MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, AUGUST 19, 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, August 19, 2025.

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

Commissioners Present	**Commissioners Absent**
Hounsrou Adjegan	Michelle Bringas
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

Others Present
Tim Horning, Attorney
Christine Sauter, Finance Director
Jill Morgan, Operations Director
Dave Siegel, Executive Director

There being a quorum present, the meeting duly convened.

Approval of the Agenda. Chairperson Bemis asked for changes to the agenda. There being no changes to the agenda, Commissioner Cordes 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:

Ayes	**Nays**
Hounsrou Adjegan	None
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

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

Ayes	**Nays**
Hounsrou Adjegan	None
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

Public Comment. No members of the public were present.

Financial Report, Bills & Payroll July YTD financials were reviewed. It was noted that revenues are above budget across all projects. Total expenses were also noted to be overall above budget.

CFO Sauter noted that Briarwood and Hinckley were above budget on expenses and reasons were provided.

CFO Sauter informed the board of the rebate amount received from Lowe's and the AHRMA overage payout.

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

Ayes	**Nays**
Hounsrou Adjegan	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

7-1-2025 to 7-31-2025					
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
002(A) - Lewis Court	14	434	434	100.00%	0
002(B) - Garden Estates	16	496	467	94.15%	29
003(A) - Civic Apartments	73	2263	2263	100.00%	0
003(B) - Mason Manor	26	806	798	99.01%	8
AMP 001 - Taylor Street Plaza	149	4619	4595	99.48%	24
TOTALS:	278	8618	8557	99.29%	61

7-1-2025 to 7-31-2025					
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
Briarwood Apartments	48	1488	1488	100.00%	0
DeKalb Sunset House	1	31	31	100.00%	0
Dresser	26	806	806	100.00%	0
Gurler 307	6	186	186	100.00%	0
Gurler 313	5	155	155	100.00%	0
Sequoya Apartments	12	372	372	100.00%	0
Sunset View	8	248	217	87.50%	31
TOTALS:	106	3286	3255	99.06%	31

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

- Briarwood shed has been connected to water and electrical, awaiting Gas Service.

General:

- HCV utilization is 100% for the fiscal year.
- Total Occupancy for all units is 99% for the fiscal year.
- SEMAP score has been certified and we are once again, High Performers!
- Received PHAs score for FY2025 and we are once again, High Performers!
- Central Office improvements discussion.
- Next HACD Board meeting is scheduled for Tuesday, September 16, 2025.

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 26-05 Shabbona Utility Allowance.**
Commissioner Cordes made a motion to approve the resolution. Commissioner Adjegan seconded the motion. The Ayes and Nays were as follows:

Ayes	Nays
Hounsrou Adjegan	
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

Old Business. None

New Business. None

Adjournment. There being no further business to come before the Commissioners, Chairperson Bemis asked for a Motion to adjourn the meeting. Commissioner Wahlstrom made a motion to adjourn. Commissioner Adjegan seconded the Motion. The Ayes and Nays were as follows:

Ayes	Nays
Hounsrou Adjegan	
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

The meeting was adjourned at 3:39 PM until the regular meeting scheduled to take place, in person on Tuesday, September 16, 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 August 19, 2025, and roll call showed the following members to be present and absent:

Commissioners Present	**Commissioners Absent**
Hounsrou Adjegan	Michelle Bringas
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this August 20, 2025.

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SECRETARY