

# **MINUTES**

## **DUPAGE HOUSING AUTHORITY BOARD OF COMMISSIONERS**

February 21, 2019

The February 21, 2019 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, Dru Bergman, John Berley, Jessica Garmon, Candace King, Lou Petritz and Chairman Ingram. Commission Brosnahan participated by telephone and it was noted for the record that he could not vote or be counted toward a quorum.

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 was Jan Kay of the 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 six Commissioners were present, a quorum.

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT**

Jan Kay of the League of Women Voters recommended the Commissioners and DHA staff read the book "Color of Law" which addresses segregation in housing.

5. **APPROVAL OF MINUTES**

Commissioner Berley made a motion, seconded by Commissioner Garmon to approve the minutes of January 17, 2019. The motion carried unanimously.

6. **FINANCIAL REPORT**

Finance Chairman Brosnahan, member of the Finance Committee, reported on developments including:

- The Finance Committee met on Tues. Feb. 19, 2019 to review financials.
- There was nothing "glaring" from the January financials, revenue is "where it is supposed to be".
- Finance Manager Celeste-Wade has been working alone in her department with a new hire starting March 4<sup>th</sup>. At that time, she will be able to focus on collecting outstanding balances from some housing authorities.
- Although FSS forfeitures were high last month there were 3 FSS graduates. With the continued success of the FSS program, the Finance Committee recommends promotion of such news.
- A structured process of audit protocol will be written.

Audit Report – The presentation by Clifton Larson Allen (CLA) was postponed due to the Board not having enough time to review and discuss the draft audit. Finance Chairman Brosnahan discussed several items from the draft needing clarification and/or modifications. In particular, those topics that alluded to the sale of Ogden Manor being more profitable than it was due to additional debt, repayment concerns, and "significant deficiencies from the sins of forefathers". There are no compliance concerns and DHA is a low risk auditee. CLA is unable to present at the March Board Meeting but will present at the March Finance Committee Meeting on Tues. March 19<sup>th</sup>.

Repayment Agreement – The response to the repayment demand letter from HUD is due tomorrow. The letter will basically say DHA can not pay. Repayment money was paid after the sale of Ogden Manor. Discussion covered personal liability, insurance, repercussions. Attorney Kenol stated there is no statute of limitations on the repayment issue and assured the Commissioners that there is no personal liability to them.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. NEW BUSINESS

Resolution 2019-01 Approval to Complete Process for SRN Admission Preferences. Executive Director Coles explained the HUD guidelines on the waitlist policy requiring housing authorities who administer the State Referral Network (SRN) control administration process. This resolution will give permission to the Executive Director to request a waiver from the rules so SRN applicants (disabled people) can utilize the 18 PBV vouchers the Board had previous voted on to equip Naperville Elderly Homes. Commissioner Garmon made a motion, seconded by Commissioner Bergman, to approve Resolution 2019-01. The motion carried unanimously.

Resolution 2019-02 Acceptance of the FY2018 audit. This resolution is being held until next month.

9. EXECUTIVE DIRECTOR'S REPORT

Landlord statistics were presented. A request for detailed information on current units and location of communities has been accepted. Family Unification Program (FUP) is getting referrals.

10. EXECUTIVE SESSION

There was no Executive Session.

11. FUTURE DISCUSSION/ACTION ITEMS

There were no future discussions.

12. ADJOURNMENT

Commissioner Garmon made a motion, seconded by Commissioner Berley to adjourn. The motion carried unanimously, and Chairman Ingram adjourned the meeting at 9:35 a.m.

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