

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, APRIL 19, 2011**

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 2:34 p.m. on Tuesday, April 19, 2011.

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

PRESENT: Ron Bemis
 Susie Hill
 Jerry Wahlstrom
 Donna Moulton

ABSENT: Ging Smith

ALSO PRESENT: Brett Brown, Executive Director
 Shelly Perkins, Ops. Mgr.
 Chris Sauter, CFO
 Jennifer Yochem, Admissions Coordinator

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

Approval of the Minutes. Commissioners reviewed the minutes of the regular March 2011 meeting. Commissioner Moulton made a Motion to approve the meeting Minutes. Commissioner Hill seconded the Motion. All were in favor, none opposed. Motion then carried.

Approval of Bills and Payroll. The bills and payroll were submitted to the Commissioners for approval of payment. Commissioner Wahlstrom 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
 Susie Hill
 Jerry Wahlstrom
 Donna Moulton

NAYS: None

BUSINESS:

Public Comment. None.

Legal. Hughes Appeal. ED Brown stated that there was no news to report on the status of the Hughes appeal. Uses of Operating Reserve. ED Brown discussed the new interpretation of the statute to bar use of operating funds for items for which capital funds might be used. HUD has advised that operating revenues received from sources other than unit rent or operating subsidy are not restricted from use for the building rehabilitation and improvement. Presumably, this means that reserve funds traceable to antenna lease revenues are unrestricted for use within the program.

Financials. CFO Sauter reviewed monthly reports. ED Brown noted that discussion is ongoing with the fee accountant regarding grant management fees computed on a percentage basis versus a time and materials basis.

Resolutions. The board was presented with **Resolution 12-01 Amendment of the HCV Administrative Plan.** This amendment modifies the Absent Family Members policy regarding Absent Students attending school full-time away from the home, to consider such family members to be temporarily absent from the household. Commissioner Moulton made a motion to approve, and Commissioner Wahlstrom seconded it. All were in favor, none opposed. Motion then carried.

The board was presented with **Resolution 12-02 Approval of CDBG “IKE” Public Housing Rehabilitation Grant Application.** To fulfill grant application requirements the Authority Board must approve projects applied for under this grant. Grant application project is to upgrade and replace all apartment unit windows with energy efficient windows, replace existing upper and lower roofs with energy efficient roofing and remodel 8 units to be ADA compliant at AMP 1, Golden Years Plaza. Commissioner Moulton made a motion to approve, and Commissioner Hill seconded it. All were in favor, none opposed. Motion then carried.

Staff Report. Legislative Outreach. ED Brown will meet with Congressman Hultgren’s office regarding FFY2012 and maintain communications with Senators’ offices and Representative Manzullo. Civic Elevator Project. Preliminary work under way; May 31 target for onsite work. GYP Tendon Assessment. Initial report of insurer engineering consultant is ambiguous but indicating denial of coverage for building system assessment. Staff will continue to work with insurer. DeKalb Housing Task Force. ED Brown appointed to Landlord–Tenant and Data subcommittees. Brown participated in the recent Quality subcommittee meeting. Authority staff has had initial participation in Landlord Association development.

As there was no further discussion to come before the meeting, Commissioner Moulton moved to adjourn the regular meeting. Commissioner Hill seconded the Motion and Motion then carried. The regular meeting was adjourned at 4:45 PM until the regular April meeting on Tuesday May 17, 2011 at 2:30 PM at the offices of the Housing Authority of the County of 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 April 19, 2011 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

PRESENT: Ron Bemis
 Susie Hill
 Jerry Wahlstrom
 Donna Moulton

ABSENT: Ging Smith

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this 14th day of May, 2011.

ACTING SECRETARY