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
Cpt. McCray with the APD was present to give an update on the 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 March 3, 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 Harris 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
None

ITEM VI - Resolutions
1. Approval of the APD Supplemental Patrols Contract. Resolution number 1577.

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

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.

2. Approval to allow commissioners and staff to attend the PHADA Annual Convention in Chicago June 10-13. Resolution number 1578.

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

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.

3. Approval to enter into contract with Davinroy Mechanical for the Water Heater Project. Resolution number 1579.

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

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.

4. Approval of the Write Offs/Doubtful Accounts. Resolution number 1580.

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.

5. Approval to appoint Lisa Brown as Interim Executive Director. Resolution number 1581.

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

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.

6. Approval to change Gregory Denton's title to Director of Operations. Resolution number 1582.

There were no questions regarding the resolution. A motion was made by Commissioner Adams 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.

7. Approval to remove Greg Denton from all financial institutions as the authorized signer and replace him with Lisa Brown. Resolution number 1583.

There were no questions regarding the resolution. A motion was made by Commissioner Adams 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 – Discussion about vision moving forward and priorities of the new Interim ED.

B. Director of Operations – No questions

C. Office Manager/Executive Assistant – No questions.

D. Intake/Occupancy Specialist – No questions.

ITEM VIII – New Business

Greg Caffey informed the board that he was accepted into the IHDA Next Gen Program for developers. He hopes to use this knowledge to help Alton Housing redevelop Alton Manor.

ITEM IX – Old Business

Brief discussion about snow removal and lawn care quotes.

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 Adams and seconded by Commissioner Womack 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.

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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