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, Valorie Harris, and Patricia Brown. A quorum was present.

ITEM II – Public Comment
None – Alderman Michael Veloff arrived later in the meeting prior to New Business but did not address the board.

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 13, 2026.

Roll was called and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT	ABSTAIN
Greg Caffey	None	None	None
Al Womack Jr.			
Wendy Adams			
Valorie Harris			
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 Brown and seconded by Commissioner Adams to approve the vouchers.

Roll was called and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT	ABSTAIN
Greg Caffey	None	None	None
Al Womack Jr.			
Wendy Adams			
Valorie Harris			
Patricia Brown			

Chairman Caffey declared said motion carried and approved.

ITEM V – Correspondence
N/A

ITEM VI - Resolutions
1. Approval to allow staff to attend the IAHA Maintenance Management Clinic in Peoria March 23-25. Resolution number 1574.

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

Roll was called and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT	ABSTAIN
Greg Caffey	None	None	None
Al Womack Jr.			
Wendy Adams			
Valorie Harris			
Patricia Brown			

Chairman Caffey declared said motion carried and approved.

ITEM VII – Reports

A. Executive Director/ Director of Operations – Discussion about water heater project timeline.

B. Housing Manager – Discussion about evictions and rent roll.

C. Office Manager/Executive Assistant – No questions.

D. Intake/Occupancy Specialist – No questions.

ITEM VIII – New Business

a. Snow removal planning – City received complaints about lack of snow removal in properties. Greg Denton detailed how maintenance crew was overwhelmed by large snowfall dealing with the walkways and various maintenance issues as a result of cold temperatures. The board recommended the Director look into hiring a third party for future heavy snow and to get quotes for this service.

ITEM IX – Old Business
N/A

ITEM X- Executive Session
The Board went into Executive Session for the purposes of discussing personnel. A motion was made to enter Executive Session by Commissioner Womack and seconded by Commissioner Adams.

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 Brown to adjourn the meeting. Roll was called and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT	ABSTAIN
Greg Caffey	None	None	None
Al Womack Jr.			
Wendy Adams			
Valorie Harris			
Patricia Brown			

Chairman Caffey declared said motion carried and approved.

Greg Caffey, Commissioner

Al Womack Jr, Commissioner

Valorie Harris, Commissioner

Wendy Adams, Commissioner

Patricia Brown, Commissioner