

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, DECEMBER 20, 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, December 20, 2022.

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

Commissioners Present

Sabrina Nicholson
Ron Bemis
Ging Smith
Jerry Wahlstrom

Commissioners Absent

Herodote Hounsrou Adjegan

Others Present

Tim Horning, Attorney
Dave Siegel, Executive Director
Christine Sauter, CFO
Vivian Bright, Operations Director
Randy Bourdages, Capital Projects and Procurement Manager

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 Bemis 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

Ging Smith
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 November 15, 2022 – Regular Meeting. There being no changes, Commissioner Bemis 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

Ging Smith
Ron Bemis
Sabrina Nicholson
Jerry Wahlstrom

Nays

None

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

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Public Comment. Two members of the public were present. Mr. Charvat noted that no agenda was posted at the Central Office for the current HACD Board Meeting. Mr. Charvat also noted that he felt the County Board was correct in denying a request to secure compensation for resident commissioner. Mr. Charvat also expressed concerns about the upcoming PHADA Conference and felt certain expenses shouldn't be reimbursed to commissioners and reminded staff about IRS regulations regarding income.

Mr. Van Buer expressed concerns regarding a FOIA request focused on two emails between the previous Executive Director and Sundog IT. Mr. Van Buer also reminded HACD about IRS regulations concerning business travel.

Financial Report, Bills & Payroll November YTD financials were reviewed. It was noted the the upcoming Federal Fiscal Year Budget is being reviewed in Congress currently and preliminary budgets indicate a likely increase in funding. Staff noted that budget preparations for HACD's fiscal year 2024 are being worked on along with staff evaluation.

The bills and payroll were submitted to the Commissioners for approval of payment. Commissioner Nicholson 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>
Sabrina Nicholson	None
Ron Bemis	
Ging Smith	
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.

Executive Director, David Siegel provided the below updates:

- Civic Apartments - 74 bathrooms and 70 kitchens have been completed.
- Mason Court – Project complete.
- Dresser Court –New Surveillance and key fob door entry system being installed.
- Sequoya Apartments –On October 18th a semi-truck on Route 30 lost two rear wheels, one of which struck Sequoya Apartments. The damage was primarily cosmetic, but severely damaged the siding. We have received a quote for the repairs totaling \$14,675. We will wait for Spring to begin the repair work.

- **General:**

- 5 Year Capital Plan and Annual Plan Public Hearing took place on December 8th and feedback was received from two members of Prairie State Legal Services.
- Next HACD Board meeting is scheduled for Tuesday, January 17, 2023.

There was a brief discussion around the State of Illinois' Human Rights Ordinance, which in theory should expand the pool of potential landlords for HACD Voucher holders.

There was discussion around AHRMA's potential payout for Hinkley Building C. A consensus has formed around rebuilding Building C as "like kind and quality". The benefit of this option is that AHRMA will extend

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compensation to HACD for future expenses beyond the anticipated settlement should construction costs rise. It was also noted that AHRMA has agreed to revise their settlement estimate to consider the higher construction estimate, although a final settlement amount has still not been secured. Further, it was shared with the board that we have received an estimate from an architect for fees to redraft with a consideration around current code.

Reports of Committees. None

Resolutions. The Board was presented with **23-12 Property, Liability, and Work Comp Insurance
Renewal**

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

<u>Ayes</u>	<u>Nays</u>
Ging Smith	
Ron Bemis	
Sabrina Nicholson	
Jerry Wahlstrom	

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

23-13 5-Year Capital Plan 2023-2027

Commissioner Nicholson 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>
Ging Smith	
Ron Bemis	
Sabrina Nicholson	
Jerry Wahlstrom	

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

23-14 Annual Plan FY2024

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

<u>Ayes</u>	<u>Nays</u>
Ging Smith	
Ron Bemis	
Sabrina Nicholson	
Jerry Wahlstrom	

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

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

Ayes
Ging Smith
Ron Bemis
Sabrina Nicholson
Jerry Wahlstrom

Nays

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

The meeting was adjourned at 3:24 PM until the regular meeting scheduled to take place, in person on Tuesday, January 17, 2023, at 2:30 PM at 310 N. 6th Street, DeKalb IL 60115. At adjournment, Mr. Van Buer provided Chairperson Wahlstrom with a packet related to a recent FOIA request and asked that it be entered into the record.

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

Commissioners Present

Ging Smith
Sabrina Nicholson
Ron Bemis
Jerry Wahlstrom

Commissioners Absent

Herodote Hounsrou Adjegan

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this December 21, 2022.

ACTING SECRETARY
