

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 20, 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 2:33 PM on Tuesday, June 20, 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
Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Sabrina Nicholson

Commissioners Absent

Others Present

Tim Horning, Attorney
Jill Morgan, Operations Director
Dave Siegel, Executive Director

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

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

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

Approval of the Minutes. Chairperson Wahlstrom asked for changes to the meeting minutes presented. There being no changes, Commissioner Adjegan made a Motion to approve the Minutes 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> |
| Herodote Hounsrou Adjegan | None |
| Ging Smith | |
| Jerry Wahlstrom | |
| Ron Bemis | |
| Sabrina Nicholson | |

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

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 20, 2023**

Public Comment. One member of the public was present, who identified themselves as a section 8 participant. This member of the public did not wish to speak, but expressed that they were just curious about what transpires at a Board Meeting.

Financial Report, Bills & Payroll May YTD financials were reviewed. In the CFO's absence the Executive Director spoke about the general state of finances, noting that agency earnings were well above budget. ED then gave a review of the recent annual audit, noting that HACD received an unmodified "clean" opinion.

The bills and payroll were submitted to the Commissioners for approval of payment. Commissioner Adjegan 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 | None |
| Ging Smith | |
| Jerry Wahlstrom | |
| Ron Bemis | |
| Sabrina Nicholson | |

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

➤ **Terminations/Vacates for last month -**

- **2 Move outs for HCV** – (1 absorbed, 1 other)
- **8 Vacate in Public Housing** – (2 assistance no longer needed, 2 terminated, 1 voluntary, 1 deceased, 2 other)

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

- Briarwood-We replaced the waste lines at Briarwood E building. Project completed on schedule.
 - Civic-Trash chute has been installed and carpeting should be completed within a week. Project is largely complete.
 - Shabbona-Siding from the truck tire collision has been completed.
 - **General:**
 - Audit could not have gone better and credit goes to several staff members for their efforts.
 - HCV was net positive 13 vouchers in May! June should be similar.
 - Public Housing is at 97% occupancy
 - Next HACD Board meeting is scheduled for Tuesday, July 18, 2023.
-

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 20, 2023**

Reports of Committees. None

Resolutions. None

Old Business. None

New Business. Chairperson Wahlstrom asked that Attorney Horning and the Executive Director review HACD's existing travel policy to verify that it is compliant with all relevant statutes.

Adjournment. There being no further business to come before the Commissioners, Chairperson Wahlstrom asked for a Motion to adjourn the regular meeting. Commissioner Bemis 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 | |
| Ging Smith | |
| Jerry Wahlstrom | |
| Ron Bemis | |
| Sabrina Nicholson | |

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

The meeting was adjourned at 2:57 PM until the regular meeting scheduled to take place, in person on Tuesday, July 18, 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 June 20, 2023, and roll call showed the following members to be present and absent:

Commissioners Present
Herodote Hounsrou Adjegan
Ging Smith
Jerry Wahlstrom
Ron Bemis
Sabrina Nicholson

Commissioners Absent

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this June 21, 2023.

SECRETARY
