

MINUTES
KENDALL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
May 21, 2021

Pursuant to executive order 2020-07 signed by Governor Pritzker and guidance provided by legal counsel, Kendall Housing Authority conducted this meeting by use of electronic means using Zoom, without a physical quorum present in the boardroom.

In Attendance: KHA Commissioners, Erik Gauss, Tom Grant, Jeremy Swanson, and Chairman Prochaska. Also present were Executive Director Kenneth Coles, Finance Manager Christine Celeste-Wade, and Sr. Administrative Assistant Susan Martin.

1. CALL TO ORDER

The meeting was called to order by Chairman Prochaska at 8:01 am.

2. ROLL CALL AND CERTIFICATION OF QUORUM

A roll call showed that a quorum was present.

3. PUBLIC COMMENT

There was no Public Comment made at this meeting.

4. APPROVAL OF MINUTES

Commissioner Grant made a motion, seconded by Commissioner Swanson, to approve the minutes of Feb. 26, 2021 and the motion carried by unanimous vote.

5. FINANCIAL REPORT

Finance Manager Celeste-Wade presented the Financial Report which included the balance sheet, income statements and check registry. KHA is in a healthy cash position. KHA has until the end of the year to use the Cares Act funding. Clifton, Larson, Allen is planning an on-site visit to review files. A new hire began work in the Finance Dept.

6. NEW BUSINESS

- Resolution 2021-04 Approval of Lease Extension with Kendall County Health Dept. Commissioner Gauss made a motion, seconded by Commissioner Grant, to approve the resolution. The motion carried unanimously.
- Resolution 2021-05 Adoption of Revised KHA By-laws. Commissioner Grant made a motion, with the declaration that he had not had time to read the revised By-laws. After discussion, Grant withdrew his original motion and made a motion to table the Resolution until the June meeting. It was seconded by Gauss and the motion carried unanimously.

7. EXECUTIVE DIRECTOR'S REPORT

Discussion of utilization rates of HCV and Mainstream vouchers, and fraud issues. Commission Gauss posed a question on the pulse of KHA housing with the upheaval of Covid and the economy. Executive Director Coles explained how the KHA voucher system works to support clients that have lost their income, the new public funding from IHDA, and KHA Payment Standards.

8. UNFINISHED BUSINESS

Chairman Prochaska updated the Board on the status of the new office with additional information to be announced next week.

9. EXECUTIVE SESSION

There was no Executive Session.

10. FUTURE DISCUSSION/ACTION ITEMS

There were no items.

11. ADJOURNMENT

Commissioner Grant made a motion, seconded by Commissioner Swanson, to adjourn the meeting. The

motion carried unanimously, and Chairman Prochaska adjourned the meeting at 8:27 a.m.

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