

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF DEKALB  
TUESDAY, NOVEMBER 15, 2022**

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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, November 15, 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  
Sabrina Nicholson  
Ron Bemis  
Jerry Wahlstrom

**Commissioners Absent**

Ging Smith

**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 Nicholson seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

**Ayes**

Herodote Hounsrou Adjegan  
Ron Bemis  
Sabrina Nicholson  
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 October 25, 2022 – Regular Meeting. There being no changes, Commissioner Adjegan made a Motion to approve the Minutes and Commissioner Nicholson seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

**Ayes**

Herodote Hounsrou Adjegan  
Ron Bemis  
Sabrina Nicholson  
Jerry Wahlstrom

**Nays**

None

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

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**Public Comment.** No members of the public were present.

**Financial Report, Bills & Payroll** October YTD financials were reviewed. The financial summary including earnings, operating budgets, tenant services contracts, G/L detail report. Administrative Expenses are currently under budget. Legal fees were covered in detail and noted to be higher than budgeted. Ms. Sauter clarified that legal expenses, when appropriate are passed on to the resident.

Staff provided an update on Hinkley, specifically that the Insurance payout and reimbursement for lost rents should be secured before the end of the fiscal year.

**Report of the Secretary-Treasurer/Executive Director.**

**Legal.** Attorney Horning provided an update on current tenant evictions and court actions.

Executive Director, David Siegel provided the below updates:

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

- Civic Apartments - The project continues to progress well. At the end of last week, we have now completed 70 kitchens & 66 bathrooms.
- Mason Court – We anticipate fencing will be finished this week. This has been delayed several times.
- Dresser Court – All repairs from Hit and Run are now complete. All invoices have been provided to AHRMA.
- A conference call is set for Tuesday, November 15th with AHRMA to discuss the approved replacement cost of Building C in Hinckley. We received a cost estimate from Martin Krpan Construction in the amount of \$495,000 and Shepard Construction in the amount of \$601,000.four (4) units.
  
- **General:**
- PHADA Commissioners' Conference is scheduled to begin Sunday, January 8th. Final registration will occur this Friday, November 18, 2022
- Next HACD Board meeting is scheduled for Tuesday, December 20, 2022.

There was a lengthy discussion around AHRMA's potential payout for Hinkley Building C. The AHRMA conference call was summarized with potential options either for rebuild or a simple payout without rebuild. All present contributed to the conversation and several potential options were explored. Considerations included expanding HACD portfolio of ADA compliant units, considering purchases of existing buildings in various areas of the county, access to public transportation, and/or new construction. There was no consensus after nearly 45 minutes of discussion and so it was determined that the prudent next step was to scheduled a follow-up call with AHRMA for clarity and negotiation purposes.

**Reports of Committees.** None

**Resolutions.** The Board was presented with **RESOLUTION NO. 23-11 APPROVAL OF REALLOCATION OF 5 VASH HCVs TO ELGIN HOUSING AUTHORITY**

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Commissioner Adjegan made a motion to approve the resolution. Commissioner Bemis seconded the Motion. The Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Herodote Hounsrou Adjegan Ron Bemis Sabrina Nicholson Jerry Wahlstrom	

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

**Old Business.** None

**New Business.** Executive Director, David Siegel informed Board that the Central Office would now be closed to the public on Fridays from 12:30pm to 4:30pm.

**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 Ron Bemis Sabrina Nicholson Jerry Wahlstrom	

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

The meeting was adjourned at 4:15 PM until the regular meeting scheduled to take place, in person on Tuesday, December 20, 2022, at 2:30 PM at 310 N. 6<sup>th</sup> Street, DeKalb IL 60115.

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CHAIRMAN

(SEAL)

ATTEST:

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SECRETARY-TREASURER

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## CERTIFICATE

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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 November 15, 2022, and roll call showed the following members to be present and absent:

**Commissioners Present**  
Herodote Hounsrou Adjegan  
Sabrina Nicholson  
Ron Bemis  
Jerry Wahlstrom

**Commissioners Absent**  
Ging Smith

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority  
this November 16, 2022.

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ACTING SECRETARY

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