

**MINUTES OF THE BOARD OF
COMMISSIONERS OF THE DUPAGE HOUSING AUTHORITY
Thursday, March 20, 2025**

The March 20, 2025 Board of Commissioners meeting of the DuPage Housing Authority was held in the Board Room at the DuPage Housing Authority Office at 711 E. Roosevelt Road, Wheaton, IL.

Roll Call:

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

Sherrin Ingram	Chairman	Present
John Berley	Vice Chairman	Present
Dawn DeSart	Commissioner	Present
Rosemary Spann	Commissioner	Present

The following others were also present:

Cheron Corbett	Executive Director	Present
Bryant Lee	Comptroller	Present
Jeffrey Hyndman	BDO	Virtual attendance
Alan Kitchen	Rubino	Virtual attendance
Eric Hanson	Special Counsel	Virtual attendance

The Chair declared the presence of a quorum and the meeting began at 10:01 a.m.

The discussion to approve Commissioner DeSart to the Finance Committee was made. The Board Chair approved, and Commissioner DeSart will be joining as a Finance Committee Member.

Also, discussed was to appoint Commissioner Berley as the Permanent Finance Committee Chair. The Board Chair approved, and Commissioner Berley will now be the Finance Committee Chair.

Public Comments:

There were no public comments.

Approval of Minutes:

Commissioner Berley made a motion, seconded by Commissioner DeSart to approve the minutes of January 16, 2025. The motion carried unanimously.

Financial Report:

- The Finance Committee did not meet on March 20th as there was no quorum.
- BDO presented the financials and covered the variance report for admin expenses as well as the income statement, balance sheet, and expense distribution. Discussed a draw from the HUD Held Reserve of about 2.3MM, which will reduce the net loss to \$0 or even a net income.
- Audit report was presented by Alan Kitchen from Rubino. A finding will be made related to a material weakness from a repeated entry due to a prior period adjustment. No other issues were found and should not have any issues with HUD. Next year the board would like the audit to be completed and reviewed before submitting to HUD. The audit will need to be

completed by January so there is sufficient time for the board to review and approve before submitting to HUD's Clearing House.

Executive Director's Update

Discussed the contract with the Interim Executive Director and just needs it to be signed and will be discussed more in the Executive Session.

Hope Fair Housing will grant DHA \$100k for HCV participants. The money is earmarked for DHA participants from \$15k to \$20k for items related to downpayment and homeownership costs for first time home buyers. A meeting was held with DHA participants to answer any questions related to the program. One hundred and seventy-five joined the call and it was expressed that the closeout would be happening at the end of the year.

Heroes Homes was submitted to IHDA for approval of their award. AHAP draft will be issued where DHA would be receiving 20% in developer fees which total around \$200k from this deal.

Full Circle Community was discussed where Eric (Special Counsel) has an MOU to review Taft & Exmoor. There would be a 20% developer fee that DHA would receive. There is hope for construction in 2025 and the completion would be done in 2026.

Fostering Youth Program was discussed and was waiting on referrals from ages 18-24. DHA received the voucher but are awaiting applicants of up to 25 people which is a HUD rule.

Presentation of Resolutions:

RESOLUTION NO. 2025-03

Acceptance of renewal contract agreement with IHDA for the RHSP 2025 Grant Allocation Round 3. A motion made by Ingram, seconded by Berley and it passed unanimously.

RESOLUTION NO. 2025-04

Acceptance of approval to renew MOU with State of Illinois-Department of Mental Health (DMH) Bridge Subsidy Program/Illinois Association of Community Action Agencies (IACAA) for Housing Quality Standards (HQS) Inspections Services. A motion made by Berley, seconded by Spann and it passed unanimously.

RESOLUTION NO. 2025-05

Acceptance of approval of MOU to renew FSS Coordinator/Administrative Services with DuPage County. A motion made by DeSart, seconded by Spann and it passed unanimously.

Executive Session

DeSart made a motion, seconded by Berley to go into Executive Session with no return to public session for Litigation (Section 2(C)(11)). The motion carried unanimously at 10:57 a.m. and went into closed session. The session reopened at 10:58 a.m. with no action to be taken from the Executive Session and adjourned the meeting by unanimous consensus at 11:04 a.m.

Adjournment:

Commissioner DeSart made a motion, seconded by Commissioner Spann to adjourn. The motion carried unanimously, and Chairman Ingram adjourned the meeting at 11:05a.m.

Recorded by DHA Staff