

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF DEKALB  
TUESDAY, JULY 17, 2018**

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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 2:35 PM on Tuesday, July 17, 2018.

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

**Commissioners Present**

Ron Bemis  
Herodote Hounsrou Adjegan  
Ging Smith  
Jerry Wahlstrom

**Commissioners Absent**

Deanna Cada

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

**Approval of the Minutes.** Chairperson Wahlstrom asked for changes to the meeting minutes. There being one change, Commissioner Adjegan made a Motion to approve the meeting minutes. Commissioner Bemis 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 Smith moved that the bills and payroll be approved as submitted. Commissioner Adjegan seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

**Ayes**

Ron Bemis  
Herodote Hounsrou Adjegan  
Ging Smith  
Jerry Wahlstrom

**Nays**

None

**Absent**

Deanna Cada

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**Financial Report:** CFO Sauter noted that CDs were being renewed for 6 months at 1.62% and that CD rates have increased. Sauter reviewed the YTD financials noting that 1<sup>st</sup> quarter agency earnings were strong and well above budget. Sauter noted that 2018 Capital Fund grant admin fees would be drawn down bringing \$20K to the Central Office reserves in August. Sauter distributed the quarterly reports for review and discussion.

**Executive Director Report:** *Legal.* Horning reviewed the outstanding legal cases noting that IDHR case 2018CH2508 has been dismissed and that a perfected charge has been filed by applicant B. Sanders-Payne and will be filing a response. HCV has one notice of termination pending based upon a positive court outcome, four notices for boarder/fraud, one for failure to repay/non-payment of tenant portion of rent. Two Public Housing notices have been issued for sanitation issues and one three-day notice for serious drug related activity at one of the supportive living facilities.

Perkins discussed some potential project sites that will be toured in the upcoming weeks along with noting that the City has released its draft of the Annie Glidden North revitalization Plan which will be kept in mind for future endeavors. A brief overview of capital projects was given with discussion of landscaping noting the progress on Sunset View landscaping, grading and sidewalk repair.

**Resolutions:** There were no resolutions presented.

There being no further business to come before the Commissioners, Commissioner Wahlstrom asked for a Motion to adjourn the regular meeting. Commissioner Bemis made a motion to adjourn. Commissioner Smith seconded the Motion. All were in favor, none opposed. Motion then carried.

The meeting was adjourned at 3:32 PM until the regular meeting scheduled to take place on Tuesday, August 21, 2018 at 2:30 PM at the offices of the Housing Authority of the County of DeKalb, 310 N. 6<sup>th</sup> Street, DeKalb, IL.

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CHAIRMAN

(SEAL)

ATTEST:

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SECRETARY-TREASURER

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## CERTIFICATE

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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 Meeting was held on July 17, 2018 at 310 N. 6<sup>th</sup> Street, DeKalb, IL, and roll call showed the following members to be present and absent:

**Commissioners Present**  
Herodote Hounsrou Adjegan  
Ron Bemis  
Ging Smith  
Jerry Wahlstrom

**Commissioners Absent**  
Deanna Cada

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority  
this July 19, 2018.

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ACTING SECRETARY

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