

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, MAY 19, 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, May 19, 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 Wahlstrom made a Motion to approve the Agenda and Commissioner Cordes 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 Bringas made a Motion to approve the Minutes 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.

Public Comment. No members of the public were present.

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Financial Report, Bills & Payroll The first month of FY27 financials were reviewed. CFO Sauter noted that as usual, the first month earnings are slightly inflated because certain expenses have not yet hit the books. CFO Sauter noted that she would likely draw down the first Admin Fees of the new fiscal year within the next week. The finance department is continuing to prepare for the upcoming audit and the unaudited FDS will be submitted this week.

There was then a brief discussion regarding upcoming Capital Funds and Admin Fees. There was also discussion around HCV Budget Authority Utilization and set aside funding from HUD.

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 [4-1-26 to 05-18-26]

4-1-26 to 05-18-2026						4-1-25 to 05-18-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
002(A) - Lewis Court	14	672	664	98.81%	8	98.66%
002(B) - Garden Estates	16	768	768	100.00%	0	100.00%
003(A) - Civic Apartments	73	3504	3503	99.97%	1	99.40%
003(B) - Mason Manor	25	1200	1184	98.67%	16	97.58%
AMP 001 - Taylor Street	149	7152	7133	99.73%	19	99.54%
TOTALS:	277	13296	13252	99.67%	44	99.31%

Fiscal Year - [4-1-26 to 05-18-26]

4-1-26 to 05-18-2026						4-1-25 to 05-18-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
Briarwood Apartments	48	2304	2304	100.00%	0	96.66%
DeKalb Sunset House	1	48	48	100.00%	0	100.00%

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Dresser	26	1248	1248	100.00%	0	98.24%
Gurler 307	6	288	288	100.00%	0	83.68%
Gurler 313	5	240	240	100.00%	0	85.83%
Sequoia Apartments	12	576	576	100.00%	0	100.00%
Sunset View	8	384	377	98.18%	7	100.00%
TOTALS:	106	5088	5081	99.86%	7	96.46%

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

- Central Office Improvement Project moving along steadily. Windows have been installed!
- Lewis and Garden have begun the early stages of a landscaping overhaul that should significantly improve curb appeal.
- HCV Program is at 98.8% utilization for the calendar year. We anticipate requesting “set aside” funds to address the high cost of porting since no housing authorities are absorbing.
- Continuum grant funds for Dresser and Gurler should be available this week.

General:

- Next HACD Board meeting is scheduled for Tuesday, June 16, 2026.
(Return to Agenda)

Reports of Committees. None

Resolutions The Board was presented with **Resolution 27-01 Approval of Modifications to the HACD Bylaws.** Commissioner Cordes made a motion to approve the resolution. Commissioner Bringas 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 Board was presented with **Resolution 27-02 SEMAP Certification for FY26.** Commissioner Bringas made a motion to approve the resolution. Commissioner Adjegan seconded the motion. The Ayes and Nays were as follows:

Ayes

Hounsrou Adjegan
Jerry Wahlstrom
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Michelle Bringas
Mark Cordes

Nays

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

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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 Adjegan 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 3:47 PM until the regular meeting scheduled to take place, in person on Tuesday, June 16, 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 May 19, 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 May 20, 2026.

SECRETARY
