

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, MAY 17, 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, May 17, 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
 Ging Smith

ABSENT: None

ALSO PRESENT: Brett Brown, ED
 Chris Sauter, CFO
 Shelly Perkins, Ops. Mgr.

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 Wahlstrom seconded the Motion. All were in favor, none opposed. Motion then carried.

Approval of the Minutes. Commissioners reviewed the minutes of the regular April 2011 meeting. Commissioner Wahlstrom made a Motion to approve the meeting Minutes. Commissioner Moulton 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 Hill moved that the bills and payroll be approved as submitted. Commissioner Moulton seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

AYES: Ron Bemis
 Susie Hill
 Jerry Wahlstrom
 Donna Moulton
 Ging Smith

NAYS: None

BUSINESS:

Public Comment. None.

Legal. Hughes Judicial Appeal. ED Brown stated that the April 28th update letter from counsel advises no change in status; court still holds appeal under advisement and may not rule or take further action for several months. GYP Tendon Assessment. Initial report of insurer engineering consultant indicated denial of coverage for tendon inspection; Staff requested reconsideration of claim. Update of Fiber Optic Lines at GYP. ED Brown reviewed with the board the current issues of Fiber installation. After several months, County – DFO collaboration and T-Mobile/Frontier Communications claims to install fiber optic lines on GYP property remain unresolved. Uses of Operating Reserve. Advocacy groups are challenging HUD's new interpretation of statute to bar use of operating funds for items for which capital funds might be used. HUD's reinterpretation of law does not follow legal process for establishment and amendment of regulations. Legal action between housing authorities and HUD may result. DCHA staff is assessing permitted expenditure of operating funds to repay unsecured construction loans.

Financials. CFO Sauter reviewed monthly reports. Sauter noted that April earnings do not reflect April expenses (revenue accrued but expenses on modified cash basis; March expenses paid in April not shown). Staff continues to pursue clarification regarding COCC fees for developing and maintaining non-program AMP grants.

Resolutions. The board was presented with **Resolution 12-03 SEMAP Certification Approval.** The Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year ending 3/31/2011 has been prepared on appropriate forms and in accordance with HUD regulations for annual submission. 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 staff in June; meeting with Congressman is expected in July. Meeting County Board Member Fauci and DeKalb City Alderman and Mayor. ED Brown and Chairman Bemis met with Fauci, Lash, Povlsen and advocate Rubin to discuss anti-rental and HCV program perceptions; perception improvements achieved, to varying degrees. DeKalb Housing Task Force. Work with data subcommittee continues, supported by efforts of K. Chrissie on behalf of DCHA. Work with the Landlord-Tenant subcommittee continues; recommend promoting awareness of existing lease termination laws and LL education in property management practices. City staff continues to advocate for Chronic Nuisance Ordinance; Landlord Tenant committee to meet with Safety committee to discuss staff proposal. City staff advocating Resident Officer Program, not inclined to collaborate with DCHA. Briarwood Apartments. ED Brown discussed with Commissioners that Steve Milner's office approached DCHA for consideration of the sale/purchase of Briarwood Apartments for \$2.4 million. Staff is assessing additional information and financial projections.

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 5:18 PM until the regular June meeting on Tuesday June 28, 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 May 17, 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
 Ging Smith

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this 16th day of June, 2011.

ACTING SECRETARY