

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, MAY 20, 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, May 20, 2025.

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

Commissioners Present

Ron Bemis
Mark Cordes (Arrived at 2:45pm)
Michelle Bringas
Jerry Wahlstrom

Commissioners Absent

Hounsrou Adjegan

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

Ayes
Michelle Bringas
Jerry Wahlstrom
Ron Bemis

Nays
None

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

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

Ayes
Michelle Bringas
Jerry Wahlstrom
Ron Bemis

Nays
None

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

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

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Ayes
Michelle Bringas
Jerry Wahlstrom
Ron Bemis

Nays
None

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

Public Comment. No members of the public were present.

Financial Report, Bills & Payroll April YTD financials were reviewed. The primary update provided by CFO Sauter was that Capital Funds have been obligated to HACD in-line with last year's total. CFO also reminded the Board that end of year accruals will have an effect on expenses early in the fiscal year, as they do each year. Further, agency earnings are above budget across the board.

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

Ayes
Michelle Bringas
Jerry Wahlstrom
Ron Bemis

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

- Capital Funds should become available this week. FY26 Capital Funds amount to \$976,375
- Briarwood Update



- Shabbona Sidewalks

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General:

- HCV utilization is 100% for the the fiscal year, may have as many as 20 new lease ups for June 1
- Public Housing is at 98.95% occupied for the the new fiscal year. Other properties are at 96.2%.
- SEMAP complete and we will again be high performers!
- Next HACD Board meeting is scheduled for Tuesday, June 17, 2025.

(Return to Agenda)

Reports of Committees. None

Resolutions.

The Board was presented with **Resolution 26-01 FY25 SEMAP Certification.**

Commissioner Wahlstrom made a motion to approve the resolution. Commissioner Bringas seconded the motion. The Ayes and Nays were as follows:

Ayes
Ron Bemis
Michelle Bringas
Mark Cordes
Jerry Wahlstrom

Nays

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

The Board was presented with **Resolution 26-02 Garden Estates Sidewalk Replacement Project.**

Commissioner Cordes made a motion to approve the resolution. Commissioner Wahlstrom seconded the motion. The Ayes and Nays were as follows:

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Ayes

Nays

Hounsrou Adjegan
Michelle Bringas
Mark Cordes
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 Bemis asked for a Motion to adjourn the regular meeting. Commissioner Wahlstrom made a motion to adjourn. Commissioner Cordes seconded the Motion. The Ayes and Nays were as follows:

Ayes

Nays

Ron Bemis
Mark Cordes
Michelle Bringas
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, June 17, 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 May 20, 2025, and roll call showed the following members to be present and absent:

Commissioners Present

Ron Bemis
Mark Cordes
Michelle Bringas
Jerry Wahlstrom

Commissioners Absent

Hounsrou Adjegan

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this May 21, 2025.

SECRETARY
