

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 16, 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 2:32 PM on Tuesday, June 16, 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
Mark Cordes

Commissioners Absent

Michelle Bringas

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
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 Adjegan 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:

Ayes

Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Mark Cordes

Nays

None

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

Public Comment. Tamara from Taylor Street Plaza spoke and provided some background on how she came to live at TSP. She then expressed concern that TSP could be cleaned better. She felt new residents should have their items inspected and be provided guidance on how to better clean their apartments because it effects all residents. She also recommended mental health services for certain

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 16, 2026**

residents and would like to have a security guard. She also expressed concern about people smoking and drinking.

Vicki from TSP then spoke and echoed some of Tamara's concerns. She expressed that as lockout manager, she is sometimes unclear about who lives where because she feels turnover has increased for residents. She clarified that she was glad she can now ask for ID. She also is concerned about how frequently people are smoking and specifically that they smoke after management goes home each night.

Another resident of TSP spoke and told a story about another resident verbally confronting her for simply inquiring if they were residents. She clarified that the gentleman in question no longer lives at TSP.

Financial Report, Bills & Payroll The first two months of FY27 financials were reviewed. CFO Sauter noted that earnings are well above budget despite all the changes to the subsidy drawdown procedure. She also noted that expenses are down, but much of that is due to end of fiscal year timing and accruals. She further noted that she just submitted the annual unaudited FDS to HUD via REAC. It was noted that the audit will take place in early July.

Commissioner Cordes then inquired about accruals and noted that maintenance expenses were also well below budget. CFO Sauter noted that this is not unusual due to the timing of a new fiscal year and noted it was consistent with this time last year. Commissioner Wahlstrom then sought clarification on certain budget line items and noted the phrase "the full amount available" was likely not accurate. CFO Sauter agreed and said she would update the phrasing for future Board Packets.

The bills were submitted to the Commissioners for approval of payment. Commissioner Adjegan moved that the bills be approved as submitted. Commissioner Cordes 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	
Mark Cordes	

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

Report of the Secretary-Treasurer/Executive Director.

Legal:

➤ **General:**

- AHRMA Cases
- News
- Consulted on and represented HACD on tenant terminations

Fiscal Year **[4-1-26 to 06-15-26]**

4-1-26 to 06-15-2026					
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
002(A) - Lewis Court	14	1064	1056	99.25%	8
002(B) - Garden Estates	16	1216	1216	100.00%	0

4-1-25 to 06-15-25
Pct%
98.03%
100.00%

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 16, 2026**

003(A) - Civic Apartments	73	5548	5547	99.98%	1	99.15%
003(B) - Mason Manor	25	1900	1884	99.16%	16	98.47%
AMP 001 - Taylor Street	149	11324	11289	99.69%	35	99.57%
TOTALS:	277	21052	20992	99.72%	60	99.31%

Fiscal Year - [4-1-26 to 06-15-26]

4-1-26 to 06-15-2026						4-1-25 to 06-15-25
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant	Pct%
Briarwood Apartments	48	3648	3648	100.00%	0	97.12%
DeKalb Sunset House	1	76	76	100.00%	0	100.00%
Dresser	26	1976	1961	99.24%	15	98.89%
Gurler 307	6	456	441	96.71%	15	89.69%
Gurler 313	5	380	380	100.00%	0	91.05%
Sequoia Apartments	12	912	912	100.00%	0	100.00%
Sunset View	8	608	601	98.85%	7	100.00%
TOTALS:	106	8056	8019	99.54%	37	97.42%

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

- Landscaping overhaul at Lewis and Garden has been completed.
- Bids Due for Garden and Lewis Kitchen Countertops due tomorrow.
- Approaching finish line on Central Office Renovation.

General:

- Personnel updates.
- HCV Program is at 98.65% utilization for the calendar year.
- Next HACD Board meeting is scheduled for Tuesday, July 21, 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 Cordes made a motion to adjourn. Commissioner Adjegan seconded the Motion. The Ayes and Nays were as follows:

Ayes

Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Mark Cordes

Nays

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

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JUNE 16, 2026**

The meeting was adjourned at 3:20 PM until the regular meeting scheduled to take place, in person on Tuesday, July 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 June 16, 2026, and roll call showed the following members to be present and absent:

Commissioners Present

Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Mark Cordes

Commissioners Absent

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this June 17, 2026.

SECRETARY
