



**EAST PEORIA HOUSING AUTHORITY
BOARD MEETING MINUTES
Monday February 9, 2026**

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

2. *Roll Call* -

<u>Members Present</u> Karen McClelland David Riber Jim McIntyre	<u>Members Absent</u> Steve Freeze Steve Flinn
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3. *Approval of Minutes* - A motion was made by D. Riber to approve the December 2025 minutes as presented with a second from J McIntyre. 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 D. Riber with a second by J McIntyre to approve payment of the December 2025; January and February (partial) 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 and fiscal year end totals. Members engaged in discussion regarding CD rates at Fondulac Bank followed by a motion from J McIntyre to approve the investment of 300,000 in 3,6-, and 12-month CDs.
 - 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 79%, current utilization of HAP funds is at 102%. The Director informed the Board that we were approved for 78,000.00 in shortfall funds and that we received 58,000.00 in December. The Director informed Commissioners that we have not received any additional shortfall funds and that our shortfall call with HUD was pushed back again. The Director also informed members that the shortfall application is open through March 2026 and that we do plan to apply for additional funds.

5. *Old Business* -
 - A. **Program Updates**
 - **HOTMA Compliance Date:** The Director informed the Commissioners that the agencies have received official word from HUD that implementation date of HOTMA has been moved to January 1, 2027.
 - **Homeownership Rollout Date:** The Director informed the Commissioners that the EPHA still has not received the Homeownership Administrative Plan that was initiated with Nelrod. The Director explained that the Homeownership Plan will be created in-house with assistance from a neighboring Housing Authority. Estimated completion time by April 2026

 - B. **Software Update/ACH Module:** The Director and Commissioners that we have began the process of offboarding with Neighborly Software and that we have stated the ACH process with our current provider Housing Pro. The Director





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stated that out of 77 owner entities that 48 responded to initial mailings and that 10 had declined in writing. The Director explained that we would continue to mail checks to those who declined, those that did not respond as well as those clients that receive Utility Reimbursement Checks.

C. 6. *New Business* -
-None_

7. *Adjournment* J McIntyre made the motion to adjourn the meeting and K McClelland seconded the motion. The meeting adjourned at 5:07pm with all voting yes.

Respectfully submitted-LaToya Brown- Executive Director

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