

MINUTES

DUPAGE HOUSING AUTHORITY BOARD OF COMMISSIONERS

July 19, 2018

The July 19, 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, Tom Banaszak, Dru Bergman, John Berley, Michael Brosnahan, Lou Petritz and Chairman Ingram.

Also present were Executive Director Kenneth Coles, Finance Manager Christine Celeste-Wade, Legal Counsel Jean Kenol, and Sr. Administrative Assistant Susan Martin.

In the audience were Jan Kay, League of Women Voters.

1. CALL TO ORDER

The meeting was called to order by Chairman Ingram at 8:45 a.m.

2. ROLL CALL

A roll call showed that a quorum existed.

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

Commissioner Berley made a motion, seconded by Commissioner Banaszak to approve the minutes of June 21, 2018. The motion carried unanimously. Chairman Ingram noted for the minutes the arrival of Commissioner Garmon.

6. FINANCIAL REPORT

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

- The Finance Committee met on Tues. July 12, 2018 to review financials.
- One of DHA's largest landlords has changed ownership. With 50% of their tenants port-ins, payment is on hold until the transfer is completed. The Admin and HAP cash is in a good position.
- June is the end of DHA's fiscal year and many line items are trued up for the year. Finance Chairman Brosnahan commended Executive Director Coles and his staff for running DHA efficiency.
- The remaining money from the sale of Ogden Manor will be deposited into the DHA Management, Inc. account with the payment from Georgia HAPP set aside until resolved.
- Auditors were here for 3 days and will return in Oct. to finish. Quality Assurance Division called on the 13th to report their draft report was delivered to the Chicago office. Repayment scenarios were covered. Discussion on repayment will continue after additional information from QAD and/or HUD is received.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. NEW BUSINESS

Resolution 2018-13 Adoption of Revised Admin Plan: Revisions are approximately 60% HUD requirements and 40% administration streamlining. Perhaps the biggest substantive change is in the subsidy bedroom size. Due to federal budget cuts, many housing authorities are moving to this standard in order to serve as many families as possible. Commissioner Banaszak made a motion seconded by Commissioner Garmon and the motion passed unanimously.

Resolution 2018-14 Adoption of New By-laws. Upon discussion of the Board, this resolution has been tabled. Attorney Kenol will make changes and revisions to both the Resolution and the By-laws.

Resolution 2018-15 Intergovernmental Agreement in Relation to Tax Abatement Program with Aurora Housing Authority. This is the annual agreement to administer the State HCV tax abatement program to those eligible landlords in Aurora. Commissioner Brosnahan made a motion, seconded by Commissioner Bergman to pass the resolution as amended. Attorney Kenol will make the requested amendments to the agreement.

9. EXECUTIVE DIRECTOR'S REPORT

A partnership with DuPage H.O.M.E. and Wintrust Bank can create a viable pathway to reinstating the Homeownership component to the DHA HCV program. DHA will request 35 FUP (Family Unification Program) vouchers.

10. EXECUTIVE SESSION

Commissioner Brosnahan made a motion, seconded by Commissioner Garmon, to go into Executive Session to discuss approval of prior minutes, with no return to public session after the executive session. The motion carried unanimously, and the Board's public session ended at 9:58 a.m.

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