

**WAUKEGAN HOUSING AUTHORITY
REGULAR MINUTES
May 17, 2023**

The Board met via virtual board meeting on Wednesday, May 17, 2023 @ Waukegan Housing Authority, 215 S. Martin Luther King Jr. Ave., Waukegan, Illinois @ 5:30 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
Kittie Harden
Pauline Redd
Michelle Obleton**

ABSENT

Jesus Gerena

ALSO, PRESENT

**Martin Walker, Attorney
Celester Rodney, Director of Human Resources
Tammy Martin, Director of Public Housing
Sharful Haq, Director of Finance
Damarixa Montoya, Supervisor HCV
Andrea Moore, Renetrice Pierre, and Lakeisha Robinson- Audience**

1. ROLL CALL: 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 April 2023 REGULAR BOARD MEETING MINUTES.
Motion by Harden and seconded by Redd to approve Regular board minutes for April 2023. Passed and approved as written.
3. APPROVAL OF EXECUTIVE SESSION MINUTES APRIL 2023. Initial Motion by Redd, second by Harden stricken as not in Executive Session, passed until end of meeting to enter Executive Session.
4. EXECUTIVE DIRECTOR'S REPORT: Presented as written, Chambers reported on Inspire training for inspections. Motion by Redd, seconded by Harden. Passed and approved as written.
5. QUALITY CONTROL COORDINATOR REPORT FOR April 2023: Presented as written.
6. SECTION 8 REPORT FOR April 2023: Presented as written
7. HOUSING MANAGERS REPORT FOR April 2023: Presented as written by Chambers, going through the punch list items. WHA redevelopment of Armory Terrace homes just awarded \$500,000.00 by Lake County.

8. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR April 2023: WHA still expanding, getting calls for development work

9. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR MARCH 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 April 2023: Presented as written by Ms. Rodney.

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

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

13. VACANCY REPORTS: Presented as written by Ms. Martin.

14. WAUKEGAN HOSUING 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.

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

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Pauline Redd

Michelle Obleton

Motion Passed and approved.

At this time one of the members on the Zoom audience began recording the meeting.

15. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR April 2023.

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

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Pauline Redd

Michelle Obleton

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

Roll Call:

AYES

NAYS

Eleanor Murkey
Michelle Obleton
Kittie Harden
Pauline Redd

C: APPROVAL OF WHA TRESPASS AND BAN POLICY: Motion by Redd, second by Harden

Roll Call:

AYES NAYS

Eleanor Murkey
Kittie Harden
Pauline Redd
Michelle Obleton

D: APPROVAL OF TRESPASS NOTICE: Chambers commented and clarified the Notice updates.
Motion by Harden, second by Obleton.

Roll Call:

AYES NAYS

Eleanor Murkey
Kittie Harden
Pauline Redd
Michelle Obleton

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) Lakeisha Robinson- stated that she objects to the application of the ban policy as felons are allowed to stay, and others are ejected without criminal activity, personal attacks were made against admin; expressed specific tenants must be evicted
- 2) Renetrice Pierre- discussed her disabled mother is a hoarder, is disabled, and is not getting reasonable accommodations, requested informal hearings and was denied. Accused of harassment for recording staff of WHA entering her home. 1st Amendment rights to record at the tenant's home or public places.
- 3) Andrea Moore- spoke to counselor "Christopher" in Springfield, told meeting must be in person and not via Zoom. Previously inquired as to Ban policy, told unduly burdensome but voting today on new policy. Wants to know how residents can be more involved in day-to-day operations.

17. COMMISSIONERS TIME: Redd- inquired about the flyer going around from last month and Josh's role: security or office manager? Chambers clarified Josh is security consultant and former police officer in community.

18. CONVENE TO EXECUTIVE SESSION PURSUANT TO CHAPTER 5 OF ILCS ACT 120 SECTION 2(c)(1) and CHAPTER 5 OF ILCS SECTION 2(c)(11). Motion by Obleton and seconded by Redd to move into closed session for the purpose of approving prior closed session minutes.

All Meeting participants who were not Commissioners or otherwise invited for a specific purpose per statute were asked to leave.

Present: Chambers, Redd, Murkey, Harden, Rodney. Chambers began discussing issues pertaining to Josh and security, Redd stated he may be gas lighting issues and is too involved with the tenants. Murkey asked what the issue when someone is trying to get help for themselves or their parents, and the Pierre issue. Chambers noted we always go to our attorneys. Attorney Walker's Zoom feed cut off suddenly and was out of the meeting for approx. 5 minutes before logging back into the meeting. Chambers was still elaborating that the WHA is not responsible for providing cleaning and moving personal property of tenants, nor the resources to provide such service to tenants. Murkey questioned as to whether the board was still in order? Atty. Walker clarified the original motion and purpose of Executive Session. Atty. Walker suggested having ongoing executive sessions to discuss safety and personnel as these issues continue as it pertains to exceptions for an executive session.

Roll Call:

AYES
Eleanor Murkey
Michelle Obleton
Kittie Harden
Pauline Redd

NAYS

Motion by Redd, second by Harden to approve April 2023 Executive Session Minutes.

Roll Call:

AYES
Eleanor Murkey
Michelle Obleton
Kittie Harden
Pauline Redd

NAYS

Motion Passed

19. Reconvened to Open Session: Motion by Obleton second by Redd.

Roll Call:

AYES
Eleanor Murkey
Michelle Obleton
Kittie Harden
Pauline Redd

NAYS

Open Session reconvened.

20. ADJOURNMENT: Motion by Obleton and second by Harden to adjourn. Oral vote was had Motion Passed and Adjourned at 6:27PM.

Charles J. Chambers, Jr.
Executive Director

May 17, 2023

Eleanor Murkey
Chairman

May 17, 2023