MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, AUGUST 18, 2026

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 2:33 PM on Tuesday, August 18, 2026.

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	
Jerry Wahlstrom	
Ron Bemis	
Mark Cordes	
Michelle Bringas (Arrived at 2:38)	

Others Present
Tim Horning, Attorney
Jill Morgan, Operations Director
Christine Sauter, Finance 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
Jerry Wahlstrom	
Ron Bemis	
Mark Cordes	

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

Approval of the Minutes. Chairperson Bemis asked for changes to the Meeting Minutes presented. Commissioner Wahlstrom 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:

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

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

Public Comment. Vicki Perkins expressed concern about two new tenants at Taylor Street who have made a habit of shouting loudly at all hours of the day at the nearby bus stop. Additionally, she reiterated the request for a security guard at TSP. She mentioned another resident may be interested in

doing that in exchange for a stipend. Finally, she expressed concern that non-residents may be using the laundry room at TSP.

Financial Report, Bills & Payroll The first four months of FY27 financials were reviewed. CFO Sauter noted that earnings are at $179,000 vs. a budget of $80,000. It was noted that all programs, other than Public Housing, have positive earnings. Additionally, it was noted that these earnings were above budget. There was then a brief discussion on the likely flat budget for public housing going forward. Commissioner Cordes suggested that it may be wise in the future to not list operating subsidy as income due to the fact that it is only drawn down after expenses are incurred. CFO Sauter agreed that this would be a logical change to make.

The bills were submitted to the Commissioners for approval of payment. Commissioner Bringas 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
Jerry Wahlstrom	
Ron Bemis	
Mark Cordes	
Michelle Bringas	

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

Report of the Secretary-Treasurer/Executive Director.

Legal:

- **General:**
  - News
  - Consulted on and represented HACD on tenant terminations

Fiscal Year **[4-1-26 to 08-05-26]**

4-1-26 to 08-05-2026						4-1-25 to 08-05-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
002(A) - Lewis Court	14	1778	1770	99.55%	8	98.82%
002(B) - Garden Estates	16	2032	2012	99.02%	20	98.57%
003(A) - Civic Apartments	73	9271	9253	99.81%	18	99.49%
003(B) - Mason Manor	25	3175	3152	99.28%	23	98.74%
AMP 001 - Taylor Street	149	18923	18847	99.60%	76	99.54%
TOTALS:	277	35179	35034	99.59%	145	99.36%

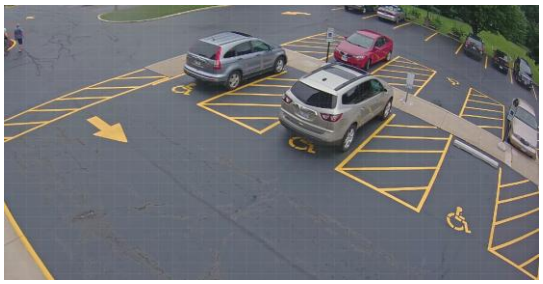
Fiscal Year - **[4-1-26 to 08-05-26]**

4-1-26 to 08-05-2026						4-1-25 to 08-05-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
Briarwood Apartments	48	6096	6030	98.92%	66	97.95%

DeKalb Sunset House	1	127	127	100.00%	0	100.00%
Dresser	26	3302	3265	98.88%	37	99.33%
Gurler 307	6	762	727	95.41%	35	93.83%
Gurler 313	5	635	635	100.00%	0	94.65%
Sequoya Apartments	12	1524	1519	99.67%	5	100.00%
Sunset View	8	1016	1009	99.31%	7	96.95%
TOTALS:	106	13462	13312	98.89%	150	98.08%

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

- Lewis Court, Dresser Court, and Taylor Street Plaza have been sealcoated since our last meeting. Mason Court and Civic are scheduled for this week.



- Lewis Court Kitchen Cabinet Project is scheduled to begin August 27.

General:

- HUD NSPIRE Inspections take place next week.
- HCV Program is at 98.44% utilization for the calendar year.
- Next HACD Board meeting is scheduled for Tuesday, September 15, 2026.

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 27-06 Revisions to the Financial Management Handbook.**

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

Ayes	Nays
Hounsrou Adjegan	
Jerry Wahlstrom	
Ron Bemis	
Mark Cordes	
Michelle Bringas	

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

Ayes	Nays
Hounsrou Adjegan	

Jerry Wahlstrom
Ron Bemis
Mark Cordes
Michelle Bringas

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

The meeting was adjourned at 3:35 PM until the regular meeting scheduled to take place, in person on Tuesday, September 15, 2026 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 18, 2026, and roll call showed the following members to be present and absent:

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

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this August 19, 2026.

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SECRETARY