

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, OCTOBER 15, 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 2:32 PM on Tuesday, October 15, 2024.

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

Commissioners Present

Hounsrou Adjegan
Ron Bemis
Michelle Bringas
Mark Cordes
Jerry Wahlstrom

Commissioners Absent

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 Bringas made a Motion to approve the Agenda 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>
Hounsrou Adjegan	None
Ron Bemis	
Michelle Bringas	
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. Commissioner Cordes noted that Ron Bemis was listed as an “aye” vote on one resolution, Chairperson Wahlstrom asked that this being corrected prior to posting. Commissioner Bringas made a Motion to approve the Minutes with noted correction 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>
Hounsrou Adjegan	None
Ron Bemis	
Michelle Bringas	
Mark Cordes	
Jerry Wahlstrom	

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

Public Comment. Mr. Van Buer noted that Hites vs. Waubonsee should give him rights to the full HAB database per a recent FOIA request. Mr. Van Buer noted that he would take his case to the courts if he is not provided the full database.

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

There was a brief review of the Quarterly Reports before delving in to the restricted funds within Public Housing. It was noted that the Faircloth Amendment does not allow PHAs to increase their stock of Public Housing units. This led to a brief discussion around RAD.

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>
Hounsrou Adjegan	None
Ron Bemis	
Michelle Bringas	
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 -**

- **6 Move outs for HCV** – (1 port absorb, 3 voluntary withdrawal, 1 terminated, 1 moving to assisted living facility)
- **11 Vacate in Public Housing** – (7 assistance no longer needed, 3 terminated, 1 moving to assisted living facility)

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

- Sidewalk replacement will begin at Lewis Court this week.

General:

- We will be raising rents at Briarwood beginning on January 1, 2025.
- PHADA Conference is scheduled to occur in Miami, Florida from January 5th-8th and the Board should determine if they would like to send representative(s)
- Next HACD Board meeting is scheduled for Tuesday, November 19, 2024.

(Return to Agenda)

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Reports of Committees. None

Resolutions.

The Board was presented with **Resolution 25-13 Health Insurance Renewal.** Commissioner Adjegan made a motion to approve the resolution. Commissioner Bringas seconded the motion. The Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	
Michelle Bringas	
Mark Cordes	
Jerry Wahlstrom	

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

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 Bemis made a motion to adjourn. Commissioner Bringas seconded the Motion. The Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	
Ron Bemis	
Michelle Bringas	
Mark Cordes	
Jerry Wahlstrom	

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

The meeting was adjourned at 3:14 PM until the regular meeting scheduled to take place, in person on Tuesday, November 19, 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 October 15, 2024, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Ron Bemis
Michelle Bringas
Mark Cordes
Jerry Wahlstrom

Commissioners Absent

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this October 16, 2024.

SECRETARY
