

**WAUKEGAN HOUSING AUTHORITY
REGULAR MINUTES
June 21, 2023**

The Board met via virtual board meeting on Wednesday, June 21, 2023 @ Waukegan Housing Authority, 215 S. Martin Luther King Jr. Ave., Waukegan, Illinois @ 5:30 p.m. Those present were as follows:

ROLL CALL

PRESENT

**Eleanor Murkey
Kittie Harden
Pauline Redd
Michelle Obleton**

ABSENT

Jesus Gerena

ALSO, PRESENT

**Charles Chambers, Executive Director/CEO
Martin Walker, Attorney
Sharful Haq, Director of Finance
Celester Rodney, Director of Human Resources
Tammy Martin, Director of Public Housing
Pastor Barbara Brown, Trinity AME Church-Audience
Pastor Charles Ivy, Shiloh Baptist Church-Audience
Andrea Moore-Audience
Lakeisha Robinson-Audience
Janina-Audience**

1. ROLL CALL: 5:34PM There being a quorum present, the Acting Chairman Eleanor Murkey called the meeting to order. Two individuals in the waiting room were allowed in.

2. APPROVAL OF REGULAR MINUTES OF May 2023 REGULAR BOARD MEETING MINUTES.
Motion by Harden and seconded by Obleton to approve Regular board minutes for April 2023. Passed and approved as written.

3. APPROVAL OF EXECUTIVE SESSION MINUTES FOR May 2023. Motion Obleton and seconded by Harden.

4. EXECUTIVE DIRECTOR'S REPORT: Presented as written, Chambers reported on NSPIRE training for inspections. Motion by Redd, seconded by Harden. Passed and approved as written.

5. QUALITY CONTROL COORDINATOR REPORT FOR May 2023: Presented as written.

Barbara Young was added to the audience, resident of the 1st ward.

6. SECTION 8 REPORT FOR May 2023: Presented as written.

7. HOUSING MANAGERS REPORT FOR May 2023: Presented as written by Chambers, going through the punch list items. WHA redevelopment of Terrace homes just awarded \$500,000.00 by Lake County.

8. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR May 2023: WHA still expanding, getting calls for development work. Hoping to close by end of July.

9. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR May 2023: Per Chambers, almost completed. Working towards maintaining the historical value of the site as well. Chambers offered additional information on this fabricated site and improvement of the infrastructure, an additional 2 offices for the WHA as well as swings and BBQ grills for residents.

10. FSS COORDINATORS REPORT FOR May 2023: Presented as written by Ms. Rodney.

11. COMMUNITY OUTREACH REPORTS FOR May 2023: Presented as written by Ms. Rodney.

12. TENANTS OWING ONE OR MORE MONTHS RENTS: Presented as written by Chambers.

13. VACANCY REPORTS: Presented as written by Chambers.

14. WAUKEGAN HOUSING DEVELOPMENT CORPORATION UPDATES: Chambers, expanding and fielding calls do more developing. WHA has A1 credit and banks are contacting the WHA to explore loan possibilities. Chambers is aimed at buying more properties and developing. Board member Mary Moore passed away and a replacement will be needed to fill her spot.

Motion to accept reports and updates as written and otherwise presented by Harden, seconded by Obleton.

Oral Motion Passed and approved.

15. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR May 2023.

Motion by Obleton and seconded by Harden. Motion Passed and approved.

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Pauline Redd

Michelle Obleton

B: APPROVAL OF MONTHLY DISBURSEMENTS FOR May 2023: Motion by Obleton and seconded by Redd. Motion Passed and approved.

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Pauline Redd
Michelle Obleton

Question: Trespass Notice in the packet, first time seeing it per Murkey. Chambers spoke on Ban and Notice. All updated and Ban Policy updated as well. Both Notice and Ban updated together. Explained that WHA requests signature but some refuse to sign, banned regardless of signature.

16. AUDIENCE PARTICIPATION: Attorney Walker admonished all participants that this was a forum to advise commissioners of their concerns and not a question answer forum; and that each participate had 3 minutes.

1) Andrea Moore- resident advocate, requested record of policy of ban, got a partial record from Miss Rodney. Is Chambers the host? saying that is incorrect. Chat is unavailable says that is an issue.

2) Lakeesha Robinson- tenant knows who has gun and did not want to press charges, child passed away in April, why approve Josh Amann?

3) Pastor Barbara Brown and Pastor Charles Ivy- presenting a program to the tenants, looking to bring activities to the children of the authority, social activities, food, games. Will not bring religious activities, but offering to collaborate; Shiloh and Trinity AME Church. Chambers offered to work with them and gave a name to contact for such activities. Murkey question, who is manager at Bluff- Derek. Also want to put together a community basketball team, asking for community support. Chambers approved and offered to work with them.

4) Barbara Young-community resident presented her gardening program, Planned Purposes and Promises and Yoked Mentorship and stated she would like to work with the youth that live on our properties to teach them gardening skills and journaling.

17. COMMISSIONERS TIME: Redd- blessing that the Pastors are working toward creating a community program. Andrea Moore offered additional comments regarding community action and work. Currently banned from WHA, but still working towards community action. Pastor Brown stated a child of the community of WHA told her to start a sports league. Andrea Moore asked to explain her situation to the board but was denied.

18. EXECUTIVE SESSION TO DISCUSS SAFETY AND PERSONNEL CONCERNS: The Board did not enter executive session.

19. ADJOURNMENT: Motion by Obleton and second by Reed to adjourn. Oral vote was had Motion Passed and Adjourned at 6:06 PM.

Charles J. Chambers, Jr.
Executive Director/CEO

Eleanor Murkey
Chairman

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