

MINUTES

DUPAGE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
February 15, 2018

The February 15, 2018 Board of Commissioners meeting of the DuPage Housing Authority (DHA) was held in the Board Room at 711 East Roosevelt Road, Wheaton, IL.

In Attendance: DHA Commissioners, Thomas Banaszak, Dru Bergman, Jessica Garmon, Lou Petritz, and Vice-Chairman John Berley. Commissioner Brosnahan was present by phone.

Also present were Executive Director Kenneth Coles, Attorney Jean Kenol, and Sr. Administrative Assistant Susan Martin.

There was no public audience present.

1. CALL TO ORDER

The meeting was called to order by Vice-Chairman John Berley at 8:45 a.m.

2. ROLL CALL

A roll call showed that a quorum existed. It was noted for the minutes that Commissioner Brosnahan was participating by telephone but could not vote.

3. PLEDGE OF ALLEGIANCE

4. SWEARING IN CEREMONY OF COMMISSIONERS

The Honorable Judge Robert Anderson administered Oaths of Offices to Commissioners Dru Bergman, Jessica Garmon, and Lou Petritz. Judge Anderson said he was pleased to administer the oaths, and he praised the work of the DHA.

5. PUBLIC COMMENT

There were no public comments.

6. APPROVAL OF MINUTES

Commissioner Banaszak made a motion, seconded by Commissioner Bergman to approve the minutes of January 18, 2018. The motion carried unanimously.

7. FINANCIAL REPORT

Commissioner Brosnahan, Chairman of the Finance Committee, presented the Financial Report. Among the topics discussed were:

- The Finance Committee did not meet in February as Finance Director Chen is out of town; however Finance Chairman Brosnahan did review the financials.
- DHA is in a strong position with both HAP and Admin cash and meets the requirements of reserves. Year to date financials are still positive.

8. UNFINISHED BUSINESS

No unfinished business.

9. NEW BUSINESS

- Resolution 2018-03 Acceptance of FY2017 Audit. Finance Chairman Brosnahan explained there are no issues with this tabled resolution, it was postponed so all commissioners could have time

to review the audit report. Commissioner Bergman made a motion, seconded by Commissioner Garmon and the motion carried unanimously.

- Resolution 2018-06 Acceptance of FSS Contract for 2018. DHA partners with DuPage County on this program of assisting clients to achieve self-sufficiency. As of Jan. 31, 2018, DHA had 86 participants in the program with the typical escrow disbursements between ten to twelve thousand dollars. Commissioner Banaszak made a motion, seconded by Commissioner Bergman to pass the resolution. The motion carried unanimously.
- Resolution 2018-07 Adopting a Policy Prohibiting Sexual Harassment. Although DHA currently has a policy in place, there was a change in Illinois law requiring specific/additional language. This resolution meets that requirement. Commissioner Brosnahan had additional questions that will be addressed by DHA attorney Jean Kenol. Commissioner Garmon made a motion seconded by Commissioner Banaszak to pass Resolution 2018-07. The motion carried unanimously.
- Resolution 2018-08 Approval of SAFMR. Executive Director Coles explained that the U.S. District Court ordered HUD to mandatorily implement the Small Areas Fair Market Rents. Housing authorities in specific metropolitan areas must institute the SAFMR. By April 1, 2018 DHA must install these standards changing our simple 7 payment standards to a 1 1/2-page listing by zip code. Commissioner Banaszak made a motion seconded by Commissioner Bergman and the motion carried unanimously.

10. EXECUTIVE DIRECTOR'S REPORT

HUD is expected to provide DHA with a list of requested documents, which once provided may reduce the amount owed on the repayment agreement. Repayment to HUD returns back to DHA in the way of funding our account with money for paying landlords rent. This will allow DHA to increase our leasing to maximum as quickly as possible. Hawthorn Ridge is opting out of the HUD contract and 70 residents will be eligible to receive a voucher. Naperville Elderly Homes may be approved later this year by IDHA.

11. FUTURE DISCUSSION/ACTION ITEMS

Vice Chairman Berley asked about SEMAP and opportunity zones. Continued governmental budget cuts cause concern. Executive Director Coles explained that with the SAFMR's some rents will increase and others will decrease and perhaps that may balance out. Director Coles will provide additional information as requested on opportunity zones.

12. ADJOURNMENT

Commissioner Garmon made a motion, seconded by Commissioner Banaszak to adjourn the meeting. The motion passed unanimously and Vice Chairman Berley adjourned the meeting at 9:37 a.m.

Respectfully Submitted,
Susan Martin
Sr. Administrative Assistant/Recording Secretary