

**MINUTES OF THE BOARD OF
COMMISSIONERS OF THE DUPAGE HOUSING AUTHORITY
Thursday, September 15, 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.

Roll Call:

The Chair called the meeting to order, the following members of the Board being present:

Sherrin Ingram	Chair	Virtual attendance
John Berley	Vice Chair	Virtual attendance
Dru Bergman	Commissioner	Virtual attendance
Dawn DeSart	Commissioner	Virtual attendance
Jessica Garmon	Commissioner	Virtual attendance
Stefanie Hood	Commissioner	Virtual attendance
Candace King	Commissioner	Virtual attendance

The following others were also present:

Cheron Corbett	Executive Director	Virtual attendance
Susan Martin	Admin. Assistant	Virtual attendance
Eric Hanson	Special Counsel	Virtual attendance
Joseph Lee	Kates Security Agency	Virtual attendance

The Chair declared the presence of a quorum and the meeting began at 8:45 a.m.

Public Comments:

There were no public comments.

Approval of Minutes:

Berley made a motion, seconded by Bergman to approve the minutes of Aug. 18, 2022. The motion carried unanimously.

Financial Report:

- The Finance Committee met on Aug. 13th.
- Finance Department: The position of Comptroller has been filed by Mr. Byron Williams, formerly from the CHA.
- BDO is continuing to complete basic tasks for the fiscal year close, VMS reporting data, and bank entries.
- The HUD QAD team has been on site for the past week and will give a report today. The Final report will take an additional 45-60 days. Functionality and Programs can be tracked in Yardi; however, Yardi was not being utilized to its full capacity. Port-In Receivables will need clean-up.
- The contract for an unarmed security guard was discussed. This was a piggy-back procurement with CHA. Of all the security companies contacted, Kates Security Agency was the only one interested in doing business with DHA. Discussion covered why DHA needs security, the DHA office front door, de-escalation, and some contract clarifications. King recommended the Resolution reflect two items: clarify the term of the contract and reference the agreement and the procurement via CHA process.

- Attorney Hanson updated the group on the status of filing a motion to re-instate the enforcement of the settlement agreement.

Executive Director's Update

Data from the various departments were covered. Executive Director Cheron is working on obtaining specific data from Yardi as requested by Commissioners regarding the wait lists and various properties/programs. Updates on staff trainings, open/closed wait lists, and future developments.

Presentation of Resolutions:**RESOLUTION NO. 2022-14**

Enter Into a Contract with Kates Detective and Security Agency and Special Events Services, Inc.

A motion made by Berley, seconded by Garmon and it passed unanimously subject to the attorneys' revisions.

Future Discussions:

There were no discussions.

Adjournment:

Commissioner Garmon made a motion, seconded by Commissioner Hood, to adjourn. The motion carried unanimously, and Chairperson Ingram adjourned the meeting at 9:27a.m.

Susan Martin
Recording Secretary