

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, NOVEMBER 21, 2023**

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 21, 2023.

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

Commissioners Present

Hounsrou Adjegan
Sabrina Nicholson
Ron Bemis
Jerry Wahlstrom

Commissioners Absent

Michelle Bringas

Others Present

Tim Horning, Attorney
Jill Morgan, Operations Director
Christine Sauter, Chief Finance Officer
Dave Siegel, Executive 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:

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

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

Approval of the Minutes. Chairperson Wahlstrom asked for changes to the meeting minutes presented. Commissioner Bemis made a Motion to approve the Minutes and Commissioner Adjegan seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

| <u>Ayes</u> | <u>Nays</u> |
|--------------------|--------------------|
| Hounsrou Adjegan | None |
| Sabrina Nicholson | |
| 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, but elected not to speak.

Financial Report, Bills & Payroll October YTD financials were reviewed. It was noted that Net Operating Earnings for all programs are well above budget and closed the month at \$580,370. It was noted that each individual program is above budget for earnings and it was further noted that HCV is not only above budget, but is positive. Health Insurance enrollment recently wrapped up. CFO Sauter mentioned that HUD has approved our 2024 calendar year funding timeline, which is earlier than in previous years. Sauter also shared that at the next Board Meeting commissioners will be presented with the 2024 AHRMA Insurance Renewal.

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> |
|-------------------|-------------|
| Hounsrou Adjegan | None |
| Sabrina Nicholson | |
| Ron Bemis | |
| 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

➤ **Terminations/Vacates for last month -**

- **8 Move outs for HCV** – (4 terminated, 2 assistance no longer needed, 1 deceased, 1 nursing home)
- **6 Vacate in Public Housing** – (2 assistance no longer needed, 1 exited to assisted living, 1 terminated, 1 deceased, 1 unknown)

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

- Refrigerator grant is taking place at Taylor Street Plaza this week and next.
- We took delivery on two Boss Snowrators on November 8th.

General:

- HCV Program was net positive 17 vouchers in October! We stand at 607 vouchers currently being utilized
- Public Housing was at 99.44% occupancy for the month of October.
- Next HACD Board meeting is scheduled for Tuesday, December 19, 2023.

Additional Discussion:

- It was noted that new commissioner, Michelle Bringas was absent today due to illness
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- After a brief discussion it was agreed that any Board Members interested in attending the PHADA conference inform Jerry Wahlstrom by Tuesday, November 28.

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:

Ayes

Hounsrou Adjegan
Sabrina Nicholson
Ron Bemis
Jerry Wahlstrom

Nays

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

The meeting was adjourned at 2:46 PM until the regular meeting scheduled to take place, in person on Tuesday, December 19, 2023, 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 November 21, 2023, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Sabrina Nicholson
Ron Bemis
Jerry Wahlstrom

Commissioners Absent

Michelle Bringas

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this November 22, 2023.

SECRETARY
