

MINUTES

DUPAGE HOUSING AUTHORITY BOARD OF COMMISSIONERS

April 21, 2022

Pursuant to executive order 2021-15 signed by Governor Pritzker and guidance provided by legal counsel, DuPage Housing Authority conducted this meeting by use of electronic means using Zoom, without a physical quorum present in the boardroom.

In Attendance: DHA Commissioners, Dru Bergman, John Berley, Dawn DeSart, Jessica Garmon, Stefanie Hood, Candace King, and Chair Ingram.

Also present were Executive Director Kenneth Coles; Finance Manager Kaneshia Hunt, Special Counsel Jean Kenol; and Administrative Assistant Susan Martin.

In the audience was Jason Blumenthal, Policy and Program Manager of DuPage County.

1. CALL TO ORDER

The meeting was called to order by Chairperson Ingram at 8:46 a.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A roll call showed that seven Commissioners were present, a quorum.

4. PUBLIC COMMENT

There were no public comments.

5. APPROVAL OF MINUTES

Commissioner DeSart made a motion, seconded by Commissioner Garmon, to approve the minutes of March 17, 2022. The motion carried unanimously.

6. FINANCIAL REPORT

Finance Chairman Bergman reported on developments including:

- The Finance Committee met on April 19, 2022 and reviewed February Financials.
- The DHA audit will be presented at the May Board Meeting.
- Clean up continues on the financials and the department will be fully staffed in May.
- The final vacancy loss payment was made to Rose Glen. A Stough Group update will be completed by the attorneys.
- There were a couple of FSS graduates and the Security Deposit Grant continues to assist families.
- Financial policies are being updated and the preliminary budget will be ready next month.
- DHA insurance broker, Brian Kernan, gave a presentation covering all the policies. He stated that DHA has a complete suite of coverage with the addition of the cyber liability policy. This policy gives DHA adequate coverage and is worth the investment. The Yardi contract will be reviewed regarding data security provisions. DHA was able to obtain a relatively low deductible for the coverage because of the best practices and periodic training in place. Crime and general liability premiums remain stable. Property insurance premium will increase with rising replacement costs; Brian will review the current replacement cost for DHA's building. Public Entity coverage for DHA is expected to increase. Workman's Compensation carrier has under counted employees but Brian assured there is no exposure to risk as the history of communication was well documented. The broker relationship will be discussed at the May

meeting with the possibility of an RFP.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. EXECUTIVE DIRECTOR REPORT

The conversion at Abby at Four Lakes will add 78 additional vouchers. A submittal for additional Main Stream Vouchers may increase our ACC. A discussion on reauthorization of VAWA by Congress and how that affects DHA. Executive Coles reviewed our preparation for the opening of the HCV wait list.

9. NEW BUSINESS

Resolution 2022-06 Execution of an Employment Agreement was tabled.

10. EXECUTIVE SESSION

Commissioner DeSart made a motion, seconded by Commissioner Garmon, to recess into executive session to discuss personnel (Section 2(c)(1)); and to return to public session. The motion carried unanimously, and the Board recessed into executive session at 9:14 a.m. Board adjourned executive session and reconvened the monthly Board of Commissioners meeting at 10:15 a.m.

11. ACTION TO BE TAKEN AS A RESULT OF THE EXECUTIVE SESSION

Motion by DeSart, seconded by Garmon to approve Resolution 2022-06 Execution of an Employment Agreement as amended- pursuant to Executive Session discussions and pursuant to final attorney review. Motion passed unanimously.

12. ADJOURNMENT

Motion by DeSart, seconded by Garmon to adjourn meeting. Motion passed with no opposition and meeting adjourned at 10:18 a.m.

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