

**MINUTES OF THE BOARD OF  
COMMISSIONERS OF THE DUPAGE HOUSING AUTHORITY  
Thursday, July 18, 2024**

The July 18, 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:

John Berley	Vice Chairman	Present
Dru Bergman	Commissioner	Present
Dawn DeSart	Commissioner	Present
Jessica Garmon	Commissioner	Present
Stefanie Hood	Commissioner	Virtual attendance
Rosemary Spann	Commissioner	Present

The following others were also present:

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

The Vice Chair declared the presence of a quorum and the meeting began at 10:08 a.m.

**Public Comments:**

There were no public comments.

**Approval of Minutes:**

Approval for the for June 20, 2024 minutes will be tabled for the next board meeting.

**Financial Report:**

- The Finance Committee met on July 18<sup>th</sup> and reviewed the Financial Report.
- BDO presented the financials and covered the eventual need for the Board to approve a write-off of the Accounts Receivable for Port-In HAP after an analysis is completed. Commissioner Bergman spoke further on the Porting-In process and how it was not completed in the system resulting in a large receivable on the books. The write-off will need to be voted on when completed in the 2024/2025 fiscal year. At the following Finance Committee meeting the last 15 minutes will be designated for any commissioners to join to get a better understanding about the issue.
- FY23 Audit: Ben Karlin from Rubino gave an update and walked the Commissioners through the audit report as well as go over the summary of findings.

**Executive Director's Update**

Hope Fair Housing received a settlement and will grant DHA \$100k but is currently in the preliminary stage of disbursement. The money is earmarked for DHA participants for up to \$10k for downpayment on a home and

\$5k for miscellaneous items related to homeownership costs such as fees or commissions.

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.

Commissioner Hood was highlighted for inviting DHA to the DuPage Community Regional Housing Outlook to network with local partners in the County.

Covered development updates for PBV units related to Addison Senior Living Community as they were recently approved and looking to break ground in August 2024 in Addison, IL. Of the 62 units being built, 16 of them will be for PBV for DHA Participants.

Updated Commissioners on future developments with plans to award up to 17 PBV units for North Arrow Partners that was selected out of 3 candidates. Of the 17 units 9 will be set aside for PRA and the remaining 8 will be for the State Referral Network to help with homelessness.

Updates on the waitlist process as it is now a lottery instead of the previous first in first out methodology.

#### **Presentation of Resolutions:**

##### **RATIFICATION TO RESOLUTION NO. 2024-09**

Acceptance of the 2023 Audit Report. A motion made by DeSart, seconded by Berley and it passed unanimously.

##### **RATIFICATION TO RESOLUTION NO. 2024-11**

Acceptance of the 2024 IHDA RHSP Grant Allocation Round 2. A motion made by DeSart, seconded by Bergman and it passed unanimously.

##### **RATIFICATION TO RESOLUTION NO. 2024-12**

Acceptance of the allocation of PBV to North Arrow Partners with an amended motion to include that it will be made subject to IHDA funding. A motion made by Bergman, seconded by DeSart and it passed unanimously.

##### **RATIFICATION TO RESOLUTION NO. 2024-13**

Acceptance of the FY24-25 Budget. It was recommended by Commissioner Bergman to also complete a mid-year review in January for any potential reforecasts that may be needed. A motion made by DeSart, seconded by Spann and it passed unanimously.

#### **Executive Session**

DeSart made a motion, seconded by Bergman to go into Executive Session with no return to public session for Litigation (Section2(C)(11)). The motion carried unanimously at 11:22 a.m. and went into closed session.

#### **Adjournment:**

Commissioner Berley made a motion, seconded by Commissioner Bergman to adjourn. The motion carried unanimously, and Vice Chairman Berley adjourned the meeting at 11:22 a.m.