

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JANUARY 21, 2025**

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 2:31 PM on Tuesday, January 21, 2025.

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

Commissioners Present

Michelle Bringas
Ron Bemis
Mark Cordes
Jerry Wahlstrom

Commissioners Absent

Hounsrou Adjegan

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>
Michelle Bringas	None
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 Cordes made a Motion to approve the Minutes and Commissioner Bemis seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Michelle Bringas	None
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

Public Comment. Mr. Van Buer provided an update on his FOIA requests and PAC reviews. He informed the Board of his intention to take HACD to court. Mr. Charvat expressed concern that the new website is less transparent and has less information than the previous website. He also reiterated that he

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feels Mr. Bemis should recuse himself from any voting on financial matters.

Financial Report, Bills & Payroll December YTD financials were reviewed. It was noted that revenues continue to exceed budget. Ms. Sauter then briefly walked the Board through the Quarterly Reports including an emphasis on Capital Funds.

The Board inquired about Sunset House, the Mason Court Roof Replacement Project, and industrial expenses.

The bills were submitted to the Commissioners for approval of payment. Commissioner Bemis moved that the bills be approved as submitted. Commissioner Bringas seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Michelle Bringas	None
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

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

- Footings for Briarwood Maintenance Building are set and we anticipate outside structure could be complete by end of February.
- Kitchen Remodeling meetings have begun and a tentative schedule is being created to update kitchens at several Public Housing Properties utilizing Capital Funds.

General:

- Annual Plan and 5 Year Plan have been submitted to HUD.
- Housing Needs study is being explored for 2025.
- Waitlist Information was submitted to HUD on 1/17/2025.
- Extreme Cold Temperatures have not resulted in a significant uptick of work orders. Credit is given to Property Managers and Maintenance Staff who have communicated basic information and realistic expectations to tenants.
- PHADA Conference took place on January 5th-8th.
- Next HACD Board meeting is scheduled for Tuesday, February 18, 2025.

(Return to Agenda)

Reports of Committees. None

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

Ayes
Michelle Bringas
Ron Bemis
Mark Cordes
Jerry Wahlstrom

Nays

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

The meeting was adjourned at 3:14 PM until the regular meeting scheduled to take place, in person on Tuesday, February 18, 2025 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 January 21, 2025, and roll call showed the following members to be present and absent:

Commissioners Present

Michelle Bringas
Ron Bemis
Mark Cordes
Jerry Wahlstrom

Commissioners Absent

Hounsrou Adjegan

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this January 22, 2025.

SECRETARY
