

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 29, 2010PM**

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 2:33 p.m. on Tuesday, June 29, 2010.

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

PRESENT: Ron Bemis
 Ging Smith
 Donna Moulton
 Susie Hill

ABSENT: Jerry Wahlstrom

ALSO PRESENT: Brett Brown, Executive Director
 Chris Sauter, CFO
 Shelly Perkins, OM
 Jennifer Yochem, Admissions Coordinator
 Ed Lauritzen, GYP Resident
 Arlene Lauritzen, GYP Resident
 Tillie Mackey, GYP Resident
 Chris Bushman, GYP Resident
 Deborah McNeily, GYP Resident

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 Moulton made a Motion to approve the Agenda. Commissioner Smith seconded the Motion. Motion unanimously carried.

Approval of the Minutes. Commissioners reviewed the minutes of the regular May 2010 meeting. Commissioner Moulton made a Motion to approve the meeting Minutes. Commissioner Smith seconded the Motion. Motion unanimously carried.

Commissioners reviewed proposed amendments to the minutes of the April 2010 meeting. Commissioner Moulton made a Motion to approve the Amendment to the April meeting Minutes. Commissioner Smith 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 Hill seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

AYES: Ron Bemis
 Ging Smith
 Donna Moulton
 Susie Hill
NAYS: None

BUSINESS:

Public Comment. Commissioner Bemis welcomed five Golden Years Plaza residents in attendance. Commissioner Bemis explained the policy and procedures regarding public comment and conduct, noting that each individual wishing to speak should be limited to a three (3) minute period.

Mr. Ed Lauritzen opened with comments regarding a recent Supreme Court ruling on Chicago's gun ban. Mr. Lauritzen expressed his opinion that he should be allowed to possess firearms in his unit at GYP and indicated that he intended soon to purchase a .45 caliber gun. Mr. Lauritzen made remarks regarding his dissatisfaction with management and operations related to Golden Years Plaza. Mr. Lauritzen listed a number of instances in which he believed DCHA and HUD rules and regulations were not enforced against other tenants. Mr. Lauritzen substantially exceed his allotted time.

Ms. Deborah McNeilly expressed dissatisfaction with handling of her request to transfer units within GYP, indicating that she believed building management had wrongly described the transfer process to her. Ms. McNeilly also stated that she has had difficulty with neighbors and excessive noise.

Ms. Arlene Lauritzen stated that she has provided a letter to Commissioner Bemis stating her concerns and also gave Director Brown a copy of a DCHA notice posted at GYP with various grammatical and spelling errors while stating her disgust of such mistakes.

Ms. Tilley Mackey stated that she feels a lack of respect from the office staff at GYP and that her trust level with staff is low.

Mr. Chris Bushman stated his satisfaction with Authority staff. He expressed admiration for the handling and completion of the water project. Mr. Bushman stated that GYP management does a fine job managing the diverse personalities at GYP and that he is very satisfied with staff and Authority operations.

Commissioner Bemis thanked the residents for their time and for expressing their comments. Commissioner Bemis stated his confidence in Authority staff and that they would further examine all issues raised.

Director Brown commented to Commissioners in regards to several of the public comments. Regarding channel 120, Director Brown stated that the front door cable channel was interrupted due to a project that has since been completed. Upon completion of the project, the channel remained disconnected due to the noticeable reduction of overall discord in the building. The residents were surveyed in regards to their use of the channel. Results indicated that the channel is desired by residents and served to assist the hearing impaired. Plans to reinstate the channel are underway via cable service provider schedule. Director Brown also stated that many of the comments heard were repetitive of comments made and addressed at an all-building meeting at GYP earlier this year. Brown also reiterated that due to privacy issues, frequently relating to matters of tenant disabilities, staff often cannot report results of investigations to persons complaining about other residents. Director Brown stated that sharing of information is always appreciated and thanked the residents for coming.

Legal. Hughes appeal: Director Brown stated that the Hughes appeal has been reinstated by the appellate court, with leave to file brief. GYP disability discrimination allegation: Awaiting notice of IDHR initial determination regarding water-related complaint. Suit for Certiorari Review: HCV program participant is seeking Circuit Court review of DCHA decision to terminate assistance based on drug-related activity; initial research completed by ED Brown; attorney Jeff Lewis was retained for representation in court. ED Brown estimates that the case will produce 2 - 3 court dates before dismissal. Gun possession: Supreme Court reached a decision on June 28, 2010, overturning the Chicago gun control ordinances. Brown advised Commissioners of the probability that the current blanket ban on firearm possession in public housing units would not be upheld in a court action. Brown advised that firearm prohibitions in sensitive buildings, such as GYP and Civic Apartments, may be upheld in court action, as courts have recognized legitimate restrictions for buildings containing other government offices, hospitals, dormitories and schools. Courts should weigh the risks of firearms in buildings with concentrated or sensitive populations and large gathering areas and where government program decisions are made, as is the case for GYP and Civic.

