

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, APRIL 20, 2021**

The Commissioners of the Housing Authority of the County of DeKalb met via zoom at 2:34 PM on Tuesday, April 20, 2021.

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 (joined meeting at 2:45pm)	
Jerry Wahlstrom	

Others Present
Tim Horning, Attorney
Christine Sauter, CFO
Vivian Bright, Operations Director

Commissioner Wahlstrom stated that due to the COVID19 disaster proclamation and the requirements of 5 ILCS120/7 (e), the Housing Authority of the County of DeKalb Board of Commissioner Meeting will be held via video and phone conference.

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. A correction to the resolution number for the SEMAP resolution was requested by CFO Sauter. Commissioner Cada made a Motion to approve the Agenda with the correction. Commissioner Adjegan seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

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

All were in favor, none opposed. Motion then carried.

Approval of the Minutes. Chairperson Wahlstrom asked for changes to the meeting minutes as noted on the agenda. There being no changes, Commissioner Bemis made a Motion to approve the meeting minutes. Commissioner Cada seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

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

All were in favor, none opposed. Motion then carried.

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Approval of Bills and Payroll. The bills and payroll were submitted to the Commissioners for approval of payment. Commissioner Cada 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:

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

All were in favor, none opposed. Motion then carried.

Financial Report: CFO Sauter noted that the IDROP offset collection information was added to the bottom of the Funds Distribution Overview sheet. It was also noted that staff is monitoring CD rates and will move funds when the rates increase. The YTD financials were reviewed noting that year end payroll and accounts payable accruals still need to be posted, but that the agency earnings are well above budget. The FY21 Financial Audit is scheduled for June 21st and the quarterly reports were reviewed and discussed.

Executive Director Report: Legal. Attorney Horning reviewed the eviction moratorium dates with Commissioners noting that lease termination notices have been issued, limited court action is available however court action evictions are at a minimum until the moratorium is lifted.

COVID19. There are no positive staff or tenant reported COVID19 cases and the situation remains the same with continued precautionary measures, however we are targeting October to return to in person appointments.

Capital Projects. Staff noted the upcoming issuance of several RFP for summer/fall projects and reviewed the projects with the Board.

Housing Needs – project discussion. Staff noted that ED Perkins was approached by the DeKalb City Manager to discuss options for the Annie Glidden North revitalization. Perkins will share the details with the Board. The New Project Reserve Balance information was reviewed.

Resolutions: The Board was presented with **Resolution 22-03 SEMAP Certification FYE 3/31/21.** Approval of the resolution would maintain HUD compliance and allow for the submission to HUD of the SEMAP for the FYE 3/31/2021. Commissioner Bemis made a motion to approve. Commissioner Cada seconded the Motion. All were in favor, none opposed. Motion then carried.

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

All were in favor, none opposed. Motion then carried.

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There being no further business to come before the Commissioners, Chairperson Wahlstrom asked for a Motion to adjourn the regular meeting. Commissioner Cada made a motion to adjourn. Commissioner Adjegan seconded the Motion. The Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Ron Bemis	None
Ging Smith (joined meeting at 2:45pm)	
Herodote Hounsrou Adjegan	
Deanna Cada	
Jerry Wahlstrom	

All were in favor, none opposed. Motion then carried.

The meeting was adjourned at 3:16 PM until the regular meeting scheduled to take place on Tuesday, May 18, 2021 at 2:30 PM via zoom link to be provided.

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 April 20, 2021 via zoom 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 April 28, 2021.

ACTING SECRETARY
