

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, APRIL 21, 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 2:51 PM on Tuesday, April 21, 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
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 Bringas 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:

<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 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:

<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 FY26 financials were reviewed. CFO Sauter noted that she had not yet drawn down March Operating Subsidy for Public Housing. It was noted that earnings were robust for FY26, especially the HCV Program which earned well above budget expectations. CFO Sauter informed the Board that Capital Funds for FY27 will exceed \$1 million for the first time ever. This was followed by a conversation regarding Capital Funds, how they show up within the financials, and our documentation of spending.

There was then a brief discussion regarding upcoming Capital Funds projects.

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 03-31-26]

4-1-25 to 03-31-2026						4-1-24 to 03-31-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
002(A) - Lewis Court	14	5110	5020	98.24%	90	98.65%
002(B) - Garden Estates	16	5840	5800	99.32%	40	98.60%
003(A) - Civic Apartments	73	26645	26548	99.64%	97	99.00%
003(B) - Mason Manor	26	9490	9197	96.91%	293	98.29%
AMP 001 - Taylor Street	149	54385	54040	99.37%	345	99.32%
TOTALS:	278	101470	100605	99.15%	865	99.07%

Fiscal Year - [4-1-25 to 03-31-26]

4-1-25 to 03-31-2026						4-1-24 to 03-31-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
Briarwood Apartments	48	17520	17247	98.44%	273	97.67%
DeKalb Sunset House	1	365	365	100.00%	0	100.00%
Dresser	26	9490	9421	99.27%	69	98.41%
Gurler 307	6	2190	2068	94.43%	122	93.11%

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Gurler 313	5	1825	1791	98.14%	34	96.77%
Sequoia Apartments	12	4380	4377	99.93%	3	98.56%
Sunset View	8	2920	2744	93.97%	176	98.46%
TOTALS:	106	38690	38013	98.25%	677	97.73%

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

- Central Office Improvement Project moving along steadily.
- New Fire Panel to be installed at Civic.
- Elimination of Port Specialist

General:

- Next HACD Board meeting is scheduled for Tuesday, May 19, 2026.

(Return to Agenda)

Reports of Committees. None

Resolutions None

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

Ayes
Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Michelle Bringas
Mark Cordes

Nays

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

The meeting was adjourned at 3:35 PM until the regular meeting scheduled to take place, in person on Tuesday, May 19, 2026 at 2:30 PM at 310 N. 6th Street, DeKalb IL 60115.

CHAIRMAN

(SEAL)

ATTEST:

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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 April 21, 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 April 22, 2026.

SECRETARY
