

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JANUARY 20, 2026**

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, January 20, 2026.

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

Commissioners Present

Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Michelle Bringas
Mark Cordes

Commissioners Absent

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
Jerry Wahlstrom
Ron Bemis
Michelle Bringas
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 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:

Ayes

Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Michelle Bringas
Mark Cordes

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 January YTD financials were reviewed. It was noted that overall earnings are above budget. CFO Sauter noted that she is currently in the midst of budgeting for next fiscal year and reminded the Board that Budget Approval will take place in March, as usual, but it is possible we won't have clear guidance from HUD at that point.

There was then a brief discussion on repay agreements, consequences of failing to disclose income, typical repay amounts, and typical terms of repayment. This was followed by a discussion about IDROP and HUD New Hire Reports. Board Members noted the elevated Collection Loses at TSP and clarity was provided that these were related to escalated rehab charges for units left in a poor state by former tenants.

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

Ayes
Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Michelle Bringas
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

Fiscal Year **[4-1-25 to 01-08-26]**

4-1-25 to 01-08-2026					
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
002(A) - Lewis Court	14	3962	3879	97.91%	83
002(B) - Garden Estates	16	4528	4499	99.36%	29
003(A) - Civic Apartments	73	20659	20583	99.63%	76
003(B) - Mason Manor	26	7358	7172	97.47%	186
AMP 001 - Taylor Street	149	42167	41863	99.28%	304
TOTALS:	278	78674	77996	99.14%	678

4-1-24 to 01-08-25
Pct%
98.51%
98.45%
98.85%
97.89%
99.34%
98.98%

Fiscal Year - **[4-1-25 to 01-08-26]**

4-1-25 to 01-08-2026					
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
Briarwood Apartments	48	13584	13311	97.99%	273

4-1-24 to 01-08-25
Pct%
97.43%

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DeKalb Sunset House	1	283	283	100.00%	0	100.00%
Dresser	26	7358	7297	99.17%	61	98.75%
Gurler 307	6	1698	1627	95.82%	71	96.41%
Gurler 313	5	1415	1381	97.60%	34	100.00%
Sequoia Apartments	12	3396	3393	99.91%	3	98.23%
Sunset View	8	2264	2170	95.85%	94	100.00%
TOTALS:	106	29998	29462	98.21%	536	98.13%

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

- Civic Elevator repair will be started and completed today.

General:

- HCV utilization is 101% for the fiscal year.
- Total Occupancy for all units is 98.88% for the fiscal year.
- Next HACD Board meeting is scheduled for Tuesday, February 17, 2026.

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with Resolution 26-11 Central Office Improvements Project.

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

Ayes
Hounsrou Adjegan
Jerry Wahlstrom
Michelle Bringas
Mark Cordes

Nays

Ron Bemis abstained, citing a professional relationship with the vendor. All others 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 Bringas made a motion to adjourn. Commissioner Adjegan seconded the Motion. The Ayes and Nays were as follows:

Ayes
Hounsrou Adjegan
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Michelle Bringas
Mark Cordes

Nays

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

The meeting was adjourned at 3:30 PM until the regular meeting scheduled to take place, in person on Tuesday, February 17, 2026 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 January 20, 2026, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Michelle Bringas
Mark Cordes

Commissioners Absent

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this January 21, 2026.

SECRETARY
