

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, DECEMBER 17, 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, December 17, 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
Mark Cordes
Jerry Wahlstrom

Commissioners Absent

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 Adjegan 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	
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 Bemis made a Motion to approve the Minutes 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	
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 mentioned that in one of his requests, he disagrees that it required the creation of a new document. He then spoke about Illinois law that states if a responding body fails to respond within the given timeframe,

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it cannot treat the request as unduly burdensome. Mr. Van Buer also expressed that Black Friday, the day after Thanksgiving, is not a FOIA holiday.

Financial Report, Bills & Payroll November YTD financials were reviewed. It was noted that overall earnings are over double what was budgeted. Further, each building with the exception of Hinckley is above budgeted earnings. CFO Sauter noted that we are now through 2/3rds of FY2025 and thus her attention has turned to FY2026 budgeting.

There was some discussion around the TSP payout for the vandalization, it was noted that all work has been completed and all expenses covered by insurance. The Board then discussed Hinckley finances and the relative value of the payout from the fire versus the revenue generated by the 8 remaining units.

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>
Hounsrou Adjegan	None
Ron Bemis	
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

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

- Sidewalk replacement at Lewis Court completed.

General:

- PHADA Conference is scheduled to occur in Miami, Florida from January 5th-8th.
- Next HACD Board meeting is scheduled for Tuesday, January 21, 2025.

Public Housing Occupancy

Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
002(A) - Lewis Court	14	420	420	100.00%	0
002(B) - Garden Estates	16	480	475	98.96%	5
003(A) - Civic Apartments	73	2190	2181	99.59%	9
003(B) - Mason Manor	26	780	773	99.10%	7
AMP 001 - Taylor Street Plaza	149	4470	4444	99.42%	26
TOTALS:	278	8340	8293	99.44%	47

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Other Properties Occupancy

Briarwood Apartments	48	1440	1324	91.94%	116
DeKalb Sunset House	1	30	30	100.00%	0
Dresser	26	780	780	100.00%	0
Gurler 307	6	180	150	83.33%	30
Gurler 313	5	150	150	100.00%	0
Sequoya Apartments	12	360	360	100.00%	0
Sunset View	8	240	240	100.00%	0
TOTALS:	106	3180	3034	95.41%	146

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 25-14 Property, Liability & Work Comp Insurance Renewal.** Commissioner Cordes made a motion to approve the resolution. Commissioner Adjegan seconded the motion. The Ayes and Nays were as follows:

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

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

The Board was presented with **Resolution 25-15 5-Year Capital Plan 2025-2029.** Commissioner Bemis made a motion to approve the resolution. Commissioner Adjegan seconded the motion. The Ayes and Nays were as follows:

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

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

The Board was presented with **Resolution 25-16 Annual Plan FY2025.** Commissioner Bemis made a motion to approve the resolution. Commissioner Cordes seconded the motion. The Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	
Ron Bemis	
Mark Cordes	
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All were in favor, 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 Adjegan made a motion to adjourn. Commissioner Bemis seconded the Motion. The Ayes and Nays were as follows:

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

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

The meeting was adjourned at 3:27 PM until the regular meeting scheduled to take place, in person on Tuesday, January 21, 2025 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 December 17, 2024, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Ron Bemis
Mark Cordes
Jerry Wahlstrom

Commissioners Absent

Michelle Bringas

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this December 18, 2024.

SECRETARY
