

**MINUTES OF THE ANNUAL MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF ALTON
HELD AT 2406 CRAWFORD STREET, ALTON, ILLINOIS**

The Housing Authority of the City of Alton held its Annual and Regular Meeting on November 4, 2025 at 5:00 p.m. The meeting was called to order by Chairperson Caffey.

ITEM I – Roll Call

Roll was called and the following Commissioners were present: Greg Caffey, Al Womack Jr., Valorie Harris, and Wendy Adams. A quorum was present.

ITEM II – Election of Officers

At this time Chairman Caffey requested nominations for Chairman through November 1, 2026. Commissioner Womack nominated Commissioner Caffey as Chairman. The nomination was seconded by Commissioner Harris. No other nominations for Chairman followed. Chairman Caffey requested nominations for Vice-Chairman through November 1, 2026. Commissioner Harris nominated Commissioner Womack as Vice-Chairman. The nomination was seconded by Commissioner Adams. No other nominations followed for Vice-Chairman.

ITEM III – Adjournment

There being no further matters to discuss, Chairperson Caffey requested a motion for adjournment of the annual meeting.

It was moved by Commissioner Harris and seconded by Commissioner Adams to adjourn the meeting.

Roll was called and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Greg Caffey	None	Patricia Brown	None
Valorie Harris			
Al Womack Jr.			
Wendy Adams			

Chairperson Caffey declared said nominations approved and the annual meeting adjourned.

**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, Valorie Harris, & Al Womack Jr., Wendy Adams, and Patricia Brown*. A quorum was present.

ITEM II – Public Comment

Cpt. McCray from the Alton Police Department was present to give an update on police activity in our 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 October 7, 2025.

Roll was called and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Greg Caffey	None	Patricia Brown	None
Valorie Harris			
Al Womack Jr.			
Wendy Adams			

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 Womack to approve the vouchers.

Roll was called and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Greg Caffey	None	None	None
Valorie Harris			
Al Womack Jr.			
Wendy Adams			
Patricia Brown			

Chairman Caffey declared said motion carried and approved.

*Commissioner Brown arrived during this item

ITEM V – Correspondence

Greg Denton informed the board that audit for FYE25 has been completed and submitted with zero findings.

ITEM VI - Resolutions

1. Approval to remove items from inventory. Resolution Number 1568.

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

Roll was called and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Greg Caffey	None	None	None
Al Womack Jr.			
Wendy Adams			
Valorie Harris			
Patricia Brown			

Chairman Caffey declared said resolution approved.

2. Approval to allow eligible employees to sell back vacation time. Resolution Number 1569.

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

Roll was called and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Greg Caffey	None	None	None
Al Womack Jr.			
Wendy Adams			
Valorie Harris			
Patricia Brown			

Chairman Caffey declared said resolution approved.

ITEM VII – Reports

A. Executive Director/ Director of Operations – No questions

B. Housing Manager – Discussion about Women’s event in Oakwood, the recent rent roll, the SNAP benefits during the government shutdown, and ERAP

C. Office Manager/Executive Assistant – No questions.

D. Intake/Occupancy Specialist – No questions.

ITEM VIII – Old Business

Brief discussion about Oakwood parking lots, Alton Manor camera updates, and lighting in Oakwood.

ITEM IX – New Business

Greg Caffey brought up the recent Family Self Sufficiency grant.

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 Womack and seconded by Commissioner Adams to adjourn the meeting. Roll was called and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Greg Caffey	None	None	None
Valorie Harris			
Al Womack Jr.			
Wendy Adams			
Patricia Brown			

Chairperson Caffey declared said motion carried and approved.

Greg Caffey, Commissioner

Al Womack Jr., Commissioner

Valorie Harris, Commissioner

Wendy Adams, Commissioner

Patricia Brown, Commissioner