

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, June 28, 2022**

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 2:30 PM on Tuesday, June 28, 2022.

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

Commissioners Present

Herodote Hounsrou Adjegan
Ron Bemis
Deanna Cada
Ging Smith
Jerry Wahlstrom

Commissioners Absent

Others Present

Tim Horning, Attorney
Mitch Halgren, Interim Executive Director
Christine Sauter, CFO
Vivian Bright, Operations Director

There being a quorum present, the meeting duly convened.

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

Ayes

Ging Smith
Herodote Hounsrou Adjegan
Ron Bemis
Deanna Cada
Jerry Wahlstrom

Nays

None

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

Approval of the Minutes. Chairperson Wahlstrom asked for changes to the meeting minutes presented for May 17, 2022 – Regular Meeting. There being no changes, Commissioner Bemis made a Motion to approve the meeting minutes. Commissioner Smith seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

Ayes

Deanna Cada
Ging Smith
Herodote Hounsrou Adjegan
Ron Bemis
Jerry Wahlstrom

Nays

None

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

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Approval of the Minutes. Chairperson Wahlstrom asked for changes to the meeting minutes presented for May 24, 2022 – Special Meeting. There being no changes, Commissioner Cada made a Motion to approve the meeting minutes. Commissioner Smith 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
Ging Smith	
Herodote Hounsrou Adjegan	
Ron Bemis	
Jerry Wahlstrom	

Approval of the Minutes. Chairperson Wahlstrom asked for changes to the meeting minutes presented for May 27, 2022 – Special Meeting. There being no changes, Commissioner Adjegan 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
Ging Smith	
Herodote Hounsrou Adjegan	
Ron Bemis	
Jerry Wahlstrom	

Public Comment. Three (3) members of the public were present. Derek Van Buer presented his critiques regarding HACD response to PAC’s June 8, 2022, non-binding decision. Mr. Van Buer provided a brief demonstration on how to mail confidential documents to PAC. Mark Charvat stated that HACD’s attorney is providing “crap bad” advice to the board. Mr. Charvat wanted an explanation as to why HACD has not complied with PAC’s non-binding decision. Mr. Charvat expressed that HACD is in contempt and has total disregard to PAC and the States Attorney General and HACD needs to comply. Mr. Charvat requested a copy of PAC’s June 8, 2022, non-binding decision be part of the minutes (attached). Lynn Fazekas shared her disapproval of the seating arrangement for the board meeting.

Financial Report, Bills & Payroll. The May YTD financials were reviewed and discussed. Staff updated the Commissioners on the following items: FY22 audit went well with the HCV program being the major federal program tested. The only item noted during the audit was a clerical error with the rent reasonableness SEMAP indicator submission. This will be noted as a finding in the audit and monitored by the auditors next year; First Midwest Bank awarded the agency \$10,000 to continue the HCV security deposit assistance program; The agency received a \$133K check for the Public Housing subsidy recapture lawsuit. The funds have been deposited to the Central Office checking account; The agency applied for HCV set-aside HAP funding due to high portability costs; and updated the Board on staffing noting that a search is in progress for a new case manager.

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

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

Report of the Secretary-Treasurer/Executive Director. *Legal.* Attorney Horning provided an update on current tenant evictions and court actions. Horning noted that he has consulted and assisted Interim ED Halgren and staff with recent FOIA's, Public Access Bureau [PAC] complaints and provided Commissioners an overview of the FOIA and PAC process. Staff continues to aggressively process applicants; however, it has been difficult to get responses and or paperwork back

Sunset View Apartments [Hinckley] - Fire. Results from the asbestos testing revealed asbestos only in the mastic for the flooring and does not require disposal at a certified disposal site. Staff waiting for EPA report to attach to application for demolition from the City of Hinckley. Approval process approximately 2-3 weeks. Targeting end of July 2022 for demolition to be completed. City of Hinckley does not have any time requirements for rebuild once structure is demolished. Rebuild must be completed within 1 year of issuance of building permit. Waiting on information from architect to produce good numbers for rebuilding.

Capital Projects. Primary focus continues to be on the Civic Water Pipe Replacement project. Progress has been made on the first floor – continues as valves and fittings arrive. Nearing completion of main feeders to the building stacks. Planning on starting the 1st 4 units the week of July 5.

TSP Air Condensing Unit: Held pre-bid meeting at TSP on June 22. Sealed bids are due July 6.

Mason Landscaping: Progress continues. Blacktop will be completed by June 24. Final landscaping and punch list will be addressed the week of June 27. Received bids for installation of entry pillars.

Radon Testing: HUD requirement has been completed at TSP, Lewis, and Garden. Awaiting test results. Due to water project, Civic will be schedule at a later date.

Dresser Court: Someone ran into the East end of building on May 29. Hit and Run. Repairs started Monday, June 20, 2022, after AHRMA's authorization. Repairs to water heater completed. Parts ordered for backflow valve. AC condensing unit and furnace has been disconnected so work can begin on the exterior wall. Currently working on interior and exterior wall. If all goes as planned, AC condensing unit and furnace will be reconnected June 24.

Reports of Committees. None

Resolutions: None

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New Business. Announcement of new Executive Director, David Siegel. Start date July 11, 2022. Announced the extension of sub-contractor, Mitch Halgren's interim ED contract to July 15, 2022.

Closed Session. Attorney advised no need for closed session.

Adjournment. 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 Adjegan seconded the Motion. The Ayes and Nays were as follows:

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

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

The meeting was adjourned at 3:08 PM until the regular meeting scheduled to take place, in person on Tuesday, July 19, 2022, at 2:30 PM at 310 N. 6th Street, DeKalb IL 60115.

CHAIRMAN

(SEAL)

ATTEST:

SECRETARY-TREASURER

CERTIFICATE

I, VIVIAN BRIGHT, 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 28, 2022, and roll call showed the following members to be present and absent:

Commissioners Present
Herodote Hounsrou Adjegan
Ron Bemis
Deanna Cada
Ging Smith
Jerry Wahlstrom

Commissioners Absent

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this June 30, 2022.

ACTING SECRETARY
