

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JULY 15, 2014**

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 PM on Tuesday, July 15, 2014.

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

PRESENT: Herodote Hounsrou Adjegan
Ging Smith
Jerry Wahlstrom
Ron Bemis

ABSENT: Donna Moulton

ALSO PRESENT: Michelle Perkins, Executive Director
Vivian Bright, Director of Operations

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

Approval of the Agenda. Commissioner Wahlstrom asked for changes to the Agenda. There being no changes, Commissioner Bemis made a Motion to approve the Agenda. Commissioner Smith seconded the Motion. All were in favor, none opposed. Motion then carried.

Approval of the Minutes. Commissioner Wahlstrom asked for changes to the June meeting minutes. There being no changes, Commissioner Adjegan made a Motion to approve the meeting minutes. Commissioner Bemis 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 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: Herodote Hounsrou Adjegan
Ging Smith
Jerry Wahlstrom
Ron Bemis

NAYS: None

ABSENT: Donna Moulton

BUSINESS:

Public Comment: None.

Legal: Attorney Horning and ED Perkins continue to work with the HUD office to complete compliance documentation for cellular antennas, Briarwood and not-for-profit affiliate. ED Perkins informed the board of two pending Public Housing terminations.

Financials: ED Perkins directed the Commissioners to the 6/30/14 financial summary page noting that year to date earnings compared to budget were favorable. Funds will be transferred from Central Office to HCV to cover the July admin fee deficit. An overview of the Public Housing Reserves demonstrated a small decline for AMP 3's MENAR quarterly analysis. No concerns over the quarterly Capital Fund Grant review.

Resolutions: The Board was presented with **Resolution 15-04 Admissions & Continued Occupancy Policy Modifications**. This resolution represents relevant updates to the Low-Income Public Housing Admissions & Continued Occupancy Policy. Public Notice was given, a public hearing offered along with written comments solicited from applicants, tenants and the general public, for the recommended changes as presented in Exhibit A. Commissioner Bemis made a motion to approve. Commissioner Smith seconded the Motion. All were in favor, none opposed. Motion then carried.

Staff Report: *Re-federalization of CoCC Funds:* ED Perkins discussed a recent report released from the Office of Inspector General stating their request for HUD to "re-federalize" Central Office Funds. No direction or comment from HUD has been made. Staff will monitor the situation and continue to investigate alternatives to possible recapture.

Evergreen Village Park Management. Operations are going very smoothly and proving to be beneficial for the Authority's relationship with the County. Many of the residents have signed agreements with the County and a large majority of current park residents should be moving out within 60 days.

Sequoia Apartments. Staff will be meeting with the excavation company to finalize project plans and determine a project schedule to address the water drainage issue. REAC inspections are scheduled for August 6, 2014. Once the inspections are complete, work will commence on the drainage project.

IKE Grant. IHDA performed a physical inspection on Taylor Street Plaza. No issues were noted. IHDA will also be performing a tenant file audit within the next two weeks. Staff is currently waiting on the final draw of funds.

Energy Costs. Commissioners received an email this month regarding a large bill for energy costs. Natural gas expense increased significantly due to our very long cold winter. Large electric bills are expected for July due to higher than average usage. Staff has been in contact with suppliers to confirm the charges are accurate and that we have secured the best rate available. Staff will continue to monitor rates.

Civic Boiler Project. The boiler replacement project began on July 9th. Demolition is now complete; the new boilers should arrive on site early this week and installation should commence by the end of the week.

HUD REAC Inspections. REAC inspections were performed on July 7 – 9, 2014. An overall score of 32/40 was received for the combined three AMP's. Physical inspection scores represent 40 points in the overall 100 point agency PHAS score.

Strategic Plan. ED Perkins informed the Commissioners that an RFP for HACD Strategic Planning Services are due August 1, 2014. A consultant will be selected and next steps will be available by the August meeting.

As there was no further discussion to come before the meeting, Commissioner Wahlstrom asked for a Motion to adjourn the regular meeting. Commissioner Bemis made a motion to adjourn. Commissioner Adjegan seconded the Motion. Motion then carried. The regular meeting was adjourned at 3:25 PM until the regular meeting scheduled to take place on Tuesday, August 19, 2014 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, MICHELLE PERKINS, 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 on July 15, 2014 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

PRESENT: Ron Bemis
 Ging Smith
 Herodote Hounsrou Adjegan
 Jerry Wahlstrom

ABSENT: Donna Moulton

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this August 12, 2014.

ACTING SECRETARY