

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 24, 2014**

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 2:30 PM on Tuesday, June 24, 2014.

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

PRESENT: Donna Moulton
Herodote Hounsrou Adjegan
Ging Smith
Jerry Wahlstrom

ABSENT: Ron Bemis

ALSO PRESENT: Michelle Perkins, Executive Director
Tim Horning, Attorney
Christine Sauter, CFO

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 Wahlstrom made a Motion to approve the Agenda. Commissioner Adjegan seconded the Motion. All were in favor, none opposed. Motion then carried.

Approval of the Minutes. Commissioner Moulton asked for changes to the May meeting 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 Wahlstrom 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
Herodote Hounsrou Adjegan
Ging Smith
Jerry Wahlstrom

NAYS: None

ABSENT: Ron Bemis

BUSINESS:

Public Comment: None.

Legal: Attorney Horning informed the board that he is working with ED Perkins and the HUD office to complete compliance documentation for cellular antennas, Briarwood and not-for-profit affiliate. ED Perkins informed the board of one pending HCV termination and one pending Public Housing termination.

Financials: CFO Sauter directed the Commissioners to the 5/31/14 financial summary page noting that year to date earnings compared to budget were favorable. Sauter noted that reimbursement from U of I grant for the Civic water tank replacement will post in June. Sauter noted that the FY14 financials were submitted in the REAC system and that documents requested by auditor will be emailed out this week. Sauter also noted that CD rates are being monitored and funds will be transferred to CD when rates rise above sweep account rate. Sauter noted that the HCV HAP reserve held in the Authorities checking account will decrease due to HUD's cash management procedures being implemented July 1. Per the procedures HUD will reduce the July HAP funding by the amount reported as Net restricted assets in VMS at 12/31/13. These funds are available to the voucher program for HAP but will be held by HUD and not in our checking account.

Staff Report:

Continuum of Care: HUD's Office of Community Planning and Development released the renewals and new grant awards. IL-509 received its renewals and new grants for Hope Havens new Rapid Re-Housing program (reallocated from the Transitional Housing Program) and Housing First program which will provide supportive services for their new 12 Single Room Only units for the "hard to house". All plans for the CoC will move forward effective January 2015.

Evergreen Village Park Management. Staff has taken over park management. Operations are going very smoothly and proving to be beneficial for the Authority's relationship with the County.

Shabbona Water Drainage. Sequoya apartments have routinely experienced water drainage issues during large rains or snow melting. This winter proved to be a difficult winter which has exacerbated the issue. Staff has used alternative methods to prevent and reroute the water however, it has manifested in to a situation where a permanent solution needs to be put in place. A survey of the property was conducted confirming the erosion. The City of Shabbona will be working on its infrastructure during the summer months. Staff will coordinate ground work to tie in with the City's drainage system.

IKE Grant. Wrapping up the final details of the projects.

Executive Director Retreat. ED Perkins stated that the retreat was very beneficial. There was quality networking among Illinois Public Housing Directors, PHADA Policy Analyst and the HUD Midwest Regional Administrator.

City of DeKalb & Fair Housing/Analysis of Impediments. HACD will work with City of DeKalb staff members to jointly create a fair housing plan which will include an Analysis of Impediments.

City of DeKalb & Antennas. HACD will be meeting with the City to discuss the cellular antennas on 507 E. Taylor Street. Aesthetics will be the focus.

HUD REAC Inspections. Staff continues to prepare for HUD REAC inspections. Inspections are scheduled for July 7-9, 2014. Last inspections were 2010.

Illinoisopenbook.org. HACD was part of a full state FOIA action of all Housing Authorities seeking an exhaustive list of Vendors and Vendor details. HACD has fully complied.

Strategic Plan. ED Perkins informed the Commissioners that an RFP for HACD Strategic Planning Services would be released this week.

As there was no further discussion to come before the meeting, Commissioner Moulton asked for a Motion to adjourn the regular meeting. Commissioner Smith made a motion to adjourn. Commissioner Adjegan seconded the Motion. Motion then carried. The regular meeting was adjourned at 3:25 PM until the regular meeting scheduled to take place on Tuesday, July 15, 2014 at 2:30 PM at the offices of the Housing Authority of the County of DeKalb, 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 June 24, 2014 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

PRESENT: Ging Smith
 Donna Moulton
 Herodote Hounsrou Adjegan
 Jerry Wahlstrom

ABSENT: Ron Bemis

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this July 3, 2014.

ACTING SECRETARY