

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF DEKALB  
TUESDAY, OCTOBER 18, 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 2:35 p.m. on Tuesday, October 18, 2011.

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  
                              Susie Hill  
                              Ging Smith

ABSENT:                None

ALSO PRESENT:        Brett Brown, Executive Director  
                              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 Moulton made a Motion to approve the Agenda. Commissioner Hill seconded the Motion. All were in favor, none opposed. Motion then carried.

Approval of the Minutes. Commissioner Bemis asked for changes to the Minutes. Commissioners reviewed the minutes of the regular September 2011 meeting. Revision to September minutes required as Commissioner Moulton left at 4:25 PM prior to the conclusion of the meeting. Additionally, the closed session minutes need to reflect same change. Commissioner Hill made a Motion to approve the meeting Minutes with the required revisions. Commissioner Smith 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 Bemis suggest that the Authority check into a water filtration system in the future as a cost savings measure. Commissioner Moulton moved that the bills and payroll be approved as submitted. Commissioner Smith seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

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

NAYS:           None

## BUSINESS:

Public Comment. No Public comment

Legal. Hughes judicial appeal: No changes in status at this time; the court still holds appeal under advisement. GYP Tendon Assessment: AHRMA denial of claim is final, unless further appeal is made to its board of directors. Limited in house search for precedent related to claim for investigation for latent damage found no precedent on point. While insurer had refused to clarify or discuss the basis for denial of the claim, further appeal is not recommended. Recommend resubmission of claim, if evidence of interior tendon damage were found.

Financials. CFO Sauter reviewed monthly reports. IKE Grant: Review of draft commitment letter pending; completion of commitment process by December 31, 2011. Appropriations process: No new information received from Congressman Hultgren, or Senators Durbin or Kirk. Federal government is operating under continuing resolution. Recapture of public housing reserves anticipated, based on reserves reflected in FY11 FDS. Offset expected to be near \$300,000.

Maturation of CDs transferred to LIPH for future housing needs. Commissioners to participate in the Illinois Attorney General's Online Open Meetings Act Training. Details coming soon via email. Upcoming PHADA conference is January 8, 2012 through January 11, 2012.

Resolutions: The board was presented with **Resolution 12-15 Amendment of FYE3/31/2012 Agency Budgets with Respect to Staff Performance and Spot Awards.** Resolution increases the budget line items relating to staff performance and spot awards. Commissioner Wahlstrom made a motion to approve, and Commissioner Hill seconded it. All were in favor, none opposed. Motion then carried.

Discussion: Real Estate Acquisition. Sunset Place. Exterior nearly complete and interior rehab moving forward. Staff has been in contact with concerned neighbor. Need to send notice of scattered site acquisitions to DCEO for approval; notice should describe self-sufficiency program and intended case management. Briarwood. ED Brown will prepare an offer to purchase. Ownership structure is under review. Offer will provide a right of termination at Commissioners' discretion and allow time to pursue assumption of IHDA loan.

Commissioner Smith Departs at 3:47 P.M.

Staff Report: DeKalb Housing Task Force: Bill Nicklas added as member of TF. Information on distribution of HCV Households requested by TF. County wide distribution map and block group data should be provided. Resident officer program recommendation sought from Data Committee. Recommendation not made but data provided describing areas in TIF districts with highest rates and numbers of incidents. Comments on DuPage Housing Authority Executive Director Search. ED Brown interviewed with DuPage board committee; interview went well. New DuPage commissioners' view of agency mission appears similar to DeKalb. DeKalb interest consideration of opportunities for joint operations expressed. ED Brown offered DuPage commissioners a draft 100-day plan for review of DuPage agency issues and preparation of strategic plan to include consideration of DeKalb joint operations. DuPage has next board meeting October 20, 2011.

Approval of September Closed Sessions Minutes. Commissioner Bemis asked for changes to the Closed Session Minutes. Commissioner Moulton left at 4:25 PM prior to the conclusion of the meeting. Therefore, the closed session minutes need to reflect the change. Commissioner Hill made a Motion to approve the Closed Session Minutes with the required revisions. Commissioner Wahlstrom seconded the Motion. All were in favor, none opposed. Motion then carried.

Closed Session: Employment of Specific Employees. Discussion tabled until next meeting. Commissioner Moulton made a Motion to approve the decision to table further discussion until next meeting. Commissioner Hill seconded the Motion. All were in favor, none opposed. Motion then carried.

As there was no further discussion to come before the meeting, Commissioner Wahlstrom moved to adjourn the regular meeting. Commissioner Hill seconded the Motion and Motion then carried. The regular meeting was adjourned at 4:55 P.M. until the regular November meeting on Tuesday November 15, 2011 at 2:30 PM at the offices of the Housing Authority of the County of DeKalb, 310 N. 6<sup>th</sup> Street, DeKalb, IL.

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CHAIRMAN

(SEAL)

ATTEST:

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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 October 18, 2011 at 310 N. 6<sup>th</sup> Street, DeKalb, IL, and roll call showed the following members to be present and absent:

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

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority  
this 8th day of November, 2011.

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ACTING SECRETARY