

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF DEKALB  
TUESDAY, JUNE 17, 2025**

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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, June 17, 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  
Michelle Bringas  
Mark Cordes  
Jerry Wahlstrom

**Commissioners Absent**

Ron Bemis

**Others Present**

Tim Horning, Attorney  
Jill Morgan, Operations Director  
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 Bringas seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

**Ayes**

Hounsrou Adjegan  
Michelle Bringas  
Mark Cordes  
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 Adjegan made a Motion to approve the Minutes with a correction to the date and Commissioner Bringas seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

**Ayes**

Hounsrou Adjegan  
Michelle Bringas  
Mark Cordes  
Jerry Wahlstrom

**Nays**

None

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

**Public Comment.** No members of the public were present.

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**Financial Report, Bills & Payroll** May YTD financials were reviewed. The Executive Director provided detail in CFO Sauter's absence. Executive Director highlighted financial performance, explained why payroll was under budget, and provided clarity on fraud recovery.

The bills were submitted to the Commissioners for approval of payment. Commissioner Wahlstrom 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
Michelle Bringas	
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

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

- Briarwood shed has been connected to water and is awaiting Gas and Electrical Service.
- Shabbona sidewalks have been completed.
- Garden Estates Sidewalk replacement should begin this Monday.

**General:**

- HCV utilization is 101% for the the fiscal year.
- Public Housing is 100% occupied. Other properties are at 99.2%.
- Audit scheduled to begin on July 7, 2025.
- Next HACD Board meeting is scheduled for Tuesday, July 15, 2025.

*(Return to Agenda)*

**Reports of Committees. None**

**Resolutions. None**

**Old Business. None**

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**New Business.** None

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

**Ayes**

Hounsrou Adjegan  
Michelle Bringas  
Mark Cordes  
Jerry Wahlstrom

**Nays**

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

The meeting was adjourned at 3:09 PM until the regular meeting scheduled to take place, in person on Tuesday, July 15, 2025 at 2:30 PM at 310 N. 6<sup>th</sup> Street, DeKalb IL 60115.

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CHAIRMAN

(SEAL)

ATTEST:

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SECRETARY-TREASURER

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## CERTIFICATE

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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 June 17, 2025, and roll call showed the following members to be present and absent:

**Commissioners Present**

Hounsrou Adjegan  
Michelle Bringas  
Mark Cordes  
Jerry Wahlstrom

**Commissioners Absent**

Ron Bemis

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority  
this June 18, 2025.

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SECRETARY

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