

**WAUKEGAN HOUSING AUTHORITY
REGULAR MINUTES
October 18, 2023**

The Board met in a live meeting on Wednesday, Oct. 18, 2023 @ Ravine Terrace, 200 Lake Street, Waukegan, Illinois @ 5:30 p.m. Those present were as follows:

ROLL CALL

PRESENT

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

ABSENT

ALSO, PRESENT

**Charles Chambers, CEO
Martin Walker, Attorney
Celester Rodney, Director of Human Resources
Moiria Delaney- Property Manager
Sharful Haq, Director of Finance
Maria Garcia, Assistant Property Manager
Nelson Vazquez-One Digital Insurance**

1. ROLL CALL: 5:31PM There being a quorum present, the Acting Chairman Michelle Obleton called the meeting to order. Jesus Gerena and Eleanor Murkey entered at 5:43PM and were seated.
2. APPROVAL OF REGULAR MINUTES OF September 2023 REGULAR BOARD MEETING MINUTES. Motion by Harden and seconded by Redd to approve Regular board minutes for Sept. 2023. Passed and approved as written.
3. EMPLOYEE INSURANCE RENEWAL PRESENTATION: Nelson Vazquez.
4. EXECUTIVE DIRECTOR'S REPORT: Presented as written, Chambers introduced Moira Delaney the new Housing Property Manager.
5. QUALITY CONTROL COORDINATOR REPORT FOR September 2023: Chamber presented the report as written, Debra was not present.
6. SECTION 8 REPORT FOR September 2023: Presented as written. Chambers discussed the upcoming audit and that some inspections had been missed and a plan was drafted to cover these issues.
7. HOUSING MANAGERS REPORT FOR September 2023: Presented as written by Delaney, she discussed 30 day notices, the present process of evictions and laying out payment plans prior to eviction.

8. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR September 2023: Chambers reported we are completing final financing checklist with IDHA, HUD, and finalizing certifications.

9. DEVELOPMENT MANAGEMENT REPORT-ARMORY TERRACE FOR September 2023: Per Chambers, currently under construction and will contain state of the art tech and equipment.

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

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

12. TENANTS OWING ONE OR MORE MONTHS RENTS: Presented as written by Charles Chambers, furthermore in order for tenants to transfer in accordance with RAD they must be lease compliant.

13. VACANCY REPORTS: Presented as written by Charles Chambers.

14. WAUKEGAN HOSUING DEVELOPMENT CORPORATION UPDATES: Chambers discussed he was working with the North Chicago PHA.

Motion to accept reports and updates as written and otherwise presented by Gerena, seconded by Murkey.

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Pauline Redd

Michelle Obleton

Jesus Gerena

Passed and approved.

15. NEW BUSINESS:

A: APPROVAL OF RESOLUTION NO. 07-WHA-23 FOR INSURANCE PREMIUM RENEWAL RATES EFFECTIVE DECEMBER 1, 2023. Motion by Murkey and seconded by Redd. Passed and approved.

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Pauline Redd

Michelle Obleton

Jesus Gerena

B: APPROVAL OF CASH RECEIPTS FOR Sept. 2023.

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

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden
Pauline Redd
Michelle Obleton
Jesus Gerena

C: APPROVAL OF MONTHLY DISBURSEMENTS FOR Sept. 2023: Motion by Murkey and seconded by Harden. Motion Passed and approved.

Roll Call:

AYES NAYS

Eleanor Murkey
Kittie Harden
Pauline Redd
Michelle Obleton
Jesus Gerena

D. DISCUSS PHADA's 2024 Commissioners' Conference January 7-10, San Diego, CA. Murkey, Obleton and Harden are the chosen going to the conference. Motion by Gerena and seconded by Redd. Motion Passed and approved.

Roll Call:

AYES NAYS

Eleanor Murkey
Kittie Harden
Pauline Redd
Michelle Obleton
Jesus Gerena

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) Moira Delaney discussed parking issues for tenants, police are ticketing many of them with fines that affect their ability to pay rent as well. They need safe overnight parking. Chambers noted he had met with the Mayor and had some discussions.

17. COMMISSIONERS TIME: Harden- apologized for cursing at the last meeting after her assault from Robinson. Gerena-asked if there was a City of Waukegan or HUD plan for the ongoing influx of Latino refugees. Chambers discussed website improvements and that Ms. Rodney is the point person for these improvements

The audience was instructed that the general meeting had closed and the board would go into executive session.

18. EXECUTIVE SESSION TO DISCUSS SAFETY AND PERSONNEL CONCERNS: The Board did enter executive session at approx. 6:00PM, and said minutes are collected in a separate file.

19. ADJOURNMENT: Motion by Gerena and second by Harden to adjourn. Oral vote was had Motion Passed and Adjourned at approx. 7:00 PM.

Charles J. Chambers, Jr.
Executive Director

October 18, 2023

Michelle Obleton
Vice Chairman

October 18 2023