

MINUTES

DUPAGE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
March 15, 2018

The March 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, John Berley, Lou Petritz, Chairman Sherrin Ingram. Commissioner Brosnahan was present by phone.

Also present were Executive Director Kenneth Coles, Finance Director Barbara Chen, Attorney Jean Kenol, and Interim Finance Manager Christine Wade, and Sr. Administrative Assistant Susan Martin.

There was no public audience present.

1. CALL TO ORDER

The meeting was called to order by Chairman Sherrin Ingram at 8:46 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. PUBLIC COMMENT

There were no public comments.

5. APPROVAL OF MINUTES

Commissioner Banaszak made a motion, seconded by Commissioner Bergman to approve the minutes of February 15, 2018. The motion carried unanimously.

6. FINANCIAL REPORT

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

- Commissioner Brosnahan commended Finance Director Barbara Chen for her excellent job at DHA; providing HUD nuances, and keeping DHA finances on track. Director Chen's last day at DHA will be 3/23/18. Christine Wade will be Interim Finance Manager effective 3/26/18.
- The Finance Committee met on 3/13/18 to review the financial reports.
- DHA has a cushion of Admin money. HAP income is consistent. This month's fraud recovery continues to be successful. DHA is temporarily holding retirement funds during a blackout period until we change over to the new provider.
- In the future, DHA Development will no longer need to exist. DHA can expect \$120,000 annual net income. Ogden Manor insurance refund will go into DHA Management, as will the close out money from Ogden Manor. A possible option for this money would be development of affordable housing.

7. UNFINISHED BUSINESS

No unfinished business.

8. NEW BUSINESS

- Resolution 2018-09 Approval of DHA Annual Plan. HUD requires Housing Authorities to implement a 5-year Plan with annual status updates. This is our annual update without any substantial changes. Commissioner Banaszak made a motion, seconded by Commissioner Berley and the motion carried unanimously.

9. EXECUTIVE DIRECTOR'S REPORT

A proposed federal budget would have grave negative effects on voucher programs. DHA reserves are adequate to sustain the budget cuts. HUD provided the list of required documents which we will begin to locate. In answer to a question, Executive Director Coles informed the group DHA was notified by HUD regarding Hawthorn Ridge opting out of it's contract. We will begin to process families and expect that August 1st the owners will receive DHA payment. It is believed employee tuition is still an active benefit but will be explored and answered at the next board meeting.

10. EXECUTIVE SESSION

There was no Executive Session.

11. FUTURE DISCUSSION/ACTION ITEMS

The current DHA Board By-Laws, having not been updated since 2007, are antiquated. A draft copy of the revised Board By-Laws was forwarded to the attorney for review. After that the Board can expect to receive a copy with time for discussion and revisions. The planned effective date is the start of the DHA fiscal year, July 1, 2018.

12. ADJOURNMENT

Commissioner Bergman made a motion, seconded by Commissioner Banaszak to adjourn the meeting. The motion passed unanimously, and Chairman Ingram adjourned the meeting at 9:14 a.m.

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