

BOARD MEETING MINUTES

Southwestern Illinois Development Authority
1022 Eastport Plaza Drive, Collinsville, Illinois
Thursday, August 16, 2018

1. **Call to Order** The Board Meeting of the Southwestern Illinois Development Authority Board of Directors was called to order by Chairman James Nations at approximately 5:00 p.m. in SWIDA's office at 1022 Eastport Plaza Drive, Collinsville, IL.
2. **Attendance: Members Present:** James Nations, Greg Kuehnel, Jim Sullivan, Kevin Jemison, Mark Rabe, Ken Tucker, Rickie Thomas and Reggie Sparks, Dave Willey, Erika Kennett and Kevin Kaufhold. **Members Absent:** Dave Miller. Others present included Sean Flynn, Attorney, Mike Lundy, Executive Director; Joe Gasparich, Assistant Executive Director, Destini Lednicki, Housing Director, and Teri Rumsey, Administrative Assistant.

Chairman James Nations stated that there was a quorum.

3. **Approval of Minutes**

Greg Kuehnel motioned to accept the minutes from the June 21, 2018 board meeting. Ken Tucker seconded the motion. Roll call vote: **Ayes:** James Nations, Greg Kuehnel, Ken Tucker, Rickie Thomas, Jim Sullivan, Kevin Jemison, Mark Rabe, Reggie Sparks, Dave Willey, Erika Kennett and Kevin Kaufhold. **Nays:** None. **Members Absent:** Dave Miller. Motion carried without dissent.

4. **Approval of Agenda**

Erika Kennett motioned to accept the board agenda. Jim Sullivan seconded the motion. Leave to use the last unanimous roll call vote. Motion carried without dissent.

5. **Public Comment**

No Public Comment.

6. APPROVAL OF FY2019 BUDGET

Dave Willey motioned to accept the FY2019 budget and to add \$10,000 for possible legal expenses. He also motioned to create an appropriation ordinance to be presented at the next board meeting. Mark Rabe seconded the motion. Leave to use the last unanimous roll call vote. Motion carried without dissent.

7. DISCUSSION OF RISE'S WINSTANLEY NEIGHBORHOOD PLAN FUNDING REQUEST

Brian Hurd, from Rise, was in attendance. He shared with the board the details of the Winstanley Neighborhood Plan and Rise's request of a monetary contribution from SWIDA. Dave Willey motioned to table the request until the next board meeting when SWIDA will discuss a new contribution policy. Mark Rabe seconded the motion. Leave to use the last unanimous roll call vote. Motion carried without dissent.

Erika Kennett exited the meeting at 6:43 p.m.

8. DISCUSSION OF EMPLOYEE SALARIES & CONTRACTS

The board went into Executive Session at 6:46 p.m.
The board came out of Executive Session at 7:05 p.m.

Kevin Kaufhold, Chairman of Personnel Committee, motioned to table the vote on employee contracts so there could be further discussion. He also motioned to accept the salary increases as discussed. Dave Willey seconded the motion. Roll call vote: **Ayes:** James Nations, Greg Kuehnel, Ken Tucker, Rickie Thomas, Jim Sullivan, Kevin Jemison, Mark Rabe, Reggie Sparks, Dave Willey and Kevin Kaufhold. **Nays:** None. **Members Absent:** Dave Miller and Erika Kennett. Motion carried without dissent.

9. AUTHORIZATION TO PURSUE THE CREATION OF A NOT-FOR-PROFIT ENTITY FOR THE PURPOSE OF HOUSING DEVELOPMENT

Destini Lednicky, Housing Director, asked that the board hire the legal team of Applegate & Thorne-Thomsen, P.C. to investigate the possibility of SWIDA creating a not-for-profit entity. She stated that the cost of doing this would be between \$3,500 and \$6,500. Jim Sullivan motioned to hire the legal firm of Applegate & Thorne-Thomsen, P.C. to investigate the possibility of SWIDA creating a not-for-profit entity. Dave Willey seconded the motion. Leave to use the last unanimous roll call vote. Motion carried without dissent.

10. RESOLUTION AUTHORIZING THE AUTHORITY TO PURSUE AFFORDABLE HOUSING DEVELOPMENT PROJECTS

Mike Lundy told the board that SWIDA is looking into possible sites for future affordable housing projects. He said that the Preliminary Project Assessments (PPA) are due in November, 2018. Greg Kuehnel motioned to approve the resolution authorizing SWIDA to pursue new affordable housing projects. Jim Sullivan seconded the motion. Leave to use the last unanimous roll call vote. Motion carried without dissent.

11. TREASURER'S REPORT

Mike Lundy reviewed the financials for July, 2018 for SWIDA and the SWIDA Development Fund. Greg Kuehnel motioned to approve the financials. Jim Sullivan seconded the motion. Leave to use the last unanimous roll call vote. Motion carried without dissent.

12. Chairman's Report

Chairman James Nations stated that he was very pleased with the progress of SWIDA's ongoing housing projects.

13. Executive Director and Housing Director's Reports

Mike Lundy and Destini Lednicky gave their reports.

14. Adjournment

Greg Kuehnel motioned to adjourn the meeting at 7:45 p.m. Reggie Sparks seconded the motion. Leave to use the last unanimous roll call vote. Motion carried without dissent.

The Minutes of June 21, 2018 were approved as presented ✓, corrected _____, amended _____ by the members of the SWIDA Board on August 16, 2018.


James Nations, Chairman