

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 28, 2016**

The Commissioners of the Housing Authority of the County of DeKalb met in regular session at the Housing Authority's Central Office, 310 N. 6th Street, DeKalb, IL at 2:34 PM on Tuesday, June 28, 2016.

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

<u>Commissioners Present</u>	<u>Commissioners Absent</u>
Herodote Hounsrou Adjegan Ron Bemis Ging Smith Jerry Wahlstrom Donna Moulton	None
<u>Others Present</u>	
Michelle Perkins, Executive Director Vivian Bright, DO	

There being a quorum present, the meeting duly convened opening with the hearing of any public comments. *There was no one present from the public.*

Approval of the Agenda. Chairperson Moulton 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. Chairperson Moulton asked for changes to the regular session meeting minutes. With no changes being requested, Commissioner Adjegan made a Motion to approve the meeting minutes. 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 Wahlstrom moved that the bills and payroll be approved as submitted. Commissioner Bemis seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Herodote Hounsrou Adjegan Ron Bemis Ging Smith Jerry Wahlstrom Donna Moulton	None
<u>Absent</u> – None	

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Financial Report: ED Perkins reviewed the information provided by the auditors during the exit interview. The auditors issued an “unmodified opinion - clean” for the FYE 3/31/16. Audit reports are expected to be available mid to late July. Commissioners reviewed the financials and Perkins noted that all programs are doing very well, two months in to FY 17.

Executive Director Report: *Legal.* Perkins reviewed the outstanding legal cases noting that we are waiting on replies from the various agencies. There are two pending HCV terminations and one administrative court review for a previously terminated tenant. Public Housing has two evictions pending court dates.

University Village Phase II Conversion. Staff continues to work with HUD on the housing conversion vouchers. No major action or items have come forth other than outreach to the 49 tenants. No official action can take place without a modified ACC from HUD.

Staff Response to TSP Tenant Complaints. Staff has spent extensive time fielding the complaints of a TSP tenant. Commissioners received a copy of staff written response to tenant. Tenants’ complaints and legal threats continue. Perkins continues to work with HUD to provide any and all necessary information.

Continuum of Care. The CoC lost the Permanent Supportive Housing Bonus that was awarded in 2011. Grant began as \$16K however recent renewal was down to \$11,590. IL509 CoC score was 149.25 with the national median score being 149.75. This grant supported one family. The family is in the process of transitioning over to the HCV program.

Assessment of Fair Housing (AFH). RFP has been prepared. Perkins will be meeting with staff from the City of DeKalb for comments. RFP will be released and based upon the responses will determine the next steps.

ED Perkins gave a general overview of items that included the Civic Window project and its wrap up. The project has been very successful and the building has had a substantial capital improvement made to it. Perkins made note regarding the vacant building for sale next to the central office and inquired about Commissioners interest in acquiring the property. Perkins will seek additional information and advise Commissioners in July. Perkins provided the commissioners with some highlights from the recent National Low Income Housing Coalition “out of Reach 2016” Report. Perkins noted the next board meeting is July 26, 2016 to allow for attendance at an Executive Director Conference in southern Illinois.

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Resolutions: There were no resolutions presented.

As there was no further discussion to come before the meeting, Chairperson Moulton asked for a Motion to adjourn the regular meeting. Commissioner Bemis made a motion to adjourn. Commissioner Smith seconded the Motion. All were in favor, none opposed. Motion then carried. The regular meeting was adjourned at 3:34 PM until the regular meeting scheduled to take place on Tuesday, July 26, 2016 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 June 28, 2016 at 310 N. 6th Street, DeKalb, IL, and roll call showed the following members to be present and absent:

Commissioners Present
Herodote Hounsrou Adjegan
Ron Bemis
Ging Smith
Jerry Wahlstrom
Donna Moulton

Commissioners Absent
None

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this July 1, 2016.

ACTING SECRETARY
