

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, APRIL 16, 2024**

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 2:45 PM on Tuesday, April 16, 2024.

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

Commissioners Present

Hounsrou Adjegan
Michelle Bringas
Ron Bemis
Jerry Wahlstrom

Commissioners Absent

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 Bemis made a Motion to approve the Agenda and Commissioner Bringas 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
Michelle Bringas	
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
Michelle Bringas	
Ron Bemis	
Jerry Wahlstrom	

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

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Public Comment. Two member of the public were present. Mr. Van Buer reminded the Board Members that when Statement of Economic Interest forms are not returned to the County Board, appointees are removed from their positions. Mr. Van Buer then reiterated his concerns about the lack of public participation during the recent budget approval. He then restated his beliefs around appropriate travel reimbursement and more generally, his interpretation of appropriate expenditures. Mr. Charvat then spoke about the Conflict of Interest forms and his continued disapproval of Vice-Chairman Bemis's voting on financial matters.

Financial Report, Bills & Payroll March YTD financials were reviewed. CFO Sauter noted that earnings in general are well above the budget. She then spoke briefly on the fiscal year end expense allocation process.

CFO Sauter then drew the Board's attention to the quarterly financial reports. It was noted that HACD reserves are particularly strong. There was discussion on 4 upcoming Capital Projects, which will be paid for primarily through 2023 Capital Funds. Cash Reserves were also noted as quite strong.

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>
Hounsrou Adjegan	None
Michelle Bringas	
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 -**

- **13 Move outs for HCV** – (10 Port Billing Absorbs!, 2 voluntary, 1 exited to assisted living)
- **7 Vacate in Public Housing** – (2 assistance no longer needed, 2 exited to assisted living, 2 unknown, 1 purchased home)

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

- Mason Court window installation could begin as early as May 13.

General:

- SEMAP analysis should be completed within the next two weeks and ready for board approval at May Meeting.
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- HCV Program utilization now sits at 608 and we will continue to approach Housing Authorities to absorb port billings.
- Public Housing was at 99.36% occupancy for the month of March. Other properties (Briarwood, Sunset House, Dresser, Gurler, Shabbona and Sunset View) collectively were 99.06% occupied for March. Based on all records reviewed, we believe this is the first time both groups of properties were over 99% occupied for a month!
- Next HACD Board meeting is scheduled for Tuesday, May 21, 2024.

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 Bringas made a motion to adjourn. Commissioner Adjegan seconded the Motion. The Ayes and Nays were as follows:

Ayes
Hounsrou Adjegan
Michelle Bringas
Ron Bemis
Jerry Wahlstrom

Nays

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

The meeting was adjourned at 3:12 PM until the regular meeting scheduled to take place, in person on Tuesday, May 21, 2024, 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 April 16, 2024, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Michelle Bringas
Ron Bemis
Jerry Wahlstrom

Commissioners Absent

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this April 17, 2024.

SECRETARY
