

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JULY 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 2:30 PM on Tuesday, July 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
Mark Cordes
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 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	
Mark Cordes	
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 Adjegan made a Motion to approve the Minutes 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	
Mark Cordes	
Jerry Wahlstrom	

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

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Public Comment. Mr. Van Buer reminded the Board that he had previously promised to write a letter to the new auditors outlining his concerns around HACD policies and practices. Mr. Van Buer notified the Board that his letter had been sent. Mr. Van Buer reiterated that he feels HACD does not follow numerous Illinois Statutes and also violates the Illinois Constitution. He also noted that a copy of this letter was sent to the DeKalb County Board. Mr. Van Buer repeated that he feels HACD misuses public funds, fails to scrutinize travel expenses, passes annual budgets without proper public participation, and could respond to FOIA requests more quickly.

Financial Report, Bills & Payroll June YTD financials were reviewed. CFO Sauter noted that earnings in general are well above the budget. Sauter stated that some CDs will mature in the coming weeks. It was also noted that additional HCV Admin fees were received from HUD for FY24. There was then a discussion on the potential value of accounting for interest from CDs on a monthly basis, rather than the current method of waiting until maturation for financials to reflect this income.

Ms. Sauter then gave a thorough explanation of all data represented in the Quarterly Report.

The bills and payroll were submitted to the Commissioners for approval of payment. Commissioner Bringas 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
Michelle Bringas	
Ron Bemis	
Mark Cordes	
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 -**

- **28 Move outs for HCV** – (20 Port Billing Absorbs!, 6 voluntary, 2 terminated)
- **7 Vacate in Public Housing** – (3 assistance no longer needed, 1 deceased, 3 other)

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

- Mason Court window installation project is complete and looks wonderful.
 - Seal coating at 3 properties.
 - TSP ACCU unit is installed! Hallways are cool and unit operates quietly. Please see picture below.
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General:

- We received a 97 on our latest PHAS, earning the rank of “High Performer”. 97 ties our highest score ever.
- We received a 99 on the Nspire inspection at Shabbona that took place in late May.
- Next HACD Board meeting is scheduled for Tuesday, August 20, 2024.

(Return to Agenda)



Reports of Committees. None

Resolutions. The Board was presented with Resolution 25-05 Shabbona Utility Allowance Revision.

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

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	
Michelle Bringas	
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

The Board was presented with **Resolution 25-06 Approval of Meyer & Horning, P.C. for Legal Services.**

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Commissioner Cordes made a motion to approve the resolution. Commissioner Bringas seconded the motion. The Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	
Michelle Bringas	
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

The Board was presented with **Resolution 25-07 Revisions to the Financial Management Handbook.**

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

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	
Michelle Bringas	
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

Old Business. None

New Business. There was a brief discussion around details of the 2025 PHADA Conference. Chairperson Wahlstrom noted that he believed the upcoming conference would take place in Miami, Florida.

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

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	
Michelle Bringas	
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

The meeting was adjourned at 3:40 PM until the regular meeting scheduled to take place, in person on Tuesday, August 20, 2024, at 2:30 PM at 310 N. 6th Street, DeKalb IL 60115.

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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 July 16, 2024, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Michelle Bringas
Ron Bemis
Mark Cordes
Jerry Wahlstrom

Commissioners Absent

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

SECRETARY
