

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF DEKALB  
THURSDAY, JULY 16, 2013**

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 2:40 PM on Tuesday, July 16, 2013.

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

PRESENT: Donna Moulton  
Jerry Wahlstrom  
Ron Bemis  
Ging Smith  
Herodote Hounsrou Adjegan

ABSENT: Christine Sauter, CFO

ALSO PRESENT: Michelle Perkins, Executive Director  
Tim Horning, Attorney  
Vivian Bright, Operations Coordinator

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

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

Approval of the Minutes. Commissioner Moulton asked for changes to the Minutes. With changes, Commissioner Bemis made a Motion to approve the Meeting Minutes. Commissioner Wahlstrom 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 Wahlstrom seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

AYES: Donna Moulton  
Jerry Wahlstrom  
Ron Bemis  
Ging Smith  
Herodote Hounsrou Adjegan

NAYS: None

ABSENT: None

## **BUSINESS:**

**Public Comment:** ED Perkins received written and verbal compliments from a tenant at Golden Years Plaza. Tenant stated that he is proud of all the improvements at the building.

**Legal:** ED Perkins noted Attorney Horning has provided legal advice regarding the lease modification for Public Housing. Attorney Horning continues to evaluate Illinois new conceal carry law. ED Perkins is working with Attorney Horning on modifications to the existing GYP/DFO fiber license with the County which is set to expire. ED Perkins noted HCV Terminations – None and Public Housing terminations - None.

**Financials:** ED Perkins directed the Commissioners to the financial summary page to review the 3 months ending June 30, 2013 financials. Perkins noted that the net earnings for all programs is better than budget. Perkins informed the Commissioners that the Briarwood Tax Exemption request has been approved. PILOT and Tax Exemption renewal will be reviewed annually. Commissioner Moulton inquired about the status of the early health insurance renewal and possible savings. CFO Sauter will provide information as soon as it is received.

**Resolutions:** The Board was presented with **Resolution 14-07 Amendment of the Waiting List Local Preferences for the Public Housing and Housing Choice Voucher.** Resolution approval authorizes the Housing Authority of the County of DeKalb to implement a Rent Burden Preference and a Continuum of Care Preference effective August 1, 2013. Commissioner Bemis made a motion to approve. Commissioner Wahlstrom seconded the Motion. All were in favor, none opposed. Motion then carried.

**Staff Report:** *Continuum of Care Program.* ED Perkins noted changes in the HEARTH Act/former SPC program will be forcing change in how Dresser Court Apartments, Guler Street Apartments and Vouchers are managed.

**2013 NMA.** ED Perkins informed Commissioners that HACD will be applying for the 2013 Nan McKay “Excellence in Housing” award. The award will go to one agency of 1250+ units and one will go to an agency of 1249 or less units. Perkins will submit the application in the first week of August.

**Strategic Planning/Board Retreat.** ED Perkins has reached out to a few firms for pricing and services available to assist in a board retreat and strategic planning. The initial target time frame was to have the retreat correspond with the October board meeting. Due to schedules, October may not be possible.

**Website.** OC Bright provided an online tour of HACD’s new website.

As there was no further discussion to come before the meeting, Commissioner Smith moved to adjourn the regular meeting. Commissioner Adjegan seconded the Motion and Motion then carried. The regular meeting was adjourned at 4:20 PM until the regular meeting rescheduled to take place on Tuesday, August 20, 2013 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, 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 July 16, 2013 at 310 N. 6<sup>th</sup> Street, DeKalb, IL, and roll call showed the following members to be present and absent:

PRESENT: Donna Moulton  
Ron Bemis  
Jerry Wahlstrom  
Ging Smith  
Herodote Hounsrou Adjegan

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority  
this July 19, 2013.

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ACTING SECRETARY