



IAHA Annual Meeting

Walkers Bluff Casino Resort – Carterville, IL 62918

September 10, 11, & 12, 2025

Wednesday, September 10

8:30 A.M. – 9:00 A.M. – Registration Open ~ Prefunction Space

9:00 A.M. – 10:15 A.M. – The Basics of Capital Fund Program Planning with Mark Dillon, Ed Kirchner and John Beatty of Eggemeyer ~ Carbondale/Cambria

The session will cover the basics in planning and implementation of the annual Capital Fund Program. Topics will include planning for the use of the CFP, procurement options, and administration. This Architect led discussion will focus on how a PHA should utilize information available to them to establish a CFP budget and the options to complete the expenditures in a timely manner.

The discussion will encourage attendees to share their experiences on past CFP projects.

10:15 A.M. – 10:30 A.M. – Break ~ Prefunction Space

10:30 A.M. – 10:15 A.M. – The Basics of Capital Fund Program Planning with Mark Dillon, Ed Kirchner and John Beatty of Eggemeyer ~ Carbondale/Cambria -- Continued

Noon – 1:30 P.M. – Lunch ~ Carterville

1:30 P.M. – 3:00 P.M. – Mod/Maintenance Panel with Jimmy Porter, Jeff Pulliam, John Beatty and an Executive Director TBD ~ Carbondale/Cambria

3:00 P.M. – 3:15 P.M. – Break ~ Prefunction Space

3:15 P.M. – 4:30 P.M. – Mod/Maintenance Panel ~ Carbondale/Cambria

5:00 P.M. - 6:00 P.M. -- AHRMA Hosted Reception ~ Carterville

6:00 P.M. - 8:00 P.M. -- AHRMA Annual Membership Meeting and Dinner* ~ Carterville

8:00 P.M. – 11:00 P.M. – AHRMA Hosted Hospitality & Matt Bosler Acoustical Guitar ~ Carterville

Thursday, September 11

8:00 A.M. – 9:00 A.M. – Breakfast ~ Carterville

9:00 A.M. – 10:15 A.M. – IL Department of Human Rights (IDHR): Our Role and Your Responsibilities with David Rothal, Illinois Department of Human Rights ~ Carbondale/Cambria

10:15 A.M. – 10:30 A.M. – Break ~ Prefunction Space

10:30 A.M. – 12:00 P.M. – Disability Rights in Housing: Ensuring Equal Access and Full Enjoyment ~ Carbondale/Cambria

12:00 P.M. – 1:30 P.M. - Lunch and IAHA Membership Meeting ~ Carterville

1:30 P.M. – 3:00 P.M – Drug Awareness and Trends with Officer of the Illinois State Police ~ Carbondale/Cambria

Drug use awareness and trends in Southern/Central Illinois presented by the Southeastern Illinois Drug Task Force (SEIDTF). SEIDTF is committed to safeguarding our communities by protecting the public from those individuals and organizations involved in the manufacture or distribution of controlled substances destined for illicit trafficking in Illinois.

3:00 P.M. – 3:15 P.M. – Break ~ Prefunction Space

3:15 P.M. – 4:30 P.M – Current Issues Roundtable / Speed Table ~ Carbondale/Cambria

5:00 P.M. – 6:00 P.M. – AHRMA Hosted Reception – 5:20 – 5:40 P.M. Comedian Brice Evans ~ Carterville

6:00 P.M. - 8:00 P.M. - IAHA Awards and Dinner with the Scholarship Auction (*Each housing authority is asked to bring a gift for the auction.*) ~ Carterville

8:00 P.M. –11:00 A.M. – AHRMA Hospitality, and Music by Radio Days ~ Carterville

Friday, September 12

8:00 A.M. – 9:00 A.M. – Breakfast ~ Carterville

9:00 A.M. – 12:00 P.M. – Navigating PHA Legal Problems: Management, Maintenance and More with Eric Hanson, Partner, Mahoney, Silverman & Cross, LLC ~ Carbondale/Cambria

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- This event is for AHRMA Insurance Members.

Bios:

MARK DILLON, AIA, NCARB
PRESIDENT/CEO - Eggemeyer

Mark has more than thirty years of experience and has been involved with and/or completed over 850 projects for the Department of Housing and Urban Development. Mark has assisted and hosted training sessions for Capital Fund Programs, including topics such as Davis-Bacon Requirements, Procurement and Section 3.

