

**MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY OF THE CITY OF ALTON  
HELD AT 2406 CRAWFORD STREET, ALTON, ILLINOIS**

**ITEM I – Roll Call**

Roll was called and the following Commissioners were present: Greg Caffey, Al Womack Jr., Wendy Adams, and Patricia Brown. A quorum was present.

**ITEM II – Public Comment**

Cpt. McCray of the Alton Police Department was present to give an update on police activity in our developments.

**ITEM III- Approval of Board Minutes**

There were no questions regarding the minutes. A motion was made by Commissioner Womack and seconded by Commissioner Adams to approve the minutes of the prior Regular Board Meeting held on January 7, 2025.

Roll was called and the “Ayes” and “Nays” were as follows:

| <u>AYES</u>    | <u>NAYS</u> | <u>ABSENT</u>  | <u>ABSTAIN</u> |
|----------------|-------------|----------------|----------------|
| Greg Caffey    | None        | Valorie Harris | None           |
| Al Womack Jr.  |             |                |                |
| Wendy Adams    |             |                |                |
| Patricia Brown |             |                |                |

Chairman Caffey declared said motion carried and approved.

**ITEM IV- Approval of Vouchers**

After reviewing the Voucher Register and addressing any questions regarding the vouchers, a motion was made by Commissioner Womack and seconded by Commissioner Adams to approve the vouchers.

Roll was called and the “Ayes” and “Nays” were as follows:

| <u>AYES</u>    | <u>NAYS</u> | <u>ABSENT</u>  | <u>ABSTAIN</u> |
|----------------|-------------|----------------|----------------|
| Greg Caffey    | None        | Valorie Harris | None           |
| Al Womack Jr.  |             |                |                |
| Wendy Adams    |             |                |                |
| Patricia Brown |             |                |                |

Chairman Caffey declared said motion carried and approved.

**ITEM V – Correspondence**

Greg Denton informed the board that our fee accountant is currently working on our FY25-26 budget. He also spoke about recent meetings with our architect about the upcoming Oakwood project.

**ITEM VI - Resolutions**

1. Approval to accept the lowest responsible bidder for the Oakwood HVAC/Water Heater Project. Resolution Number 1549.

There were no questions regarding the resolution. A motion was made by Commissioner Womack and seconded by Commissioner Adams to approve the resolution.

Roll was called and the “Ayes” and “Nays” were as follows:

| <u>AYES</u>    | <u>NAYS</u> | <u>ABSENT</u>  | <u>ABSTAIN</u> |
|----------------|-------------|----------------|----------------|
| Greg Caffey    | None        | Valorie Harris | None           |
| Al Womack Jr.  |             |                |                |
| Wendy Adams    |             |                |                |
| Patricia Brown |             |                |                |

Chairman Caffey declared said resolution approved.

**ITEM VII – Reports**

- A. Executive Director/ Director of Operations – No questions.
- B. Housing Manager – Discussion of collections and vacancies.
- C. Office Manager/Executive Assistant – No questions.
- D. Intake/Occupancy Specialist – No questions.

**ITEM VIII – New Business**

None

**ITEM IX – Old Business**

Discussion about strategic planning. Al Womack spoke briefly about topics from the recent PHADA Conference.

**ITEM X- Executive Session**

N/A

**ITEM XI – Adjournment**

There being no further business to bring before the Board, Chairman Caffey requested a motion for adjournment.

It was moved by Commissioner Womack and seconded by Commissioner Adams to adjourn the meeting. Roll was called and the “Ayes” and “Nays” were as follows:

AYES

Greg Caffey  
Al Womack Jr.  
Wendy Adams  
Patricia Brown

NAYS

None

ABSENT

Valorie Harris

ABSTAIN

None

Chairperson Caffey declared said motion carried and approved.

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Greg Caffey, Commissioner

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Al Womack Jr, Commissioner

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Valorie Harris, Commissioner

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Wendy Adams, Commissioner

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Patricia Brown, Commissioner