

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE ROCK ISLAND HOUSING AUTHORITY
HELD ON MAY 5th, 2026

The Board of Commissioners for the Rock Island Housing Authority (“RIHA”) met for the purpose of a Regular Meeting at the offices of the Rock Island Housing Authority, 227 21st Street, Rock Island, IL 61201, on May 5th, 2026, at 5:00 p.m.

Present: Lori Pappas, Chairperson
Dy Robinson, Vice Chairperson
David Emerick, Commissioner
Robb McCoy, Commissioner
Shellie Guy, Commissioner (via Zoom)
Tammy Pauwels
Patrice Battle, Commissioner

Also Present: John Chow, Executive Director
Kali Ormsby
Miles Simelton
Elizabeth Rodl
Molly Mayfield
Eric Hanson (via Zoom)

There being a quorum present, Chairperson Pappas called the Meeting of the Board of Commissioners to order at approximately 5:01 p.m.

ROLL CALL

Elizabeth Rodl took a roll call of the Board of Directors who were present.

OPEN FORUM/GENERAL ANNOUNCEMENTS

No announcements were made at this time.

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FAMILY SELF-SUFFICIENCY PROGRAM GRADUATES

Tiffany Stovall the Family Self-Sufficiency (FSS) Coordinator. Tiffany Stovall conducted a graduation ceremony for three graduates of the FSS program, Teresa Govain Pulliam, Tenisha Jackson, and Sascha Johnston. The ceremony consisted of an explanation of the cords the graduates wore related to financial savings and a brief summary of the goals the graduates achieved along with future plans.

MOTION TO MOVE TO CLOSED SESSION

A motion was made by Commissioner Robinson and seconded by Commissioner Battle to move to a closed session. Upon a voice vote to move to a closed session the results were as follows:

Ayes:

Lori Pappas
Dy Robinson
David Emerick
Robb McCoy
Shellie Guy
Tammy Pauwels
Patrice Battle

Nays:

None

The motion carried, and the meeting moved into closed session at 5:13 p.m

CLOSED SESSION TO DISCUSS PERSONNEL, LITIGATION, AND REAL ESTATE
TRANSACTIONS PER 5 ILCS 120/2 ©(1), ©(11), ©(5)/(6)

CEO/Executive Director Annual Review

The board went into a closed session to discuss the annual evaluation of John Chow, RIHA Executive Director.

S.E. Clark – Deferred Developer Fees

The board went into a closed session, however, there were no updates on the S.E. Clark suit, and it was not discussed.

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MOTION TO MOVE TO OPEN SESSION

A motion was made by Director Robinson and seconded by Director Battle to move back to open session. Upon a voice vote to move back to open session the results were as follows:

Ayes:

Lori Pappas
Dy Robinson
David Emerick
Robb McCoy
Shellie Guy
Tammy Pauwels
Patrice Battle

Nays:

None

The motion carried, and the meeting moved back into open session at 5:24 p.m.

MOTION TO AAPROVE THE SALARY INCREASE AND BONUS FOR THE CEO

Chairwoman Pappas shared the results of the closed session, stating that the board reviewed John's contract and bonus incentives and as a result were going to do a Cost-of-Living Adjustment increase of 3.5% and a bonus of 8% based on the incentive structure within the contract.

Discussion was had on the same.

A motion was made by Commissioner Emerick and seconded by Commissioner Pauwels to approve the 3.5% salary increase and 8% bonus for the CEO. Upon a roll vote to approve the motion, the results were as follows:

Ayes:

Lori Pappas
Dy Robinson
David Emerick
Robb McCoy
Shellie Guy
Tammy Pauwels
Patrice Battle

Nays:

None

The motion carried.

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Reminder about Strategic Planning Session – Saturday, August 8th, 2026

Elizabeth Rodl provided a reminder to the board about the Strategic Planning Session planned for August 8th, 2026 taking place at the CHP Main Office. Rodl stated she would be confirming dates for one on one sessions with Lyle, the consultant for June 26th and 27th with the board members.

Summer Meeting Dates

Elizabeth Rodl provided an updated meeting list to the board members for the summer session. Initially the Strategic Planning Session was planned for June so a meeting was not scheduled. With the Strategic Planning Session being in August this year a decision need to be made on a June regular meeting and an August regular meeting. The board members collectively agreed that a meeting would be held on June 2nd, but the August 4th meeting would be cancelled.

FOLLOW UP ITEMS FROM PREVIOUS BOARD MEETINGS

Memorandums of Understanding

Kali Ormsby presented on an updated list of MOUs with partnership agencies. Ormsby stated that the team is working to get some additional MOUs finalized and we are working with DCFS and Pregnancy Resources.

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RESOLUTION 2026-04 APPROVING THE SIGNIFICANT AMENDMENT TO THE FISCAL
YEAR 2025 AGENCY PLAN

A motion was made by Commissioner Emerick and seconded by Commissioner Battle for approval of the significant amendment to the fiscal year 2025 Agency Plan.

Kali Ormsby provided background that this was related to the RAD Development Project for Spencer Towers and the amendment need to be added to proceed with the project.

Upon a roll call vote to approve the significant amendment to the fiscal year 2025 Agency Plan the results were as follows:

Ayes:

Lori Pappas
Dy Robinson
David Emerick
Robb McCoy
Shellie Guy
Tammy Pauwels
Patrice Battle

Nays:

None

The motion carried.

