

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, FEBRUARY 18, 2025**

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, February 18, 2025.

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

Commissioners Present

Hounsrou Adjegan (Arrived at 2:34PM)
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 Bemis 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>
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. Commissioner Cordes 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>
Ron Bemis	None
Mark Cordes	
Jerry Wahlstrom	

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

Public Comment. Mr. Van Buer expressed frustration with the small size of the font used for the agenda. He then expressed displeasure with the travel policy for Board Members and the lack of adherence to said policy. Mr. Van Buer then referenced a recent PAC Binding Opinion and stated that it did not put HACD in a good light. He further stated that he was not pleased with FOIA responses, statute adherence, travel policies, and still feels public funds are being used for non-public benefit. Mr. Van

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Buer is also not happy with the current Executive Director and thinks that he should be fired. Mr. Charvat expressed support for Mr. Van Buer's concerns and agrees the current Executive Director should be fired. He also reiterated that he feels Mr. Bemis should recuse himself from any voting on financial matters, which he reminded the board he has expressed on several occasions. Mr. Charvat also expressed concern with what he feels is poor attendance by most Board Members.

Financial Report, Bills & Payroll January YTD financials were reviewed. It was noted that earnings now exceed \$800,000 for the fiscal year. It was noted that there were no significant variances since last month. CFO Sauter also reminded the Board that DeKalb County will soon be sending out statements of economic interest and those must be completed by Board Members and returned in a timely fashion.

There then was a brief discussion on an advertising charge and clarity was provided to the Board on how cell phone reimbursement works.

The bills were submitted to the Commissioners for approval of payment. Commissioner Adjegan moved that the bills 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>
Hounsrou Adjegan Ron Bemis Mark Cordes Jerry Wahlstrom	None

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

- Briarwood Update

General:

- We are currently at 100% occupancy for Public Housing. For the fiscal year we are now above 99%!
 - 99.83% HCV Utilization
 - We will be raising Hinckley Rents from \$625/\$700 to \$800/\$900 for 1BD/2BD
 - Next HACD Board meeting is scheduled for Tuesday, March 18, 2025.
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Public Housing Occupancy

Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
002(A) - Lewis Court	14	434	424	97.70%	10
002(B) - Garden Estates	16	496	494	99.60%	2
003(A) - Civic Apartments	73	2263	2229	98.50%	34
003(B) - Mason Manor	26	806	806	100.00%	0
AMP 001 - Taylor Street Plaza	149	4619	4578	99.11%	41
TOTALS:	278	8618	8531	98.99%	87

Other Properties Occupancy

Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
Briarwood Apartments	48	1488	1488	100.00%	0
DeKalb Sunset House	1	31	31	100.00%	0
Dresser	26	806	806	100.00%	0
Gurler 307	6	186	186	100.00%	0
Gurler 313	5	155	155	100.00%	0
Sequoia Apartments	12	372	372	100.00%	0
Sunset View	8	248	245	98.79%	3
TOTALS:	106	3286	3283	99.91%	3

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 25-17 Closed Session Meeting Minutes.** Commissioner Cordes made a motion to approve the resolution. Commissioner Adjegan seconded the motion. The Ayes and Nays were as follows:

Ayes

Hounsrou Adjegan
Ron Bemis
Mark Cordes
Jerry Wahlstrom

Nays

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

The Board was presented with **Resolution 25-18 Maintenance Wage Rate Determination.** Commissioner Adjegan made a motion to approve the resolution. Commissioner Bemis seconded the motion. The Ayes and Nays were as follows:

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

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

Old Business. None

The next item on the agenda was discussion of employees and their performance, specifically the Executive Director. Additionally, the item after that was also a closed session matter to discuss the possible purchase of real property for use by the HACD. Per allowable closed session topics in section 2 (c) (1) of the Open Meetings Act 5ILCS 120, Commissioner Bemis made a motion to enter closed session and 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 and closed session began at 3:06 PM.

Closed Session discussion ensued. Commissioner Adjegan made a motion to exit closed session and Commissioner Bemis 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 and closed session ended and a return to regular session commenced at 4:43 PM.

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>
Hounsrou Adjegan	
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

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

The meeting was adjourned at 4:47 PM until the regular meeting scheduled to take place, in person on Tuesday, March 18, 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 February 18, 2025, 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 February 19, 2025.

SECRETARY
