

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, NOVEMBER 19, 2024**

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 2:30 PM on Tuesday, November 19, 2024.

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

Commissioners Present

Ron Bemis
Mark Cordes
Jerry Wahlstrom

Commissioners Absent

Hounsrou Adjegan
Michelle Bringas

Others Present

Tim Horning, Attorney
Jill Morgan, Operations Director
Christine Sauter, Chief Finance Officer
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 Cordes made a Motion to approve the Agenda 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>
Ron Bemis	None
Mark Cordes	
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. Chairperson Wahlstrom noted that an error had already been identified by staff, which incorrectly noted Commissioner Bemis as both absent and present. Commissioner Bemis made a Motion to approve the Minutes with noted correction and Commissioner Cordes 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
Mark Cordes	
Jerry Wahlstrom	

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

Public Comment. Mr. Van Buer provided an update on his FOIA requests and PAC reviews. He noted that he believes that FOIA Officers are not allowed to apply passwords to documents.

Mr. Charvat spoke about his ongoing concerns regarding Vice Chairperson Bemis being involved

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in financial voting on this Board. He would also like to see the Board Packet be made available to the public prior to Board Meetings. Mr. Charvat also feels HACD is lacking in transparency when they chose not to release the budget prior to approval.

Financial Report, Bills & Payroll October YTD financials were reviewed.

There was a brief discussion on HACD's two Resident Councils. There was also inquiry about the new security cameras and the cost of installation. CFO Sauter noted that cameras were paid out of Capital Funds.

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

<u>Ayes</u>	<u>Nays</u>
Ron Bemis	None
Mark Cordes	
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

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

- **8 Move outs for HCV** – (1 port absorb, 4 voluntary withdrawal, 2 deceased, 1 moving to assisted living facility)
- **11 Vacate in Public Housing** – (6 assistance no longer needed, 1 terminated, 3 moving in with family, 1 deceased)

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

- Sidewalk replacement at Lewis Court should be completed by early next week.
- All TSP damage has been addressed. Today is the final day of oven installations!
- Public Housing is back to 100% Occupancy as of last Friday.

General:

- PHADA Conference is scheduled to occur in Miami, Florida from January 5th-8th.
- Next HACD Board meeting is scheduled for Tuesday, December 17, 2024.

(Return to Agenda)

Reports of Committees. None

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Resolutions. None

Old Business. None

New Business. None

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

<u>Ayes</u>	<u>Nays</u>
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

The meeting was adjourned at 2:52 PM until the regular meeting scheduled to take place, in person on Tuesday, December 17, 2024, 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 November 19, 2024, and roll call showed the following members to be present and absent:

Commissioners Present

Ron Bemis
Mark Cordes
Jerry Wahlstrom

Commissioners Absent

Hounsrou Adjegan
Michelle Bringas

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this November 20, 2024.

SECRETARY