RESOLUTION 2026-05 APPROVING CHANGES TO THE AGENCY PLAN

A motion was made by Commissioner Emerick and seconded by Commissioner Battle for approval of changes to the Agency Plan.

Upon a roll call vote to approve the changes to the Agency Plan the results were as follows:

Ayes:

Lori Pappas
Dy Robinson
David Emerick
Robb McCoy
Shellie Guy
Tammy Pauwels
Patrice Battle

Nays:

None

The motion carried.

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RESOLUTION 2026-06 APPROVING THE INTERGOVERNMENTAL COOPERATION
AGREEMENT BY AND BETWEEN ROCK ISLAND HOUSING AUTHORITY,
COMMUNITY HOME PARTNERS, AND THE AURORA HOUSING AUTHORITY

A motion was made by Commissioner Emerick and seconded by Commissioner Battle for approval of the intergovernmental agreement by and between Rock Island Housing Authority, Community Home Partners, and the Aurora Housing Authority.

Upon a roll call vote to approve the intergovernmental agreement by and between Rock Island Housing Authority, Community Home Partners, and the Aurora Housing Authority the results were as follows:

Ayes:

Lori Pappas
Dy Robinson
David Emerick
Robb McCoy
Shellie Guy
Tammy Pauwels
Patrice Battle

Nays:

None

The motion carried.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF APRIL 7TH, 2026

A motion was made by Commissioner Pauwels and seconded by Commissioner Battle for approval of the minutes of the Regular Meeting of RIHA held on April 7th, 2026. Upon a voice vote the results were as follows:

Ayes:

Lori Pappas
Dy Robinson
David Emerick
Robb McCoy
Shellie Guy
Tammy Pauwels
Patrice Battle

Nays:

None

The motion carried.

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APPROVAL OF BILLS FOR APRIL 1ST, 2026 THROUGH APRIL 29TH, 2026

A motion was made by Commissioner Emerick and seconded by Commissioner Battle for approval of the Bills from April 1st, 2026 through April 29th, 2026 that totaled \$188,022.38. Discussion was had on the same.

Molly Mayfield noted that a large amount was taken out to pay the auditors.

Upon a roll call vote the results were as follows:

Ayes:

Lori Pappas
Dy Robinson
David Emerick
Robb McCoy
Shellie Guy
Tammy Pauwels
Patrice Battle

Nays:

None

The motion carried.

OCCUPANCY REPORT

Kali Ormsby provided the occupancy report to the Board. Ormsby shared that there have been several move-ins at Spencer over the last month or so. She added that there is one unit for 3rd and 11th Townhomes that is just waiting on a door to finalize the move in and then the Townhomes will be at 100% occupancy.

OPERATIONAL UPDATES

Vally Homes Project Update

John Chow provided an update on the Valley Homes Project. He shared that the application was submitted with a self-score of 79 points. An email was sent to the board in April with information on the self-scoring summary. John further added that we should receive the decision from IHDA in late June or early July.

Discussion was had on the same.

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RAD Project Update

John Chow provided an update on the RAD Project at Spencer Towers and 3rd and 11th Townhomes. He shared that the process was “cruising along”. The application is in to HUD and they have officially given the go ahead. We have a 4% application in with IHDA.

Discussion was had on the same.

The Arc of the QC Project Update

John Chow provided an update of the project CHP is assisting on with The Arc. The project was officially approved by IHDA and we had sent an email out the board with this information in April. CHP’s portion of this project is mostly completed with the application, but John will continue to help advise with the General Contractor. We hope the Financial closing will occur by the end of the year.

Discussion was had on the same.

Moline Housing Authority Project Update

John Chow provided an update on the Moline Housing Authority Development project for their Springbrook property. He shared that he had just met with John Afoun, the Executive Director of the Moline Housing Authority, last week to begin the project so it is very early and not much to update on.

Discussion was had on the same.

Update on Meeting with HUD Official

John Chow provided an update on the visit from Beverly Dana with HUD. Chow reminded the Board about the initial conversation email from the city to HUD about the Certury Woods property in Rock Island. HUD contacted the owners of the property and is working with them directly.

However, HUD would like the Rock Island Housing Authority/Community Home Partners to get involved in the Work and Dignity Initiative that Scott Turner kicked off in Champagne.

Chow also discussed the possibility of classifying the West End as an “Opportunity Zone”.

Discussion was had on the same.

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FINANCIALS

Molly Mayfield reported some information on the Financials. She went over month to date year to date for the fiscal year 2026. Mayfield expressed that RIHA's actual is running about \$17,000 behind budget. However, month to date for Spencer Towers has approved. There is an overage in total income as HUD subsidies are coming in higher.

Payroll costs are down about \$29,000 for the year so far. Administrative expenses are right on budget and there is some maintenance and repair spending that is over budget. This is a result of landscaping and supplies, air conditioner lockouts, and fire panel fixes. Additionally, Pest Control was outsourced due to staffing shortage.

Discussion was had on the same.

ADJOURN

There being no further business to come before the Board, a motion was submitted by Commissioner Battle and seconded by Commissioner Pauwels to adjourn. Motion was passed unanimously by voice vote at 6:13 p.m. and the meeting adjourned.

Chairperson

ATTEST

Secretary/Treasurer