

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, MARCH 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, March 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
Ron Bemis
Michelle Bringas
Jerry Wahlstrom

Commissioners Absent

Mark Cordes

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 Bemis 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	
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 Adjegan 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>
Hounsrou Adjegan	None
Ron Bemis	
Michelle Bringas	
Jerry Wahlstrom	

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

Public Comment. No members of the public were present.

Financial Report, Bills & Payroll February YTD financials were reviewed. It was noted that

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earnings now exceed \$900,000 for the fiscal year. It was noted that there were no significant variances since last month.

The bills were submitted to the Commissioners for approval of payment. Commissioner Bemis moved that the bills 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	
Michelle Bringas	
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

- Briarwood Update

General:

- Public Housing occupancy appears destined to finish the fiscal year above 99% (see below)!
- 99.67% HCV Utilization
- Next HACD Board meeting is scheduled for Tuesday, April 15, 2025.

Public Housing Occupancy

Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
002(A) - Lewis Court	14	4914	4845	98.60%	69
002(B) - Garden Estates	16	5616	5534	98.54%	82
003(A) - Civic Apartments	73	25623	25357	98.96%	266
003(B) - Mason Manor	26	9126	8971	98.30%	155
AMP 001 - Taylor Street Plaza	149	52299	51947	99.33%	352
TOTALS:	278	97578	96654	99.05%	924

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Other Properties Occupancy

Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
Briarwood Apartments	48	16848	16473	97.77%	375
DeKalb Sunset House	1	351	351	100.00%	0
Dresser	26	9126	8989	98.50%	137
Gurler 307	6	2106	1983	94.16%	123
Gurler 313	5	1755	1710	97.44%	45
Sequoia Apartments	12	4212	4149	98.50%	63
Sunset View	8	2808	2763	98.40%	45
TOTALS:	106	37206	36418	97.88%	788

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 25-19 Collection Loss Write-off.** Commissioner Bemis 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	
Ron Bemis	
Michelle Bringas	
Jerry Wahlstrom	

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

The Board was presented with **Resolution 25-20 Write-off of Non-Expendable Equipment.** Commissioner Bringas 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	
Michelle Bringas	
Jerry Wahlstrom	

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

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The Board was presented with **Resolution 25-22 FY2026 Budget**. Commissioner Bringas 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	
Michelle Bringas	
Jerry Wahlstrom	

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

The Board was presented with **Resolution 25-23 Executive Director Compensation**. 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	
Ron Bemis	
Michelle Bringas	
Jerry Wahlstrom	

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 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	
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The meeting was adjourned at 3:26 PM until the regular meeting scheduled to take place, in person on Tuesday, April 15, 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 March 18, 2025, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Ron Bemis
Michelle Bringas
Jerry Wahlstrom

Commissioners Absent

Mark Cordes

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this March 19, 2025.

SECRETARY
