



Changing lives one key at a time

**NOTICE OF REGULAR MEETINGS OF THE
SPRINGFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

**REGULAR MEETING
Monday, December 15, 2025 – 5:00 P.M.
200 North Eleventh Street
Springfield, Illinois 62703**

Meeting ID: 864 9310 0084

Password: 534872

Dial in: 1/312-626-6799 US (Chicago)

Link to meeting:

<https://us02web.zoom.us/j/86493100084?pwd=cUxGcjRMRkdBRUFTRDFKk28zeGNJQT09>

The public is welcome to attend electronically via Zoom

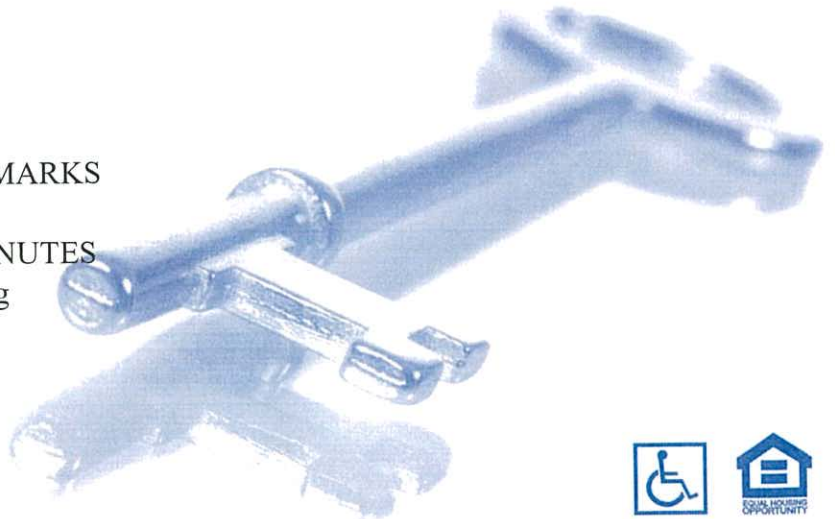
The Springfield Housing Authority Board of Commissioners will hold a Regular Meeting on Monday, December 15, 2025 at 5:00 p.m. Please see the agenda below.

If you have any questions, don't hesitate to get in touch with the Executive Director's Office at 217/753-5757, ext. 206.

SPRINGFIELD HOUSING AUTHORITY

Timothy Schweizer, Chairman

- I. CALL TO ORDER/ROLL CALL
- II. CHAIRMAN'S REMARKS
- III. CHIEF EXECUTIVE OFFICER'S REMARKS
- IV. APPROVAL OF PAST MEETING MINUTES
 - October 27, 2025 – Regular Meeting



V. RESOLUTIONS AND BOARD ACTION

RESOLUTION #2025-38 APPROVING A WAGE REOPENER AGREEMENT WITH PAINTERS DISTRICT COUNCIL 58, INTERNATIONAL UNION OF PAINTERS AND ALLIED TRADES (IUPAT)

RESOLUTION #2025-39 APPROVING THE 2026 ANNUAL MAINTENANCE TENANT CHARGE SCHEDULE FOR THE PERIOD OF JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

RESOLUTION #2025-40 APPROVING THE HCV 5-YEAR MAINSTREAM PROGRAM BUDGET FOR THE SPRINGFIELD HOUSING AUTHORITY IN THE AMOUNT OF \$ 1,315,150 FOR THE FISCAL YEAR JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

RESOLUTION #2025-41 APPROVING THE HOUSING CHOICE VOUCHER PROGRAM BUDGET FOR THE SPRINGFIELD HOUSING AUTHORITY IN THE AMOUNT OF \$ 19,404,538 FOR THE FISCAL YEAR JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

RESOLUTION #2025-42 APPROVING THE CONVENTIONAL HOUSING AMP, COCC, AND SHA BUSINESS ACTIVITIES PROGRAM OPERATING BUDGETS OF THE SPRINGFIELD HOUSING AUTHORITY FOR THE PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

RESOLUTION #2025-43 APPROVING LINCOLNWOOD ESTATES SF, LLC AND THE VILLA'S AT VINEGAR HILL PROGRAM OPERATING BUDGETS FOR THE PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

RESOLUTION #2025-44 APPROVING THE MADISON PARK PLACE REHABILITATION OPERATING BUDGET FOR THE PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

RESOLUTION #2025-45 APPROVING PROPERTY, GENERAL LIABILITY, PUBLIC EMPLOYEE DISHONESTY, AND PUBLIC OFFICIALS' INSURANCE THROUGH ASSISTED HOUSING RISK MANAGEMENT ASSOCIATION (AHRMA) FOR GENESIS PLACE FOR 2026

RESOLUTION #2025-46 APPROVING PROPERTY, GENERAL LIABILITY, PUBLIC EMPLOYEE DISHONESTY, AND PUBLIC OFFICIALS' INSURANCE THROUGH ASSISTED HOUSING RISK MANAGEMENT ASSOCIATION (AHRMA) FOR THE VILLAS AT VINEGAR HILL FOR 2026



RESOLUTION #2025-47 APPROVING THE PURCHASE OF VEHICLE INSURANCE THROUGH ASSISTED HOUSING RISK MANAGEMENT ASSOCIATION (AHRMA) FOR 2026

RESOLUTION #2025-48 APPROVING PROPERTY, GENERAL LIABILITY, PUBLIC EMPLOYEE DISHONESTY, AND PUBLIC OFFICIALS' INSURANCE THROUGH ASSISTED HOUSING RISK MANAGEMENT ASSOCIATION (AHRMA) FOR 2026

RESOLUTION #2025-49 AUTHORIZING AND APPROVING A COLLECTION LOSS WRITE-OFF FOR CONVENTIONAL PUBLIC HOUSING IN THE AMOUNT OF \$89,524.75

RESOLUTION #2025-50 AUTHORIZING AND APPROVING A COLLECTION LOSS WRITE-OFF FOR LINCOLNWOOD ESTATES SF LLC IN THE AMOUNT OF \$8,874.84

RESOLUTION #2025-51 AUTHORIZING AND APPROVING A COLLECTION LOSS WRITE-OFF FOR VILLA'S AT VINEGAR HILL IN THE AMOUNT OF \$3,264.00

RESOLUTION #2025-52 AUTHORIZING AND APPROVING A COLLECTION LOSS WRITE-OFF FOR MADISON PARK PLACE REHABILITATION LLC IN THE AMOUNT OF \$15,337.86

RESOLUTION #2025-53 APPROVING A WAGE REOPENER AGREEMENT WITH MID-AMERICA CARPENTERS REGIONAL COUNCIL ON BEHALF OF CARPENTERS LOCAL #270 OF THE UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMERICA

VI. RESIDENT COUNCIL REPORTS

VII. PUBLIC COMMENTS

VIII. BOARD COMMENTS

IX. ADJOURNMENT