MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, OCTOBER 20, 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, October 20, 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	Mark Cordes
Jerry Wahlstrom	
Ron Bemis	
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 Wahlstrom 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	
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 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	
Michelle Bringas	

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

Public Comment. No members of the public were present.

Financial Report, Bills & Payroll The first six months of FY27 financials were reviewed. CFO

Sauter noted that all programs have positive earnings versus budget estimates. There was then some discussion on HUD's slow release of the Operating Subsidy funds and how that could potentially effect earnings.

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	
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 10-14-26]**

4-1-26 to 10-14-2026						4-1-25 to 10-14-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
002(A) - Lewis Court	14	2758	2743	99.46%	15	98.84%
002(B) - Garden Estates	16	3152	3125	99.14%	27	99.08%
003(A) - Civic Apartments	73	14381	14360	99.85%	21	99.63%
003(B) - Mason Manor	25	4925	4892	99.33%	33	98.80%
AMP 001 - Taylor Street	149	29353	29250	99.65%	103	99.27%
TOTALS:	277	54569	54370	99.64%	199	99.29%

Fiscal Year - **[4-1-26 to 10-14-26]**

4-1-26 to 10-14-2026						4-1-25 to 10-14-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
Briarwood Apartments	48	9456	9364	99.03%	92	98.26%
DeKalb Sunset House	1	197	197	100.00%	0	100.00%
Dresser	26	5122	5071	99.00%	51	99.30%
Gurler 307	6	1182	1147	97.04%	35	96.02%
Gurler 313	5	985	985	100.00%	0	96.55%
Sequoya Apartments	12	2364	2296	97.12%	68	100.00%
Sunset View	8	1576	1569	99.56%	7	96.45%
TOTALS:	106	20882	20629	98.79%	253	98.38%

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

- 5 Year Capital Plan has been posted to website and has appeared in media per regulation requirements

- Garden Estates Kitchen Cabinet Project is in progress.
- New Central Office sign is set to be installed on November 4, 2026.
- TSP will utilize Operating Funds to purchase new work truck
- Briarwood will utilize earnings to purchase new work truck
- Shabbona will utilize earnings to purchase new work truck
- Amp 3 will utilize Operating Funds to purchase new work truck

General:

- HCV Program is at 97.82% utilization for the calendar year.
- PHADA Conference is January 4-7 in San Diego… for those who wish to attend let me know
- Next HACD Board meeting is scheduled for Tuesday, November 17, 2026.

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 27-09 Health Insurance Renewal**
Commission Bemis abstained. Commissioner Bringas made a motion to approve the resolution. Commissioner Adjegan seconded the motion. The Ayes and Nays were as follows:

Ayes	Nays
Hounsrou Adjegan	
Jerry Wahlstrom	
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	
Michelle Bringas	

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

The meeting was adjourned at 3:08 PM until the regular meeting scheduled to take place, in person on Tuesday, November 17, 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 October 20, 2026, and roll call showed the following members to be present and absent:

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

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this October 21, 2026.

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SECRETARY