EAST PEORIA HOUSING AUTHORITY
BOARD MEETING MINUTES
Monday August 17, 2026

1. *Call to Order -* The meeting was called to order at 4:03 pm by Karen McClelland.

2. *Roll Call -*

Members Present	Members Absent
David Riber	
Steve Freeze	Steve Flinn
Jim McIntyre	

3. *Approval of Minutes -* *A motion was made by D. Riber* to approve the June 2026 minutes as presented with a second from *S. Freeze* The vote was unanimous to pass the motion,

4. *Program Update -*

A. Approval of the Bills: The Director presented bills to the Commissioners, followed by a brief discussion A motion was made by *S. Freeze* with a second by *D Riber* to approve payment of the June-August 2026 bills as presented. The motion passed unanimously.

B. Financial Update: The financial spreadsheets, updated Voucher Management System input sheets were distributed to the members for review and discussion of utilization.

C. Project Status: The Director presented the project status to the Board for review followed by discussion regarding lease ups. The Director informed the Board that leasing is currently at 76%, and the current utilization of HAP funds is 98%. The Director informed the Board that the EPHA will be working to increase leasing by exhausting the current HCV waiting list in 2026, with plans to reopen early 2027. The Director also updated Board members on the ongoing portability issues with PHA.

5. *Old Business -*

A. Board Member Review & Resolution

- **Resolution 8.17.26A-Aprroval for D. Riber as Board Chair;** The Director informed the Board that due to lack of quorum Resolution 8.17.26A would be sent to Board Members for electronic vote prior to the next meeting
- **Resolution 8.17.26B Approval for Belinda Young Board Term:** The director provided a brief summary of potential members followed by a brief discussion regarding Board Membership. The Director requested approval to appoint Belinda Young as EPHA Board member effective October 1, 2026. A motion was made by D. Riber with a second by J. McIntyre and the vote passed unanimously.

6. *New Business -*

A. Annual Performance Reviews: The Director informed members that annual performance reviews are due October 1, 2026 and provided performance review for leasing specialist position. The Director also informed members that all information for ED review had been emailed for review and completing for the October 2026 meeting.

7. *Adjournment* S Freeze made the motion to adjourn the meeting, and *J McIntyre* seconded the motion. The meeting adjourned at 45:39pm with all voting yes.

Respectfully submitted-LaToya Brown- Executive Director

Latoya Brown
Executive Director
LaToyaBrown@eastpeoriahousingauthority.com
139 Cole St.
East Peoria, IL 61611
Phone: 309/698-4718 ● Fax: 309/698-4719
WWW.EASTPEORIAHOUSINGAUTHORITY.COM