff so resident questions can be addressed in a timely manner. Ms. Lloyd also expressed appreciation to MPT staff, the Board of Commissioners, and OPHA staff for their continued support, and specifically thanked Property Manager Ms. Carpenter for her professionalism and dedication while encouraging continued attention to resident needs.

John Reeves (Apt. 19L)

Mr. Reeves noted that this would be his final meeting as a member of the Resident Council and reflected positively on his experience serving and attending meetings. He thanked residents and staff for their dedication, and expressed appreciation for the efforts made to keep the community a comfortable place to live. Chairperson Muse thanked Mr. Reeves and the current Resident Council Board for their service and partnership and stated that the Board looked forward to working with the newly elected Resident Council Board.

David Kelm (Apt. 12D)

Mr. Kelm inquired about the status of a recent review of air conditioning units conducted throughout the building. Executive Director Pope explained that Energy Matters completed the assessment as part of an Illinois grant application process to determine eligibility for air conditioner replacements and noted that residents without air conditioners may also be eligible through the program. He added that the review is still ongoing and that management believes access to air conditioning is important for resident health and safety during periods of extreme summer heat.

Chairperson Muse asked if there were any further public comments. There were none.

MPT CONSTRUCTION UPDATE

Executive Director Pope reported that Phase 1 is nearing completion and remains on schedule. He explained that a section of the hallway near the mailboxes remains closed due to the need to relocate electrical conduit connected to the emergency alarm system, a process being coordinated with Johnson Controls. Aside from that issue, the remaining hallway space and the new front office area, including the future office and reception desk, are nearing completion. Executive Director Pope stated that Phase 2 will focus on bathroom renovations, converting the existing men's and women's restrooms into three single-user bathrooms. During construction, the hallway leading to the meeting room will be closed, and a temporary entrance will be created through the seating area adjacent to the lobby. He noted that residents will continue to have access to the living room throughout the renovation period and that construction scheduling is being coordinated with upcoming resident meetings.

DEPARTMENTAL REPORTS

MPT REPORT

Ms. Bottoms briefly summarized Mills Park Tower occupancy, leasing, resident demographics, waiting list activity, building operations, and maintenance for May 2026. She reported 178 occupied units, 2 move-ins and 2 move-outs during the month, 11 move-ins and 13 move-outs year-to-date, 185 total occupants, and 813 individuals on the waiting list. Commissioner Socal asked whether move-in dates had been scheduled for the five applicants who had accepted apartments. Ms. Bottoms reported that a recent mailing to applicants at the top of the waiting list generated approximately 40 responses, resulting in eight prospective residents currently scheduled to move in and several additional applications under review. Executive Director Pope clarified that most of the accepted applicants were expected to move in during June, with another anticipated in July. Commissioner Teitelman noted a difference in the occupancy figures, and Executive Director Pope acknowledged the error and stated that he would verify the numbers with Ms. Carpenter.

HCV REPORT

Executive Director Pope provided an update on the Housing Choice Voucher Program, reporting that 431 of 433 authorized regular vouchers were leased, with additional participants actively searching for housing. He also noted that 63 Mainstream Vouchers and 4 Non-Elderly Disabled Nursing Home Transition vouchers were in use. From the 2024 waiting list, 19 vouchers were issued, resulting in 12 leased households, 2 transfers to other housing authorities, 1 expired voucher, and 4 applicants still searching. He further reported that the Foster Youth to Independence Program had received 20 referrals, with 9 households successfully housed and 2 participants currently seeking housing in Oak Park.

Executive Director Pope reported that 9 of 11 initial inspections and 3 of 5 re-inspections passed in May. He discussed a unit that failed inspection due to hoarding and related health and safety concerns, emphasizing the importance of supportive services for residents in need. In response to a question from Commissioner Tietelman, he clarified that voucher assistance may be jeopardized when inspection failures result from resident-caused conditions, but not when failures are due to a landlord's failure to make repairs.

RFP UPDATE

Executive Director Pope provided an update on the Request for Proposals (RFP) process for legal services, noting that commissioners received a copy of the RFP used five years ago and now have access to an editable Google document to suggest revisions and comments. He explained that staff will assist with finalizing the document and establishing a timeline for the process. Executive Director Pope also noted that the previous attorney overseeing the process has retired and that attorney Jeff Gilbert, who currently serves as OPHA counsel, could assist with managing proposal submissions and related logistics.

Air Handler/Humidity Discussion

Commissioner Socall asked about the timeline for obtaining contractor bids related to the building's air handling system. Executive Director Pope stated that additional evaluations and cost estimates are expected within the next several days and explained that staff are still working to determine the exact scope of the problem due to differing diagnoses from contractors. Commissioners discussed the possibility of using dehumidifiers as a temporary solution to address excessive humidity in common areas. Executive Director Pope acknowledged the concern, noting that humidity, rather than a lack of fresh air, is the primary issue affecting resident comfort, and stated that dehumidification measures would likely be considered as part of any long-term solution.

ADJOURNMENT OF JUNE 9, 2026, REGULAR MEETING

Chairperson Muse asked for a motion to adjourn the June 9, 2026, regular meeting.

It was moved (Teitelman) and seconded (Kelm) to adjourn the June 9, 2026, regular meeting. The motion passed by unanimous voice vote. The meeting was adjourned at 8:36 AM.

Respectfully Submitted,

Andrew Teitelman

