

MINUTES
KENDALL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
August 15, 2025

The August 15, 2025, Board of Commissioners meeting of the Kendall Housing Authority was held in the Kendall County Health Department, 2nd floor Conference Room, 811 West John Street, Yorkville, IL

In Attendance: KHA Commissioners: Chair Brooke Shanley, Erik Gauss, and Vice Chairman Thomas Grant. Virtually present was Interim Executive Director Dorian Jenkins. Also present were Comptroller Bryant Lee and Jeffrey Hyndman of BDO.

- **CALL TO ORDER**
The meeting was called to order by Chair Shanley at 8:13 am.
- **ROLL CALL**
A rolled called showed that three commissioners were present and a quorum was present.
- **PUBLIC COMMENT** (Limit of 5 minutes per person)
There were no members of the public who provided comments.
- **APPROVAL OF MINUTES**
Vice Chairman Grant made a motion, seconded by Commissioner Gauss, to approve the May 16, 2025 and June 11, 2025 Special Board minutes as presented. The motion passed by unanimous vote.
- **FINANCIAL REPORT**
Comptroller Lee presented the balance sheet and income statement.
- **NEW BUSINESS**
The shortfall update was discussed as trending down and current shortfall estimation is around 200k with reserves of 300k. The Organization is working closely with HUD contacts to pull from those reserves.

The CIP Municipal form was completed by Chair Shanley to get her profile into the Wheaton Bank & Trust Banking system. This will grant her rights to sign off on future approvals if necessary.

Vice-Chair Grant discussed the adoption of Yorkville Ordinance set by the City Council. Discussion over the Ordinance and how it would impact homelessness was made and how different Organization such as PADS may be of service to those in need of shelter.

- **EXECUTIVE DIRECTOR'S REPORT**
Interim Executive Director Jenkins went over the Key Performance Indicators (KPIs) noting that the Agency is a Standard Performer, which is a step down from High due to a timing issue with HUD and internal reporting from our systems, but a corrective action plan does not need to be completed.

Also, discussed was the search for the Executive Director. Currently, two candidates were identified and will be moving to final interviews with the DHA Board of Commissioners . Until someone is hired for this position Interim Executive Director Jenkins contract will fill the role contractually opting in to the option of the additional 3-month extension.

- UNFINISHED BUSINESS

There is no unfinished business.

- EXECUTIVE SESSION (per Section 2 of the Illinois Open Meetings Act)

No Executive Session occurred.

- ACTIONS TO BE TAKEN AS A RESULT OF THE EXECUTIVE SESSION (if necessary)

No Action.

- FUTURE DISCUSSION/ACTION ITEMS

No future discussions/action items.

- ADJOURNMENT

Commissioner Gauss made a motion, seconded by Vice-Chair Grant to adjourn the meeting. The motion carried unanimously, and Chair Shanley adjourned the meeting at 8:39 am.