

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF DEKALB  
TUESDAY, JANUARY 17, 2023**

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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, January 17, 2023.

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  
Herodote Hounsrou Adjegan  
Jerry Wahlstrom

**Commissioners Absent**

Ging Smith

**Others Present**

Tim Horning, Attorney  
Dave Siegel, Executive Director  
Christine Sauter, CFO  
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 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**

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 December 20, 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**

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** December YTD financials were reviewed along with Quarterly Financials . It was noted that all properties with the exception of Civic and Hinkley have earnings above budget. There was a suggestion that earnings compared to budget is a great metric, but that Board understanding of financial performance could be enhanced by comparing earnings vs. previous years. Staff then noted that FY 2020 and FY2021 Capital Funds have been exhausted. There was then a brief discussion on Capital Funding compared to surrounding Housing Authorities and potential trends in funding from Congress.

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 Adjegan seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

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

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

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

**Legal:**

➤ **General:**

- Reviewed/Consulted on FOIA & Public Access Bureau
- Consulted on and represented HACD on tenant terminations

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

- Hinkley-We are rebuilding at “like kind and quality”. Base payout is set, but AHRMA has assured us they will meet any additional costs necessary.
- Civic-Randy recently met with Ron Billy of 1919 Architects, Joe and Duke with MO-ST Plumbing, and Mechanical Inc to discuss a plan of action regarding the removal of the chimney which will provide us the access to the chase and will allow for the plumber to remove and replace the water and waste lines. Two possible contractors may be qualified; Nicholson industrial Services based out of Chicago and Allstate Concrete Cutting and Demolition out of Elk Grove Village. A site visit is planned so that they will be able to provide us with a quote to do the work.
- **General:**
- Next HACD Board meeting is scheduled for Tuesday, February 21, 2023.

After the Civic chimney challenges were discussed, David Siegel and Jerry Wahlstrom shared information they learned at the PHADA conference. Information was presented about potential future RAD conversions, upcoming switch to Nspire inspections for public housing, cyber security, and new commissioner training opportunities.

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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 Adjegan made a motion to adjourn. Commissioner Nicholson 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 3:45 PM until the regular meeting scheduled to take place, in person on Tuesday, February 21, 2023, 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 January 17, 2023, 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 January 18, 2023.

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SECRETARY

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