

**WAUKEGAN HOUSING AUTHORITY  
REGULAR MINUTES  
March 15, 2023**

The Board met via virtual board meeting on Wednesday, March 15, 2023 @ Waukegan Housing Authority, 215 S. Martin Luther King Jr. Ave., Waukegan, Illinois @ 5:46 p.m. Those present were as follows:

**This meeting was conducted via Zoom virtual group presentation due to COVID-19 and the State of Illinois being closed due to the Pandemic.**

**ROLL CALL**

**PRESENT**

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

**ABSENT**

**Jesus Gerena**

**ALSO, PRESENT**

**Charles Chambers, Executive Director  
Martin Walker, Attorney  
Celester Rodney, Director of Human Resources  
Sharful Haq, Director of Finance  
Tammy Martin, Director of Public Housing  
Damarixa Montoya, Supervisor of the HCV Program**

1. ROLL CALL: There being a quorum present, the Acting Chairman Eleanor Murkey called the meeting to order.
2. APPROVAL OF REGULAR MINUTES OF FEBRUARY 2023 REGULAR BOARD MEETING MINUTES. Motion by Harden and seconded by Obleton to approve Regular board minutes for February 2023. Passed and approved as written.
3. EXECUTIVE DIRECTOR'S REPORT: Presented as written. Chambers discussed voucher distribution and that he was looking to acquire new jurisdictions due to the effect of the moratorium on evictions.
4. QUALITY CONTROL COORDINATOR REPORT FOR FEBRUARY 2023: Report for February 2023 was submitted and placed on file for reference. It was discussed that HUD only inspects what is under WHA control for this report.
5. SECTION 8 REPORT FOR FEBRUARY 2023: Reports for February 2023 was submitted and placed on file for reference. There were no comments.
6. HOUSING MANAGERS REPORT FOR FEBRUARY 2023: Report for February 2023 was submitted and placed on file for reference by Tammy Martin.

7. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR FEBRUARY 2023: Report was submitted as written and placed on file for reference. Chambers and Martin discussed a transfer from the Terrace building to the Bluffs building, interrupted by Andrea Moore, who was arrested.

8. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR FEBRUARY 2023: Report was submitted as written and placed on file for reference.

9. FSS COORDINATORS REPORT FOR FEBRUARY 2023: Reports were submitted as written and placed on file for reference by Rodney.

10. COMMUNITY OUTREACH REPORTS FOR FEBRUARY 2023: Reports were submitted as written and placed on file for reference by Rodney.

11. TENANTS OWING ONE OR MORE MONTHS RENTS: Reports were submitted and placed on file for reference. Murkey clarified that this again only applied to those units under WHA control.

12. VACANCY REPORTS: Reports submitted as written and placed on file for reference.

13. WAUKEGAN HOUSING DEVELOPMENT CORPORATION UPDATES: Tabled for next meeting given Chambers was having technical difficulties.

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

Roll Call:

AYES

NAYS

Eleanor Murkey

Michelle Obleton

Kittie Harden

Pauline Redd

Motion Passed and approved.

14. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR FEBRUARY 2023.

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

Roll Call:

AYES

NAYS

Eleanor Murkey

Michelle Obleton

Kittie Harden

Pauline Redd

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

Roll Call:

AYES

NAYS

Eleanor Murkey

Michelle Obleton  
Kittie Harden  
Pauline Redd

15. AUDIENCE PARTICIPATION: None

16. COMMISSIONERS TIME: Tammy Martin was just promoted to Director of Public Housing. Pauline Redd discussed the annual Housing Authority Trip in January: question was whether housing authorities were assured a future across the nation. Chamber stated solid changes in the right direction were required for survival.

17. ADJOURNMENT: Motion by Harden and seconded by Redd to adjourn.

Roll Call:

AYES

NAYS

Eleanor Murkey  
Michelle Obleton  
Kittie Harden  
Pauline Redd

Motion Passed.

Charles J. Chambers, Jr.  
Executive Director

Eleanor Murkey  
Vice Chairman

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