

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
MONDAY, MAY 21, 2019**

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, May 21, 2019.

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

<u>Commissioners Present</u>	<u>Commissioners Absent</u>
Herodote Hounsrou Adjegan Ron Bemis Deanna Cada Ging Smith Jerry Wahlstrom	None

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

There being a quorum present, the meeting duly convened opening with the hearing of any public comments. *Three tenants from Taylor Street Plaza were in attendance. Rita Martin, Sally Elmore and Elizabeth White. Tenants voiced their concern over enforcement of the no-smoking policy along with complaints regarding other tenants and building safety.*

Approval of the Agenda. Chairperson Wahlstrom asked for changes to the Agenda. There being no changes, Commissioner Smith 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. Chairperson Wahlstrom asked for changes to the meeting minutes. There being one change to correct attendance, 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 Cada seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Herodote Hounsrou Adjegan Ron Bemis Deanna Cada Ging Smith Jerry Wahlstrom	None

Absent
None

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
MONDAY, MAY 21, 2019**

Financial Report: CFO Sauter reviewed the YTD financials noting that the April financials include the year-end expense accrual reversals, resulting in reduced expenses. Commissioner Wahlstrom inquired about the catch up on expenses and Sauter noted that March expense accruals offset the prior year's reversal that posts to April. Sauter handed out the final, pre-audited FY19 HACD all Programs board financial report for review and discussion. FY19 Agency earnings ended at \$457,218 vs budget \$230,108.

Executive Director Report: *Legal.* No change in status of IDHR case 2018CH0946 or 2018CH2508. Horning noted that he has filed a response to K. Fletcher's filing of an administrative review of termination from the HCV Program. Perkins reviewed current court action and lease termination notices with Commissioners.

Capital Projects. Perkins reviewed the upcoming capital projects noting that multiple are in progress over the month of May and into the summer, noting the TSP boiler replacement, spilt unit hearing and A/C in the lobby. The rehab continues for the TSP unit that had a fire; completion of rehab is expected by the end of the month.

Perkins provided the Commissioners an overview of pertinent meetings, community outreach and upcoming key dates.

Resolutions: The Board was presented with **Resolution 20-04 Housing Choice Voucher Utility allowance.** In compliance with HUD regulations, HACD annually employs Nelrod, Inc. to review utility allowances. Approval of the resolution would maintain compliance with HUD, HACD policy and provide updated utility allowances for the HCV Program. Commissioner Bemis made a motion to approve. Commissioner Smith seconded the Motion. All were in favor, none opposed. Motion then carried.

The Board was presented with **Resolution 20-05 Public Housing Utility Allowance.** In compliance with HUD regulations, HACD annually employs Nelrod, Inc. to review utility allowances. Approval of the resolution would maintain compliance with HUD, HACD policy and provide updated utility allowances for the Public Housing Program. Commissioner Cada made a motion to approve. Commissioner Adjegan seconded the Motion. All were in favor, none opposed. Motion then carried.

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

The meeting was adjourned at 4:13 PM until the regular meeting scheduled to take place on Tuesday, June 25, 2019 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 Meeting was held on May 21, 2019 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

<u>Commissioners Present</u>	<u>Commissioners Absent</u>
Herodote Hounsrou Adjegan Ron Bemis Deanna Cada Ging Smith Jerry Wahlstrom	None

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this May 22, 2019.

ACTING SECRETARY
