

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, August 16, 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, August 16, 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
Ging Smith (Arrived at 2:40pm)
Jerry Wahlstrom

Commissioners Absent

Others Present

Tim Horning, Attorney
Dave Siegel, 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:

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

All were in favor, none opposed. Mr. Bemis made motion, Mr. Adjegan seconded motion. Motion then carried.

Approval of the Minutes. Chairperson Wahlstrom asked for changes to the meeting minutes presented for July 19, 2022 – Regular 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>
Herodote Hounsrou Adjegan	None
Ron Bemis	
Jerry Wahlstrom	

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

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Public Comment. One member of the public was present. Mr. Van Buer commented on HACD's attorney's response to PAC 72596 and PAC 72463. Mr. Van Buer felt old case law was cited and should not have been. Mr. Van Buer also shared his belief that the former interim Executive Director and current Executive Director were not appropriately appointed.

Financial Report, Bills & Payroll. The July YTD financials were reviewed and discussed noting that agency net earnings are higher than budgeted. The favorable budget variance is due to an increase in HCV admin fee revenue and capital fund revenue and the public housing litigation funds received. Additionally, total agency expenses are under budget. It was noted that Hinckley earnings are under budget due to a large collection loss write off for a vacated tenant. Staff was happy to report that CD rates increased and the three CDs maturing in August renewed at 2% for 12 months. Additional funds from Briarwood, Low Rent and Shabbona were transferred into 12-month CDs at 2%.

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
Herodote Hounsrou Adjegan	
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 ED Siegel 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

Hinckley Fire Update

Sunset View Apartments 180 Garfield Street Building C. has been demoed to the foundation back in mid-July. AHRMA has requested that we reach out to three (3) builders in DeKalb County to provide us with a cost estimate to rebuild Sunset View Apartments 180 Garfield Street Building C. Once those costs estimates are received, we will sit down with AHRMA to determine our next course of action.

Capital Projects & General Property (not capital fund) Projects – In Progress

- Civic Apartments Water Pipe & Waste Line Replacement Project – The main building hot and cold-water lines have been replaced. Still working on replacing the recirculating line on the main floor. The contractor has completed four (4) bathrooms 213, 313, 214, 314. They were referred to as test units and that took place August 1-5. Learned a lot and now have a pretty good plan going forward when replacing the water and waste line in all the units. The contractor is planning on finishing the bathrooms in 413, 414, 513, 514 on August 15 through 19. We will move to the south end of the building focusing on units 203, 204, 303, 304, 403, 404, 503, 504. It will be super beneficial that we attacked all units in the stack allowing for full disconnect from the waste and water lines all at one time. The affected tenants will relocate to a local hotel from Sunday night and returning the following Friday afternoon.
 - Civic Apartments - Residents have been asking for new patio furniture for the east patio for a long time. HACD inspected the furniture at Trailwind Furniture located in Cortland. Resident Council will provide
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\$2,000 towards the furniture and the remaining balance will be paid out of Operating Funds. Working on two additional quotes and should be able to get this furniture ordered the week of August 22.

- TSP Air Condensing Unit – Is out for bid for the second time. HACD received one bid in the amount of \$327,480 on July 6 and it was well over our budget estimate. HACD issued the second IFB which is due Thursday, August 18.
- Mason Landscaping - Beautification project is 90% completed. The last of the project is installing the new brick entrance piers. The footings have been poured the contractor is just waiting for the brick to arrive.

Dresser Court - Hit & Run that took place May 29 is 99% completed. Waiting for one vinyl divider for the exterior siding and which should arrive within the next few days. The City of DeKalb Inspector came out on Wednesday August 12 to conduct the final inspection which passed with the understanding that we add fire stop around the water heater ventilation and by the electrical panel - which was completed on August 15, 2022.

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Reports of Committees. None

Resolutions: None

Old Business. None

New Business. None

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
Ron Bemis	
Ging Smith	
Jerry Wahlstrom	

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

The meeting was adjourned at 3:14 PM until the regular meeting scheduled to take place, in person on Tuesday, September 20, 2022, at 2:30 PM at 310 N. 6th Street, DeKalb IL 60115.

CHAIRMAN

(SEAL)

ATTEST:

SECRETARY-TREASURER

CERTIFICATE

I, David Siegel, 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 August 16, 2022, and roll call showed the following members to be present and absent:

Commissioners Present
Herodote Hounsrou Adjegan
Ron Bemis
Ging Smith
Jerry Wahlstrom

Commissioners Absent

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this August 18, 2022.

ACTING SECRETARY
