

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF DEKALB  
TUESDAY, JUNE 23, 2020**

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The Commissioners of the Housing Authority of the County of DeKalb met in regular session via zoom meetings at 2:32 PM on Tuesday, June 23, 2020.

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

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

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

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

**Approval of the Agenda.** Commissioner Wahlstrom asked for changes to the Agenda. There being no changes Commissioner Cada 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 Wahlstrom asked for changes to the meeting minutes. No corrections or changes were noted, Commissioner Bemis made a Motion to approve the 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><b>Ayes</b></u>   | <u><b>Nays</b></u> |
|--|--------------------|
| Herodote Hounsrou Adjegan<br>Ron Bemis<br>Deanna Cada<br>Ging Smith<br>Jerry Wahlstrom | None               |

**Absent** – None

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**Financial Report:** CFO Sauter noted that year-to-date earnings are strong agency wide. Sauter noted that HUD funding for the Public Housing and HCV programs are over budget. Sauter provided the Commissioners with an update on the FY20 financial audit noting the following: Public Housing and Capital Funds were the two major programs audited; 40 Public Housing tenant files were reviewed with no issues noted; Capital fund testing went well with no issues noted; Financial and internal control testing was completed with no issues noted; Auditors will submit the audited FDS reporting in REAC in early July and Draft Audit reports will be provided to HACD staff in mid-July; Final Audit reports will be given to the Commissioners at the August board meeting.

**Executive Director Report:** *Legal.* Horning noted that the T. Curry case was based upon denial to the Housing Choice Voucher Program and that the case has two parts, one involving Prairie State Legal Services [PSLS] advocating for rescinding of the denial or an Administrative Review will be filed with the court. The second part is a discrimination claim filed with HUD/IDHR. HACD will be rescinding the denial and Horning will work with PSLs on next steps and will file a response to the perfected charges of the HUD/IDHR claim. HCV Applicant J. Johnson case is in limbo. Applicant placed a motion to withdrawal and will need to file an amended complaint for the case to move forward. The K. McTear case has been dismissed and the Public Housing applicant L. Davis case is scheduled to have a re-hearing.

Perkins provided clarity on some of the pending lease termination notices. Horning stated that it is suspected that the Governor will extend the moratorium on evictions resulting in continued delayed court action.

**COVID19.** Staff continues full time on site working hours however social distancing, and closure of buildings to the public remain in place for the foreseeable future. HACD offices continue to be physically closed to the general public, however staff continues to work utilizing digital means as much as possible offering many options for applicants and tenants to move forward with and or continue to be successful with their housing. Discussion was had regarding the COVID19 special funding and allowable expenses. Staff will continue to monitor needs and expenditures that might qualify for the special funding. Taylor Street Plaza has one confirmed case and staff is waiting on confirmation for a suspected second case.

**Housing Needs Study for DeKalb County.** Consultants have provided a draft infographic with demographic data. They have held most of the focus group meetings and stated that the meetings went very well noting that participants were happy and willing to participate. It was noted that most participants expressed that the AGN area impacts the multifamily residential development and that wrap around services for family success is needed. Next, they will be looking at existing conditions with an analysis of affordability and socioeconomics.

**Capital Project.** Seal coating of all properties, landscaping and beginning to plan for the Civic Apartments water project are the summer projects.

ED Perkins gave a general overview and update of items noting upcoming meetings and key dates. Noting the COVID19 precautions still underway, staff and Commissioners agree to move forward with a zoom meeting for July.

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**Resolutions:** The Board was presented with **Resolution 21-04 Solidarity Against Structural and Systemic Racism.** Approval of the resolution compliments the certification and policies upheld by the Housing Authority and gives additional recognition and undeniable support of HACDs commitment to stand out in support against structural and systemic racism and effectuate change that helps create thriving communities. Commissioner Cada made a motion to approve. Commissioner Smith seconded the Motion. All were in favor, none opposed. Motion then carried.

With no further discussion to be had Commissioner 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. Meeting Adjourned at 3:41 P.M.

The meeting was adjourned until the regular meeting scheduled to take place on Tuesday, July 21, 2020 at 2:30 PM to be held via Zoom conference link to be published.

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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 Regular Meeting was held on June 23, 2020 via Zoom conference:

<https://us02web.zoom.us/j/81733690282?pwd=dCsyVFJoOXZwRWg2L1Vwd0M3VEIaUT09>

and roll call showed the following members to be present and absent:

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

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority  
this June 24, 2020.

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ACTING SECRETARY

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