

**MINUTES OF THE BOARD OF  
COMMISSIONERS OF THE DUPAGE HOUSING AUTHORITY  
Thursday, September 19, 2024**

The September 19, 2024 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 Vice 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
Jessica Garmon	Commissioner	Present
Stefanie Hood	Commissioner	Present
Rosemary Spann	Commissioner	Present

The following others were also present:

Cheron Corbett	Executive Director	Present
Bryant Lee	Comptroller	Present
Darrell Rainey	BDO	Virtual attendance

The Chair declared the presence of a quorum and the meeting began at 10:01 a.m. It was noted that Commissioner Bergman would no longer be a DHA Commissioner or Finance Committee Member due to a residency conflict effective immediately.

**Public Comments:**

There were no public comments.

**Approval of Minutes:**

Commissioner DeSart made a motion, seconded by Commissioner Spann to approve the minutes of July 18, 2024. The motion carried unanimously.

**Financial Report:**

- The Finance Committee did not meet on September 19, 2024.
- BDO presented the financials and covered the variance report for admin expenses. Discussed what was coded to the expense reimbursement line item, which was due to tuition reimbursement for the fiscal year. The details for tenant screening were also requested and would be sent out after the board meeting to the Commissioners.
- Commissioner Berley was appointed interim chair for the Finance Committee.

**Executive Director's Update**

Th U.S. Department of Housing and Urban Development gave a high performer rating relating to the final SEMAP score for the fiscal yearend 6/30/24.

Hope Fair Housing received a settlement and will grant DHA \$100k will be rolled out in October. The money is

earmarked for DHA participants has increased from \$15k to \$20k for items related to downpayment and homeownership costs.

DHA also applied for a grant which will be used to work with Habitat for Humanity to build 12 townhomes, of which 5 will be held by DHA. Commissioner Bergman states that she will need to abstain as she is affiliated with Habitat for Humanity.

The Family Self-Sufficiency Program received \$127,812.00 which was higher than previously stated. DHA will continue to work with the County to obtain new videos for past participants and what achievements were made to attract more participants.

An application was made by Taft and Exmoor Apartments to IHDA for tax credits to develop new construction in Glen Elyn which includes 42 units. Of the 42 units 26 are earmarked for DHA broken down by 19 Project Rental Assistance and 7 State Referral Network (helps homeless population). The deal is structured to give 20% developer fee to DHA.

Covered development updates for Addison Senior Living Community and the approval of IHDA tax credits. Will have a ribbon cutting ceremony and will need board members to be present on October 16, 2024.

Updated Commissioners that North Arrow Partners, LLC was denied tax crediting and withdrew their application.

**Presentation of Resolutions:**

**RESOLUTION NO. 2024-10**

Acceptance of renewal contract with DuPage County for Family Self-Sufficiency Program administration for 2024. A motion made by Berley, seconded by Spann and it passed unanimously.

**RESOLUTION NO. 2024-14**

Acceptance of the contract with Doehring Fleet for vehicle fleet lease agreement. A modified vote for approval was contingent on legal review and approval. A motion made by DeSart, seconded by Berley and it passed unanimously.

**RESOLUTION NO. 2024-15**

Acceptance of an amendment to the DHA Employee Handbook for vehicle fleet policy. Approval was contingent upon legal review as amended. A motion made by Garmon, seconded by DeSart and it passed unanimously.

**Adjournment:**

Commissioner Garmon made a motion, seconded by Commissioner Hood to adjourn. The motion carried unanimously, and Chairman Ingram adjourned the meeting at 11:04 a.m.

Recorded by DHA Staff