ED KIRCHNER, AIA, NCARB
VICE PRESIDENT/PRINCIPAL - Eggemeyer

Ed has more than twenty-six years of experience in the preparation of construction documents, programming, cost estimating and code review. His portfolio of work includes Higher Education, K-12 Schools, Transportation, Historic Preservation and Multi-Family.

JOHN BEATTY, ASSOC. AIA
VICE PRESIDENT/PRINCIPAL - Eggemeyer

John has more than twenty-eight years of experience in the production of construction documents. He has served as the Project Manager on over 400 HUD projects taking the project from start to completion. He has assisted in the evaluation and completion of over 70 Physical Needs Assessments and Energy Audits.

***Jimmy Porter** - Maintenance and Capital Improvements Coordinator at Jackson County Housing Authority. I have been with the Housing Authority since 2013 and I serve half of our agency covering Carbondale, Elkhart, and Desoto in my current position.*

***Jeff Pulliam** - Modernization Coordinator for the Franklin County Housing Authority. I began working for the Franklin County Housing Authority in 2010 after working for 20+ years as a building contractor. I find my experience as a building contractor indispensable in my current role.*

As the Modernization Coordinator, I assess the needs of the Housing Authority for all current and future projects. I oversee work done by various trades such as HVAC, plumbers, and electricians for the Housing Authority that are outside of our regular maintenance program. For general contractor jobs, such as unit rehabilitation projects, I draft and design blueprints, write the bid specifications, research Independent Cost Estimates, conduct construction meetings, ensure bidding process compliance, contract implementation, and project oversight. For larger scope projects I collaborate these efforts with an Architect. Ultimately, it is my responsibility that all procurement practices are followed and in 2022 my efforts were rewarded with an IAHA Outstanding Achievement Award.

***David T. Rothal**, serves as a Staff Attorney for the Illinois Department of Human Rights. David litigates fair housing discrimination cases, provides legal direction to Department staff on charges of*

discrimination in employment, fair housing, and public accommodation, financial credit, and responds to Requests for Reviews filed with the Illinois Human Rights Commission.

Born and raised in Akron, Ohio, David attended DePaul College of Law where he earned his Juris Doctor. David shares his expertise in employment and fair housing discrimination cases and handling subpoenas, and acts as the liaison with the Office of the Attorney General in appeals, enforcement cases, and administrative review cases.

Eric Hanson, Partner - Mahoney, Silverman & Cross, LLC

Eric P. Hanson practices in the areas of government and municipal law, corporate law, landlord-tenant law and appellate practice. In the course of his government and municipal work, Eric has also developed a specific practice in the area of affordable housing. He represents numerous public housing authorities throughout the State of Illinois and is a frequent speaker at affordable housing conferences and workshops.

Eric was born in Joliet, Illinois. He attended the University of Illinois in Champaign, where he earned a B.A. in Sociology in 1991. He received his J.D., cum laude, at The John Marshall Law School in 1995. During law school, he serviced as an Executive Editor of The John Marshall Law Review and participated in the Pace University Environmental Law Moot Court Competition.

Eric began his legal career as a judicial clerk to the Honorable Rita B. Garman of the Illinois Appellate Court, Fourth District. Following his clerkship, he served as a Will County Assistant State's Attorney. He joined Mahoney, Silverman & Cross, LLC in 1998, and was named a partner in 2004. He is rated BV by Martindale-Hubbel.

Entertainment:

Matt Basler – (Wednesday Music)

Matt Basler, an artist out of Marion Illinois, covers a wide variety of music from genres and time periods you're sure to recognize. His stage presence, crowd engagement, and delivery of songs is sure to keep you entertained. Check out his all original album "Madness" available on all music platforms, vinyl, and cd. Follow him on all social media platforms under Matt Basler Music to catch some videos, pictures, and new show dates. Visit Mattbasler.com for more info about the artist!



Comedian – Before Thursday Dinner

Brice Evans, a comedian, musician, and teacher, infuses his comedy with elements from his unconventional upbringing, personal anecdotes, and time playing in punk bands. Evans has toured the country with Teachers Gone Bad and written for various web series. With opening credits for renowned acts like Kam Patterson, Hannibal Buress, Fiona Caulley, Chris Gethard and more, Evans is spreading his distinctive humor to audiences nationwide.

Radio Days (Thursday Music)