

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, NOVEMBER 15, 2016**

The Commissioners of the Housing Authority of the County of DeKalb met in regular session at the Housing Authority's Central Office, 310 N. 6th Street, DeKalb, IL at 2:33 PM on Tuesday, November 15, 2016.

The meeting was called to order by Vice Chairperson Wahlstrom and upon roll call, those present and absent were as follows:

<u>Commissioners Present</u>	<u>Commissioners Absent</u>
Herodote Hounsrou Adjegan	Ging Smith
Ron Bemis	Donna Moulton
Jerry Wahlstrom	

Others Present
Michelle Perkins, Executive Director
Vivian Bright, DO
Christine Sauter, CFO
Tim Horning, Attorney

There being a quorum present, the meeting duly convened opening with the hearing of any public comments. *There was no one present from the public.*

Approval of the Agenda. Vice Chairperson Wahlstrom asked for changes to the Agenda. There being no changes, Commissioner Adjegan made a Motion to approve the Agenda. Commissioner Bemis seconded the Motion. All were in favor, none opposed. Motion then carried.

Approval of the Minutes. Vice Chairperson Wahlstrom asked for changes to the regular session meeting minutes. As amended with the changes being requested, Commissioner Bemis made a Motion to approve the meeting minutes. Commissioner Adjegan seconded the Motion. All were in favor, none opposed. Motion then carried.

Approval of Bills and Payroll. The bills and payroll were submitted to the Commissioners for approval of payment. Commissioner Adjegan moved that the bills and payroll be approved as submitted. Commissioner Bemis seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Herodote Hounsrou Adjegan	None
Ron Bemis	
Jerry Wahlstrom	

Absent
Ging Smith
Donna Moulton

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Financial Report: Commissioners reviewed the financials and Sauter noted that all programs are doing well, seven months in to FY17. Sauter noted that the Public Housing Reserve projects will be wrapping up in November and that Reserve balances will be monitored as normal. Sauter provided the Commissioners with some HUD updates including: 2017 PH operating subsidy will be determined in January; HUD plans to Re-Federalize COCC funds beginning 1/2018; lots of HUD system and reporting changes are on the horizon for PIC system, SEMAP and PHAS scoring; and PHAs have received no indication from HUD on 2017 funding proration percentages. Sauter will provide Commissioners updates as HUD begins to release more information on the upcoming changes. Sauter noted that a board resolution will be presented in December for the 2017 property, casualty, and worker compensation coverage along with wage budget information to follow at the January meeting.

Executive Director Report: *Legal.* Horning reviewed the outstanding legal cases noting that we are waiting on replies from various agencies. No current HCV terminations however one administrative court review for a previously terminated tenant is in process. No Public Housing Lease Terminations.

HUD Region 5 Energy Round Table. HACD was invited to speak at a HUD Region 5 Energy Round table meeting to discuss energy initiatives. Meeting will consist of HUD personnel, CHA, Cook County HA, Carroll County HA, Elgin HA, North Chicago HA, Rockford HA and the IL PHA Energy Program Building Research Council (U of I). HACD will present grants, updates and energy data for our PHA over the last few years. Commissioners were provided a copy of the data to be presented.

Briarwood Plumbing. Plumbing issues continue to persist in E Building. Emergency repair was needed to clear clogged sewer lines; however consult from the plumbers reiterated a concern for the building plumbing overall advising it was built with a poor design that will persist with issues. Discussion on future repair/re-plumb will continue.

ED Perkins gave a general overview of Capital Projects noting that projects will not start until after the first of the year beginning with the Mason Closet Door project. Family Site Surveillance System installation continues staff is finalizing connectivity with a target completion date at the end of November.

Perkins informed the board that staff continues to work with community partners to determine affordable housing and supportive housing needs. Perkins is participating on the 2-1-1 committee to bring its service and resource to the County. Perkins met with DCRDC for the third quarter board meeting noting that the meeting went very well.

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As there was no further discussion to come before the meeting, Vice Chairperson Wahlstrom asked for a Motion to adjourn the regular meeting. Commissioner Bemis made a motion to adjourn. Commissioner Adjegan seconded the Motion. All were in favor, none opposed. Motion then carried. The regular meeting was adjourned at 3:15 PM until the regular meeting scheduled to take place on Tuesday, December 20, 2016 at 2:30 PM at the Main Office located at 310 N. 6th Street, DeKalb IL.

CHAIRMAN

(SEAL)

ATTEST:

SECRETARY-TREASURER

CERTIFICATE

I, MICHELLE PERKINS, the duly appointed, qualified and acting Secretary of the HOUSING AUTHORITY OF THE COUNTY OF DEKALB, ILLINOIS, and Keeper of the records thereof, do hereby certify that I have compared the annexed complete unapproved Minutes as recorded by me and retained in the Records of said Authority, and certify that it is a true, complete and correct presentation of said Minutes, including attachments or exhibits made a part of these Minutes.

I further certify that if the Minutes are subsequently corrected or amended, I shall forward promptly such correction or amendment and a copy of the attachments or exhibits made a part of these Minutes.

I further certify that the said Regular Meeting was held on November 15, 2016 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

Commissioners Present
Herodote Hounsrou Adjegan
Ron Bemis
Jerry Wahlstrom

Commissioners Absent
Ging Smith
Donna Moulton

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this November 28, 2016.

ACTING SECRETARY
