

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF DEKALB  
TUESDAY, DECEMBER 17, 2013**

The Commissioners of the Housing Authority of the County of DeKalb met in regular session at the Housing Authority's central office, 310 N. Sixth Street, DeKalb, IL at 2:35 PM on Tuesday, December 17, 2013.

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

PRESENT:	Donna Moulton Jerry Wahlstrom Ron Bemis Ging Smith Herodote Hounsrou Adjegan
ABSENT:	None
ALSO PRESENT:	Michelle Perkins, Executive Director Christine Sauter, CFO Tim Horning, Attorney Vivian Bright, Operations Coordinator

There being a quorum present and the meeting duly convened, business was transacted as follows:

Approval of the Agenda. Commissioner Moulton 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. Commissioner Moulton asked for changes to the Minutes. There being no changes, Commissioner Wahlstrom made a Motion to approve the Meeting Minutes. Commissioner Smith 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 Bemis 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:	Donna Moulton Jerry Wahlstrom Ron Bemis Ging Smith Herodote Hounsrou Adjegan
NAYS:	None
ABSENT:	None

## **BUSINESS:**

**Public Comment:** No public comment.

**Legal:** HCV Terminations – none. Public Housing terminations – four pending - one 30 day notice of termination for unit abandonment, two 3 day notices of termination for drug activity and one pending notice for violation of peaceful right and enjoyment of property. SPC – one pending for violation of peaceful right and enjoyment of property.

**Financials:** CFO Sauter directed the Commissioners to the November 2013 financial summary page noting that before capital expenditures the Agency continues to perform better than budget. Sauter noted that the House passed the Bi-partisan budget agreement and the Senate will hopefully pass next week. If the agreement passes it would provide more funding for the 2014 calendar year. Sauter noted that the FY15 budgets will be based on current funding levels, but if levels are increased for CY14 it will have a much needed positive impact on the Agency. Commissioner Moulton asked if there were any budget variances thus far that were not anticipated. Executive Director Perkins noted that the additional costs for temp maintenance help needed to install light fixtures and ceiling fans received from the U of I grant as well as admin temp help at the Central office were not expected, but necessary.

**Resolutions:** The Board was presented with **Resolution 14-16 Approval of Name Change for 507 E. Taylor Street.** Resolution approval authorizes the Housing Authority of the County of DeKalb to change the name of Golden Years Plaza to reflect the extensive modernization and significant changes in tenant demographics. Commissioner Moulton made a motion to rename Golden Years Plaza to Taylor Street Plaza. All were in favor, none opposed. Motion then carried.

The Board was presented with **Resolution 14-17 Certification of Compliance with the PHA Annual Plan.** Resolution approval authorizes approval and submission of the PHA 5-Year and annual PHA plan. Commissioner Bemis made a motion to approve Commissioner Smith seconded the Motion. All were in favor, none opposed. Motion then carried

**Staff Report: HUD.** It appears that the conference committee agreed on an overall discretionary spending level for federal fiscal year (FFY) 2013 that is about halfway between the budget levels recommended by the Senate and the House. It is holds true, funding will be slightly above 2012. No final numbers to date.

**CoC Program.** The NOFA competition has been open. Grant due date is February 3, 2014, ED Perkins, working with CoC members to complete necessary documentation for submission. 5% decrease in funding is expected.

**Evergreen Village Park Management.** No movement on project. County is still negotiating purchase price with landowner.

**IKE Grant.** HACD is waiting on final draw to begin close out procedures.

**GYP Exterior Renovations.** Renovations are almost complete. Due to early onset of harsh wet/cold weather, final work will happen in the \spring of 2013. Estimating coming in under budget.

**HQS Inspections.** HACD continues to work with outside service contractor on issues and concerns.

As there was no further discussion to come before the meeting, Commissioner Wahlstrom moved to adjourn the regular meeting. Commissioner Adjegan seconded the Motion and Motion then carried. The regular meeting was adjourned at 3:10 PM until the regular meeting scheduled to take place on Tuesday, January 21, 2014 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

## 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 December 17, 2013 at 310 N. 6<sup>th</sup> Street, DeKalb, IL, and roll call showed the following members to be present and absent:

PRESENT: Donna Moulton  
Ron Bemis  
Jerry Wahlstrom  
Ging Smith  
Herodote Hounsrou Adjegan

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this December 18, 2013.

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ACTING SECRETARY