

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, MARCH 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, March 17, 2026.

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

Commissioners Present

Jerry Wahlstrom
Ron Bemis
Michelle Bringas
Mark Cordes

Commissioners Absent

Hounsrou Adjegan

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 Bringas seconded the Motion. Upon roll call of the vote, the Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Jerry Wahlstrom	None
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 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:

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

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

Public Comment. No members of the public were present.

Financial Report, Bills & Payroll March YTD financials were reviewed. It was noted that overall earnings are above budget, but down versus the past two months. CFO Sauter noted that she

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, MARCH 17, 2026**

would be drawing down \$123,613 in Operating Subsidy within the next few days. This was followed by a brief reminder about HUD’s new expectations around Operating Subsidy spending. CFO Sauter also reminded the Board about the deadline to submit their Statement of Economic Interests to the County Board.

There was then a brief discussion regarding specifics of the bills. This led to a discussion around maturation of certain CDs. Current interest rates were noted to be slightly higher recently.

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

<u>Ayes</u>	<u>Nays</u>
Jerry Wahlstrom	None
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 03-10-26]

4-1-25 to 03-10-2026						4-1-24 to 03-10-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
002(A) - Lewis Court	14	4816	4726	98.13%	90	98.57%
002(B) - Garden Estates	16	5504	5464	99.27%	40	98.51%
003(A) - Civic Apartments	73	25112	25017	99.62%	95	98.94%
003(B) - Mason Manor	26	8944	8672	96.96%	272	98.27%
AMP 001 - Taylor Street	149	51256	50920	99.34%	336	99.33%
TOTALS:	278	95632	94799	99.13%	833	99.04%

Fiscal Year - [4-1-25 to 03-10-26]

4-1-25 to 03-10-2026						4-1-24 to 02-03-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
Briarwood Apartments	48	16512	16239	98.35%	273	97.65%
DeKalb Sunset House	1	344	344	100.00%	0	100.00%
Dresser	26	8944	8875	99.23%	69	98.55%
Gurler 307	6	2064	1942	94.09%	122	94.72%
Gurler 313	5	1720	1686	98.02%	34	97.79%

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, MARCH 17, 2026**

Sequoia Apartments	12	4128	4125	99.93%	3	98.47%
Sunset View	8	2752	2597	94.37%	155	98.51%
TOTALS:	106	36464	35808	98.20%	656	97.89%

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

- Central Office Improvement Project moving along steadily.

General:

- Next HACD Board meeting is scheduled for Tuesday, April 21, 2026.
(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 26-12 Collection Loss Write-off.** Commissioner Wahlstrom made a motion to approve the resolution. Commissioner Bringas seconded the motion. The Ayes and Nays were as follows:

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

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

The Board was presented with **Resolution 26-13 Write-off of Non-Expendable Equipment.** Commissioner Bringas made a motion to approve the resolution. Commissioner Cordes seconded the motion. The Ayes and Nays were as follows:

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

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

The Board was presented with **Resolution 26-14 FY2027 Budget.** Commissioner Bringas made a motion to approve the resolution. Commissioner Wahlstrom seconded the motion. The Ayes and Nays were as follows:

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

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, MARCH 17, 2026**

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

The Board was presented with **Resolution 26-15 Executive Director Compensation**. Commissioner Cordes made a motion to approve the resolution. Commissioner Wahlstrom seconded the motion. The Ayes and Nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Jerry Wahlstrom	
Ron Bemis	
Michelle Bringas	
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 Bringas made a motion to adjourn. Commissioner Wahlstrom seconded the Motion. The Ayes and Nays were as follows:

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

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

The meeting was adjourned at 3:45 PM until the regular meeting scheduled to take place, in person on Tuesday, April 21, 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 March 17, 2026, and roll call showed the following members to be present and absent:

Commissioners Present

Jerry Wahlstrom
Ron Bemis
Michelle Bringas
Mark Cordes

Commissioners Absent

Hounsrou Adjegan

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority
this March 18, 2026.

SECRETARY
