MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, SEPTEMBER 15, 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 2:30 PM on Tuesday, September 15, 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 (departed at 3:10pm)	
Jerry Wahlstrom	
Ron Bemis	
Mark Cordes	
Michelle Bringas	

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 Bringas 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	
Michelle Bringas	

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 Wahlstrom 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	
Michelle Bringas	

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

Public Comment. No members of the public were present.

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Financial Report, Bills & Payroll The first five months of FY27 financials were reviewed. CFO Sauter noted that interest in Public Housing is being returned to HUD. There was then some discussion on how to budget for expenses that hit once or twice per year. Additionally, there was discussion on whether CDs were the most logical vehicle for money whose interest ultimately will be returned to HUD.

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 09-14-26]**

4-1-26 to 09-14-2026						4-1-25 to 09-14-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
002(A) - Lewis Court	14	2338	2323	99.36%	15	98.63%
002(B) - Garden Estates	16	2672	2645	98.99%	27	98.92%
003(A) - Civic Apartments	73	12191	12171	99.84%	20	99.57%
003(B) - Mason Manor	25	4175	4149	99.38%	26	98.80%
AMP 001 - Taylor Street	149	24883	24787	99.61%	96	99.27%
TOTALS:	277	46259	46075	99.60%	184	99.25%

Fiscal Year - **[4-1-26 to 09-14-26]**

4-1-26 to 09-14-2026						4-1-25 to 09-14-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
Briarwood Apartments	48	8016	7924	98.85%	92	98.12%
DeKalb Sunset House	1	167	167	100.00%	0	100.00%
Dresser	26	4342	4305	99.15%	37	99.49%
Gurler 307	6	1002	967	96.51%	35	95.31%
Gurler 313	5	835	835	100.00%	0	95.93%
Sequoya Apartments	12	2004	1959	97.75%	45	100.00%
Sunset View	8	1336	1329	99.48%	7	96.63%

TOTALS:	106	17702	17486	98.78%	216	98.31%

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

- Mason Court, Civic, Gurler and the Central Office have been sealcoated since our last meeting.
- HUD Nspire Inspections took place on August 24, 25, and 26. Our scores were 97, 99, and 98!!



- Lewis Court Kitchen Cabinet Project is in progress.
- 207 Garden has had the roof replaced, gutters and downspouts will be installed next week.

General:

- HCV Program is at 98.16% utilization for the calendar year.
- Next HACD Board meeting is scheduled for Tuesday, October 20, 2026.

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 27-07 HCV Payment Standards**
Commissioner Cordes made a motion to approve the resolution. Commissioner Wahlstrom seconded the motion. The Ayes and Nays were as follows:

Ayes	Nays
Jerry Wahlstrom	
Ron Bemis	
Mark Cordes	
Michelle Bringas	

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

The Board was presented with **Resolution 27-08 Public Housing Flat Rents**
Commissioner Bringas made a motion to approve the resolution. Commissioner Cordes seconded the motion. The Ayes and Nays were as follows:

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

Ayes	**Nays**
Jerry Wahlstrom	
Ron Bemis	
Mark Cordes	
Michelle Bringas	

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

The meeting was adjourned at 3:22 PM until the regular meeting scheduled to take place, in person on Tuesday, October 20, 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 September 15, 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 September 16, 2026.

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SECRETARY