

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, FEBRUARY 17, 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 2:31 PM on Tuesday, February 17, 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 Adjegan 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:

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	None
Jerry Wahlstrom	
Ron Bemis	
Michelle Bringas	
Mark Cordes	

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

Approval of the Minutes. Chairperson Bemis asked for changes to the Meeting Minutes presented. Commissioner Cordes 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:

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	None
Jerry Wahlstrom	
Ron Bemis	
Michelle Bringas	
Mark Cordes	

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 February YTD financials were reviewed. It was noted that overall earnings are above budget, but down versus last month. CFO Sauter noted that she is currently seeking guidance and education on new HUD rules, commonly referred to as “cash management” proposal. As a result, no subsidy was drawn down in the month of January.

There was then a brief discussion on how that could effect financials going forward. Staff’s basic understanding is that HUD is encouraging Housing Authorities to not draw down money until expenses have been incurred and money is due. Essentially, HUD doesn’t want Housing Authorities drawing down money prematurely and potentially earning interest on it. HACD will provide more detailed information as guidance and communication become more available.

The bills were submitted to the Commissioners for approval of payment. Commissioner Bringas 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
Jerry Wahlstrom	
Ron Bemis	
Michelle Bringas	
Mark Cordes	

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 02-03-26]

4-1-25 to 02-03-2026						4-1-24 to 02-03-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
002(A) - Lewis Court	14	4326	4236	97.92%	90	98.41%
002(B) - Garden Estates	16	4944	4915	99.41%	29	98.58%
003(A) - Civic Apartments	73	22557	22481	99.66%	76	98.82%
003(B) - Mason Manor	26	8034	7822	97.36%	212	98.07%
AMP 001 - Taylor Street	149	46041	45737	99.34%	304	99.31%
TOTALS:	278	85902	85191	99.17%	711	98.98%

Fiscal Year - [4-1-25 to 02-03-26]

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4-1-25 to 02-03-2026						4-1-24 to 02-03-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
Briarwood Apartments	48	14832	14559	98.16%	273	97.65%
DeKalb Sunset House	1	309	309	100.00%	0	100.00%
Dresser	26	8034	7967	99.17%	67	98.82%
Gurler 307	6	1854	1757	94.77%	97	96.55%
Gurler 313	5	1545	1511	97.80%	34	99.81%
Sequoia Apartments	12	3708	3705	99.92%	3	98.38%
Sunset View	8	2472	2352	95.15%	120	99.76%
TOTALS:	106	32754	32160	98.19%	594	98.24%

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

- Central Office Improvement Project began last Monday

General:

- Budget Review Sessions will begin in the coming weeks
- HCV utilization is 101% for the fiscal year.
- Total Occupancy for all units is 98.90% for the fiscal year.
- Next HACD Board meeting is scheduled for Tuesday, March 17, 2026.

(Return to Agenda)

Reports of Committees. None

Resolutions. None

Old Business. None

The next item on the agenda was discussion of employees and their performance, specifically the Executive Director. Per allowable closed session topics in section 2 (c) (1) of the Open Meetings Act 5ILCS 120, Commissioner Cordes made a motion to enter closed session and Commissioner Bringas seconded the Motion. Upon roll call the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	None
Michelle Bringas	
Ron Bemis	
Mark Cordes	
Jerry Wahlstrom	

All were in favor, none opposed. Motion then carried and closed session began at 3:08 PM.

Closed Session discussion ensued. Commissioner Bringas made a motion to exit closed session and Commissioner Wahlstrom seconded the Motion. Upon roll call the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	None
Michelle Bringas	

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Ron Bemis
Mark Cordes
Jerry Wahlstrom

All were in favor, none opposed. Motion then carried and closed session ended and a return to regular session commenced at 3:55 PM.

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

<u>Ayes</u>	<u>Nays</u>
Hounsrou Adjegan	
Jerry Wahlstrom	
Ron Bemis	
Michelle Bringas	
Mark Cordes	

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, March 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 February 17, 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 February 18, 2026.

SECRETARY
