

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, FEBRUARY 21, 2023**

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 2:31 PM on Tuesday, February 21, 2023.

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

Commissioners Present

Ging Smith
Ron Bemis
Hounsrou Adjegan (Arrived at 2:32pm)
Jerry Wahlstrom

Commissioners Absent

Sabrina Nicholson

Others Present

Tim Horning, Attorney
Dave Siegel, Executive Director
Christine Sauter, CFO

There being a quorum present, the meeting duly convened.

Approval of the Agenda. Chairperson Wahlstrom asked for changes to the agenda. There being no changes to the agenda, Commissioner Bemis made a Motion to approve the Agenda and Commissioner Smith seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Ron Bemis	None
Ging Smith	
Jerry Wahlstrom	

All were in favor, none opposed. Motion then carried.

Approval of the Minutes. Chairperson Wahlstrom asked for changes to the meeting minutes presented for January 17, 2023 – Regular Meeting. There being no changes, Chairperson Wahlstrom made a Motion to approve the Minutes and Commissioner Bemis seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

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

All were in favor, none opposed. Motion then carried.

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Public Comment. Two members of the public were present. Mr. Van Buer called attention to the Executive Director’s spending on food and beverages, which he feels is inappropriate and he believes is illegal according to the Illinois Constitution. Mr. Van Buer also is concerned with what he feels is insufficient approval process for reimbursement. Mr. Van Buer expressed that he and others may take their concerns to the courts.

At this point Mr. Charvat read from the Illinois Constitution and expressed his frustration that a former HACD employee had been reimbursed for what he felt was a personal event held for another HACD staff member. Mr. Charvat then spoke on what he felt was more inappropriate spending by the current Executive Director. His concerns centered around a breakfast receipt and lunch receipt that reflected meetings during business hours. Mr. Charvat also accused the current CFO of inappropriate spending.

Financial Report, Bills & Payroll January YTD financials were reviewed. It was noted that earnings are above budget overall. The lone property in public housing that was below anticipated earnings was Civic Apartments and that was largely due to expenses related to the water project. In response to last month’s meeting, the Board was provided a sheet comparing current earnings vs. previous years going back to FY 2017. There was then a brief discussion on whether such consistent surpluses could accurately be anticipated and then factored in to budgeting decisions.

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 Adjegan seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

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

All were in favor, none opposed. Motion then carried.

Report of the Secretary-Treasurer/Executive Director.

Legal:

➤ **General:**

- Reviewed/Consulted on FOIA & Public Access Bureau
- Consulted on and represented HACD on tenant terminations

Capital Projects & General Property (not capital fund) Projects – In Progress

- Hinkley-We are rebuilding at “like kind and quality”. Hoping to receive architect first draft within 30 days and have RFP out by April 1st. Goal is to begin construction by July 4, 2023. We are expecting the \$33,000 payout for lost rental income from AHRMA before the end of the fiscal year.
 - Civic-Asbestos abatement in hallways has been completed after a few unexpected challenges.
 - Capital Grant Fund has been awarded in the amount of \$959,368 for FY2024.
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➤ **General:**

- Final document for reallocation of 5 VASH HCVs submitted last week and we are hopeful will be effective as of July 1, 2023.
- Public Housing is above 99% occupancy
- We issued more HCVs in 2022 than any previous year. Our current success rate is routinely at 60%
- Next HACD Board meeting is scheduled for Tuesday, March 21, 2023.

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 23-15 Maintenance Wage Rate Determination (HUD 4750 &4752).**

Commissioner Smith made a motion to approve the resolution. Commissioner Bemis seconded the motion. The Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Ging Smith	
Ron Bemis	
Herodote Hounsrou Adjegan	
Jerry Wahlstrom	

Old Business. None

The next item on the agenda was discussion of employees and their performance. Per allowable closed session topics in section 2 (c) (1) of the Open Meetings Act 5ILCS 120, Commissioner Adjegan made a motion to enter closed session and Commissioner Smith seconded the Motion. Upon roll call the Ayes and Nays were as follows:

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

All were in favor, none opposed. Motion then carried and closed session began at 3:04 PM.

Closed Session discussion ensued. Commissioner Bemis made a motion to exit closed session and Commissioner Smith seconded the Motion. Upon roll call the Ayes and Nays were as follows:

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

All were in favor, none opposed. Motion then carried and closed session ended and a return to regular session commenced at 4:12 PM.

New Business. None

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Adjournment. There being no further business to come before the Commissioners, Chairperson Wahlstrom asked for a Motion to adjourn the regular meeting. Commissioner Adjegan made a motion to adjourn. Commissioner Smith seconded the Motion. The Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Herodote Hounsrou Adjegan	
Ron Bemis	
Ging Smith	
Jerry Wahlstrom	

All were in favor, none opposed. Motion then carried.

The meeting was adjourned at 4:13 PM until the regular meeting scheduled to take place, in person on Tuesday, March 21, 2023, at 2:30 PM at 310 N. 6th Street, DeKalb IL 60115.

CHAIRMAN

(SEAL)

ATTEST:

SECRETARY-TREASURER

CERTIFICATE

I, David Siegel, 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 Meeting was held on February 21, 2023, and roll call showed the following members to be present and absent:

Commissioners Present
Herodote Hounsrou Adjegan
Ging Smith
Ron Bemis
Jerry Wahlstrom

Commissioners Absent
Sabrina Nicholson

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this February 22, 2023.

SECRETARY
