

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JULY 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 2:31 PM on Tuesday, July 15, 2025.

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

Commissioners Present

Hounsrou Adjegan
Ron Bemis
Mark Cordes

Commissioners Absent

Michelle Bringas
Jerry Wahlstrom

Others Present

Tim Horning, Attorney
Christine Sauter, Finance Director
Jill Morgan, Operations Director
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 Cordes 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
Ron Bemis
Mark Cordes

Nays

None

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

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

Ayes

Hounsrou Adjegan
Ron Bemis
Mark Cordes

Nays

None

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

Public Comment. No members of the public were present.

Financial Report, Bills & Payroll June YTD financials were reviewed. It was noted that operating earnings are above budget. Revenue is above budget across all programs. It was noted that interest income should hit the financial books next month and the Board was reminded we don't book earnings on CDs until maturity. An overview of last week's audit was then shared. It was noted that there were no initial findings and that the final report should be made available to us in the coming months. The audit firm was very complimentary of staff responsiveness and the general oversight and

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execution of all programs.

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

Ayes
Hounsrou Adjegan
Ron Bemis
Mark Cordes

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
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6-1-2025 to 6-30-2025					
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
002(A) - Lewis Court	14	420	408	97.14%	12
002(B) - Garden Estates	16	480	480	100.00%	0
003(A) - Civic Apartments	73	2190	2188	99.91%	2
003(B) - Mason Manor	26	780	780	100.00%	0
AMP 001 - Taylor Street Plaza	149	4470	4461	99.80%	9
TOTALS:	278	8340	8317	99.72%	23

6-1-2025 to 6-30-2025					
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
Briarwood Apartments	48	1440	1410	97.92%	30
DeKalb Sunset House	1	30	30	100.00%	0
Dresser	26	780	780	100.00%	0
Gurler 307	6	180	180	100.00%	0
Gurler 313	5	150	150	100.00%	0
Sequoia Apartments	12	360	360	100.00%	0
Sunset View	8	240	240	100.00%	0
TOTALS:	106	3180	3150	99.06%	30

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

- Briarwood shed has been connected to water and is awaiting Gas and Electrical Service.
- Garden Sidewalks have been completed.

General:

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- HCV utilization is 101% for the the fiscal year.
- Total Occupancy for all units is 99% for the fiscal year.
- CHA has absorbed all 24 port billings.
- Audit completed.
- Next HACD Board meeting is scheduled for Tuesday, August 19, 2025.

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 26-03 FY25 HCV Utility Allowance.**

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

Ayes

Nays

Hounsrou Adjegan
Ron Bemis
Mark Cordes

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

The Board was presented with **Resolution 26-04 Public Housing Utility Allowance.**

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

Ayes

Nays

Hounsrou Adjegan
Ron Bemis
Mark Cordes

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 meeting. Commissioner Adjegan made a motion to adjourn. Commissioner Cordes seconded the Motion. The Ayes and Nays were as follows:

Ayes

Nays

Hounsrou Adjegan
Ron Bemis
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All were in favor, none opposed. Motion then carried.

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The meeting was adjourned at 3:10 PM until the regular meeting scheduled to take place, in person on Tuesday, August 19, 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 July 15, 2025, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Ron Bemis
Mark Cordes

Commissioners Absent

Michelle Bringas
Jerry Wahlstrom

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

SECRETARY
