

**MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
TUESDAY, JULY 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 2:31 PM on Tuesday, July 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
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 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.

Public Comment. No members of the public were present.

Financial Report, Bills & Payroll The first three months of FY27 financials were reviewed. CFO Sauter noted that earnings are at \$183,000 vs. a budget of \$60,000. She also noted that we received a

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Blue Cross/ Blue Shield settlement. Additionally, we received a rebate from Lowe's and a surplus check from AHRMA, our insurer. There was then a brief discussion on additional documentation required by insurer's in general to secure coverage.

Last month's audit was then covered and it was reported that it was very positive. The auditor complimented the staff on their thorough processes and internal controls. We anticipate having the formal audit in hand within a matter of weeks.

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:

Ayes
Hounsrou Adjegan
Jerry Wahlstrom
Ron Bemis
Mark Cordes

Nays
None

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

Report of the Secretary-Treasurer/Executive Director.

Legal:

➤ **General:**

- News
- Consulted on and represented HACD on tenant terminations

Fiscal Year **[4-1-26 to 07-17-26]**

4-1-26 to 07-17-2026					
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
002(A) - Lewis Court	14	1512	1504	99.47%	8
002(B) - Garden Estates	16	1728	1727	99.94%	1
003(A) - Civic Apartments	73	7884	7866	99.77%	18
003(B) - Mason Manor	25	2700	2677	99.15%	23
AMP 001 - Taylor Street	149	16092	16032	99.63%	60
TOTALS:	277	29916	29806	99.63%	110

4-1-25 to 07-17-25
Pct%
98.61%
99.13%
99.40%
98.93%
99.55%
99.39%

Fiscal Year - **[4-1-26 to 07-17-26]**

4-1-26 to 07-17-2026					
Project Name	# Units	Unit Days	Occupied	Pct%	Vacant
Briarwood Apartments	48	5184	5151	99.36%	33
DeKalb Sunset House	1	108	108	100.00%	0
Dresser	26	2808	2771	98.68%	37
Gurler 307	6	648	613	94.60%	35
Gurler 313	5	540	540	100.00%	0
Sequoia Apartments	12	1296	1296	100.00%	0

4-1-25 to 07-17-25
Pct%
97.69%
100.00%
99.22%
92.75%
93.70%
100.00%

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Sunset View	8	864	857	99.19%	7	98.03%
TOTALS:	106	11448	11336	99.02%	112	97.90%

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

- First seal coating of the season completed at Briarwood last week.



- Seal coating is scheduled for Lewis Court and Dresser this week.
- Lewis Court Kitchen Cabinet Project is scheduled to begin August 24.

General:

- HCV Program is at 98.62% utilization for the calendar year.
- Next HACD Board meeting is scheduled for Tuesday, August 18, 2026.

(Return to Agenda)

Reports of Committees. None

Resolutions. The Board was presented with **Resolution 27-03 HCV Utility Allowance.**

Commissioner Adjegan made a motion to approve the resolution. Commissioner Wahlstrom 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.

The Board was presented with **Resolution 27-04 Public Housing Utility Allowance.**

Commissioner Cordes made a motion to approve the resolution. 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.

The Board was presented with **Resolution 27-05 Shabbona Utility Allowance.**

Commissioner Wahlstrom made a motion to approve the resolution. Commissioner Adjegan seconded the motion. The Ayes and Nays were as follows:

Ayes

Nays

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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 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.

The meeting was adjourned at 3:32 PM until the regular meeting scheduled to take place, in person on Tuesday, August 18, 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 July 21, 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

Michelle Bringas

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this July 22, 2026.

SECRETARY