Financials. CFO Sauter reviewed YTD and monthly. Director Brown stated that CY11 budget unlikely to be completed by Congress by October; continuing resolutions expected into CY11. Sauter stated that all programs are doing well. HUD notice of \$434,900 CY10 Capital Fund Grant is per expectation. Brown advised that HUD Administration continues to promote legislation that would divert approximately 20% of Capital Grant funding to support PETRA reform initiative in 2011. Tracking, studying, networking and advocacy related to PETRA initiative may cause training expenses to exceed budgeted amount. Sauter advised that RFQs went out for the annual audit. Jean Sickles will be coming back to audit, as her firm came in as the low submission. MidAmerican has been contracted to provide electric service to DCHA for the year which will be a cost savings of approximately \$7,200. Sauter hopes that MidAmerican will be available in the private sector for residents in the future.

Administrative Resolutions: The board was presented with two resolutions. **Resolution 11-07 Amendment of the Administrative Plan for the Housing Choice Voucher Program** was presented for the Commissioners to approve updates tracking HUD requirements. Commissioner Smith made a motion to approve, and Commissioner Hill seconded it. All were in favor, none opposed. Motion then carried.

The board was presented with **Resolution 11-08 Fair Housing Addendum for the Administrative Plan for the Housing Choice Voucher Program** which supports the application for HUD vouchers to assist non-elderly persons with disabilities. Commissioner Hill made a motion to approve, and Commissioner Moulton seconded it. All were in favor, none opposed. Motion then carried.

Staff Report: ED Brown advised that the GYP Water Project completed ahead of schedule for \$1,080,985 (under contract budget of \$1,098,150). He advised that plans for the Civic elevator project are progressing. James Childs Architects (South Bend, Indiana) has been selected for the project; fee is \$23,650; pre-specification project budget of \$250,000, excluding tenant relocation costs; architect will hire specialist elevator consultant to conduct pre-specification inspection (added expense estimated at \$3,000). Brown advised that he continues to prioritize tracking, training, networking and advocacy related to HUD's PETRA initiative. Brown expressed disappointment that the Administration has adopted "campaign-style" approach to push the proposed legislation and that the initiative was not being conducted in a transparent manner. Staff continues to work on project basing for Hinckley. Prepayment application to Rural Development is under preparation; the mortgage payoff amount is approximately \$100,000 and would come from Central Office reserve. Staff continues to assess opportunities to project base vouchers to increase geographic distribution of assistance and to support agency asset development. Brown advised that the June meeting date had been moved back to allow staff time to complete the entire application for non-elderly disability vouchers for Commissioners' approval. Preparation of the application package is not yet complete and Commissioner review of all application materials was not required. In light of the complaints raised by GYP residents with building management and operations, Chairman Bemis asked whether ED Brown and OM Perkins were comfortable with building management and office staff interactions with residents. Brown and Perkins provided additional comments on the resident dynamics at GYP. Brown and Perkins advised Commissioners that they have investigated and continue to review complaints raised by Mr. Lauritzen and others of like mind and that GYP building management appears strong. The importance of professional tone and demeanor in staff interactions with residents was discussed, along with the risks of compassion fatigue. Brown commented that the poorly written notice provided by Ms. Lauritzen was fairly criticized and that staff did not consider the notice to be of acceptable quality.

Closed Session: Commissioners discussed postponement of the closed session based on Commissioner Wahlstrom's absence. Commissioner Moulton made a Motion to remove from the Agenda the closed session discussion of the Executive Director compensation and performance. Commissioner Hill seconded the motion. All were in favor, none opposed. Motion then carried. Commissioner Hill made a Motion to approve the amended April Closed Session minutes. Commissioner Smith seconded the Motion. All were in favor, none opposed. Motion then carried.

As there was no further discussion to come before the meeting, Commissioner Moulton proposed a Motion to Adjourn. Commissioner Smith seconded the Motion and Motion then carried. The regular meeting was adjourned at 5:00 P.M. until the regular July meeting on Tuesday, July 20, 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 June 29, 2010 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

PRESENT: Ron Bemis
 Ging Smith
 Donna Moulton
 Susie Hill

ABSENT: Jerry Wahlstrom

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this 10th day of July, 2010.

SECRETARY-TREASURER