

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, APRIL 15, 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 2:52 PM on Tuesday, April 15, 2025.

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

Commissioners Present

Hounsrou Adjegan
Mark Cordes
Michelle Bringas
Jerry Wahlstrom

Commissioners Absent

Ron Bemis

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. Vice Chairperson Cordes asked for changes to the agenda. There being no changes to the agenda, Commissioner Wahlstrom made a Motion to approve the Agenda and Commissioner Adjegan seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

Ayes

Hounsrou Adjegan
Mark Cordes
Michelle Bringas
Jerry Wahlstrom

Nays

None

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

Approval of the Minutes. Vice Chairperson Cordes asked for changes to the Meeting Minutes presented. Commissioner Bringas made a Motion to approve the Minutes and Commissioner Adjegan seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

Ayes

Hounsrou Adjegan
Mark Cordes
Michelle Bringas
Jerry Wahlstrom

Nays

None

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

Public Comment. No members of the public were present.

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

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earnings now exceed \$920,000 for the fiscal year. It was noted that this was the second highest annual earnings on record. CFO emphasized with year-end accruals, this number could change slightly. An emphasis of the discussion was the few categories of expenses that exceeded budget projections.

The bills were submitted to the Commissioners for approval of payment. Commissioner Adjegan moved that the bills be approved as submitted. Commissioner Bringas seconded the Motion. Upon roll call, the Ayes and Nays were as follows:

Ayes
Hounsrou Adjegan
Mark Cordes
Michelle Bringas
Jerry Wahlstrom

Nays
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:

- HCV utilization is 98.7% for the first month of the fiscal year, may have as many as 20 new lease ups for May 1
 - Public Housing is at 98.4% occupied for the first 15 days of the new fiscal year.
 - SEMAP is 90% complete and so far we have earned all possible points. This will be finalized and approved at the next Board Meeting.
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- Next HACD Board meeting is scheduled for Tuesday, May 20, 2025.

(Return to Agenda)

Reports of Committees. None

Resolutions. None

Old Business. None

New Business. None

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

Ayes

Hounsrou Adjegan
Mark Cordes
Michelle Bringas
Jerry Wahlstrom

Nays

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

The meeting was adjourned at 3:16 PM until the regular meeting scheduled to take place, in person on Tuesday, May 20, 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 April 15, 2025, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Mark Cordes
Michelle Bringas
Jerry Wahlstrom

Commissioners Absent

Ron Bemis

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this April 16, 2025.

SECRETARY
