

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JANUARY 19, 2010**

The Commissioners of the Housing Authority of the County of DeKalb met in regular session at the Housing Authority's central office, 310 N. Sixth Street, DeKalb, IL at 2:30 p.m. on Tuesday, January 19, 2010.

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

PRESENT: Ron Bemis
 Donna Moulton
 Jerry Wahlstrom

ABSENT: Donna Caul
 Ging Smith

ALSO PRESENT: Brett Brown, Executive Director
 Chris Sauter, CFO
 Shelly Perkins, OM

There being a quorum present and the meeting duly convened, business was transacted as follows:

Approval of the Agenda. Commissioner Bemis asked for changes to the Agenda. There being no changes to the agenda, Commissioner Wahlstrom made a Motion to approve the Agenda. Commissioner Moulton seconded the Motion. Motion unanimously carried.

Approval of the Minutes. Commissioners reviewed the minutes of the regular December 2009 meeting. Commissioner Wahlstrom made a Motion to approve the meeting Minutes. Commissioner Moulton seconded the Motion. Motion unanimously carried.

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

AYES: Ron Bemis
 Donna Moulton
 Jerry Wahlstrom

NAYS: None

BUSINESS:

Public Comment. None

Legal. Director Brown informed the board that the Hughes 2007 administrative discrimination complaint, dismissed in 2008 by the Illinois Department of Human Rights, has now had an appeal filed with the First District Appellate Court. Brown stated that there has not been any communication on the Hughes complaint from the insurer on what the next steps will be. Brown stated that we are continuing to work with the Golden Years Plaza resident who filed a discrimination complaint with HUD on the basis of disability discrimination. The IDHR will be conducting an investigation of the resident's claim that the Authority improperly denied a request to move based on an alleged allergy to building water. Brown said that there is a potential claim stemming from a recently terminated HCV participant whose social security number was inadvertently given to another participant with whom she was arrested. Brown discussed a recent Illinois Department of Human Rights claim alleging race discrimination against an individual in the HCV admission process. Brown stated that the Authority's insurer (AHRMA) has been informed of all potential and pending legal issues.

Financials. Commissioners confirmed the receipt of the YTD financials for January '10. CFO Sauter directed the Commissioners' attention to the Financial Summary provided in the board packet. Sauter reviewed the monthly reports noting no significant changes. Commissioner Wahlstrom asked for explanation on the PILOT calculation and water consumption reduction at Civic. Director Brown informed the board that Property Managers are in the process of detailed expense review and projections for preparation of FY11 budgets. It is staff's intention to provide rough budgets for HCV and Public Housing FY11 operations at the February meeting. Brown stated that projections for FY11 HCV administrative and operating revenues are roughly 3% more than the FY10 budget and Public Housing operating subsidy and rents are 6% more than FY10.

Administrative Resolutions: The board was presented with resolution **10-18 Travel Policy Amendment** that modifies sections G and H of the "statement of Travel Policies" Governing Personnel and Commissioners for the Authority changing the mileage reimbursement from 55 cents/mile to 50 cents/mile, which is now recognized as the IRS approved travel rate, to be effective January 1, 2010. Commissioner Wahlstrom made a motion to approve, and Commissioner Moulton seconded it. All were in favor, none opposed. Motion then carried.

Staff Report: Director Brown informed the board that GYP Water project is proceeding well. Work in resident units has recommenced. Current adjusted contract price is \$1,098,150.83. \$265,321 is the stated value of work completed through 12/31/2009.

Brown stated that a resolution of appreciation for Commissioner Donna Caul's service will be presented at the February meeting. Research for process to fill the Resident Board Member position is underway. Brown informed the board that Energy review results were received from the University of Illinois Architecture School staff but detailed review of results is forthcoming.

Staff reviews are being completed to support FY11 budget preparation. Commissioners agreed to complete Executive Director Performance evaluations for discussion at February meeting. The meeting ended with a brief recap of PHADA Conference 2010 sessions.

Other Business. None

As there was no further discussion to come before the Commissioners, Commissioner Wahlstrom proposed a Motion to Adjourn. Commissioner Moulton seconded the Motion and Motion then carried. The regular meeting was adjourned at 4:45 P.M. until the regular February meeting on Tuesday, February 16, 2010 at 2:30 P.M., at the offices of the Housing Authority of the County DeKalb, 310 N. 6th Street, DeKalb, IL.

CHAIRMAN

(SEAL)

ATTEST:

SECRETARY-TREASURER

CERTIFICATE

I, BRETT S. BROWN, 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 Regular Meeting was held January 19, 2010 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

PRESENT: Ron Bemis
 Donna Moulton
 Jerry Wahlstrom

ABSENT: Donna Caul
 Ging Smith

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this 11th day of February, 2010.

ACTING SECRETARY