

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 15, 2021**

The Commissioners of the Housing Authority of the County of DeKalb met via zoom at 2:32 PM on Tuesday, June 15, 2021.

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

Commissioners Present

Ron Bemis
Deanna Cada
Ging Smith
Jerry Wahlstrom

Commissioners Absent

Herodote Hounsrou Adjegan

Others Present

Tim Horning, Attorney
Michelle Perkins, Executive Director
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. There being no changes to the agenda, Commissioner Smith made a Motion to approve the Agenda and Commissioner Cada seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Ging Smith	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 Cada made a Motion to approve the meeting minutes. Commissioner Bemis 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
Ron Bemis	
Ging Smith	
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 Bemis moved that the bills and payroll be approved as submitted. Commissioner Smith seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

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

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

Financial Report: CFO Sauter reviewed the funds distribution overview report noting that having a separate security deposit account for Hinckley was no longer needed so the account was closed. It was also noted that CD rates have not increased, and staff will continue to monitor. The HCV utilization and cash flow sheets were discussed noting that the projected year end HAP deficit will be covered by the HUD held HAP funds if needed. The YTD financials were reviewed noting that all programs are doing well and the FY21 audit is planned to start June 21st.

Executive Director Report: *Legal.* Attorney Horning reviewed the eviction moratorium dates stating that it is continued through June 26, 2021. He stated that there has been minimal eviction activity however we do have an agreed actionable order of possession for July 6, 2021.

COVID19. ED Perkins noted that there are no positive staff or tenant reported COVID19 cases and remains positive about precautionary measures moving forward with in person meetings.

Emergency Housing Vouchers. The 17 EHV's have been accepted by the Housing Authority and HUD has provided the initial funding letter but not yet released the funds. There are currently 5 family referrals coming through the Coordinated Entry System as stipulated by HUD. Staff have been assigned their rolls in the process and the program is expected to proceed very similarly to the Shelter Plus Care programs.

Paycheck Protection Program. Sixty-five program participants have been identified as receiving paycheck protection loans in which they declared ownership of a business. These loans are in direct conflict with tenant income reporting to the Housing Authority. Each tenant has received a letter seeking additional information regarding the claimed business. Staff will continue to investigate and address each situation on a case-by-case basis.

Rental Assistance Demonstration [RAD]. ED Perkins continues to work with HUD's Technical Assistance to examine the financial impact of HACDs Public Housing properties converting to RAD. HUD is working to provide HACD with explanatory reports for review.

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Capital Projects. Staff reviewed the current projects under way noting that next month should include the approval of contract for the Civic Water Pipe Replacement project. No further action on potential shed for Briarwood. Dresser Court Roof project is in progress. ED Perkins noted that staff continue to struggle with getting goods and contractors due to supply and demand.

Housing Needs – project discussion. No movement on project. ED Perkins noted that continued discussions with community members on possible options are progressing and will take time to come to any sort of direction or decision. Perkins will continue to update Commissioners as more information is available.

Resolutions: The Board was presented with **Resolution 22-07 Approval of Meyer & Horning P.C. for Legal Services.** Approval of this resolution would allow for the Executive Director to extend a 1-year contract to Meyer & Horning P.C. for legal services. Commissioner Bemis made a motion to approve. Commissioner Smith seconded the Motion. They Ayes and Nays were as follows:

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

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 Bemis made a motion to adjourn. Commissioner Cada seconded the Motion. The Ayes and Nays were as follows:

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

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

The meeting was adjourned at 3:17 PM until the regular meeting scheduled to take place on Tuesday, July 20, 2021 at 2:30 PM via zoom link to be provided and posted for the public.

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 June 15, 2021 via zoom and roll call showed the following members to be present and absent:

Commissioners Present

Ron Bemis
Deanna Cada
Ging Smith
Jerry Wahlstrom

Commissioners Absent

Herodote Hounsrou Adjegan

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this June 16, 2021.

ACTING SECRETARY
