

**WAUKEGAN HOUSING AUTHORITY
REGULAR MINUTES
February 21, 2024**

The Board met in a live meeting on Wednesday, Feb. 21, 2024 @ Henry Poe Manor, 300 Lake Street, Waukegan, Illinois @ 5:34 p.m. Those present were as follows:

ROLL CALL

PRESENT

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

ABSENT

Eleanor Murkey

ALSO, PRESENT

**Charles Chambers, CEO
Martin Walker, Attorney
Celester Rodney, Director of Human Resources
Sharful Haq, Director of Finance
Estefany Castillo, HCV Case Manager
Dominique Schaeffer, HCV Case Manager**

1. ROLL CALL: 5:34PM There being a quorum present, the Acting Chairman Michelle Obleton called the meeting to order.

2. APPROVAL OF REGULAR MINUTES OF November 2023.

Motion by Gerena and seconded by Harden to approve Regular board minutes for Sept. 2023.

Roll Call:

AYES	NAYS
Kittie Harden	
Pauline Redd	
Michelle Obleton	
Jesus Gerena	

Passed and approved as written.

3. APPROVAL OF SPECIAL BOARD MEETING MINUTES OF DECEMBER 2023. Motion by Harden and seconded by Gerena to approve.

Roll Call:

AYES	NAYS
Kittie Harden	
Pauline Redd	
Michelle Obleton	
Jesus Gerena	

Passed and approved as written.

4. EXECUTIVE DIRECTOR'S REPORT: Presented as written, Chambers special provisions for the homeless and passed out new hoodies to the Commissioners. Motion by Gerena and seconded by Redd to approve.

5. SECTION 8 REPORT FOR November and December 2023 and January 2024: Presented as written. Motion by Harden and seconded by Redd to approve.

6. HOUSING MANAGERS REPORT FOR November and December 2023 and January 2024: Presented as written. Motion by Gerena, second by Redd to approve.

7. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR November and December 2023 and January 2024: Chambers reported the ongoing gang activity had abated and a community building is being planned with Trinity Church. Chambers advised monthly walk throughs guarantee efforts to maintain this building. Motion by Gerena and seconded by Redd to approve.

8. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR November and December 2023 and January 2024: Per Chambers, grand opening shall be June or July, new families moving in. Motion by Redd and seconded by Gerena to approve.

9. FSS COORDINATORS REPORT FOR November, December 2023, and January 2024: Presented as written by Ms. Rodney. Motion by Gerena and seconded by Harden to approve.

10. COMMUNITY OUTREACH REPORTS FOR November, December 2023, and January 2024: Presented as written by Ms. Rodney. Motion by Redd and seconded by Gerena to approve.

11. TENANTS OWING ONE OR MORE MONTHS RENTS: Presented as written by Charles, Motion by Redd and seconded by Harden to approve.

12. VACANCY REPORTS: Presented as written by Charles. Not leasing right now. Motion by Gerena and seconded by Redd to approve.

13. WAUKEGAN HOUSING DEVELOPMENT CORPORATION UPDATES: Chambers discussed new by-laws were being written, there was a project with Pastor Brown in the works. The Julian project may come back into our view as well. Motion by Gerena and seconded by Redd to approve the instant and prior votes on items 3-13.

Roll Call:

AYES

NAYS

Kittie Harden

Pauline Redd

Michelle Obleton

Jesus Gerena

Passed and approved.

14. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR Nov. Dec. 2023; and January 2024.

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

Roll Call:

AYES

NAYS

Kittie Harden

Pauline Redd

Michelle Obleton

Jesus Gerena

Passed and approved.

B: APPROVAL OF MONTHLY DISBURSEMENTS FOR Nov. and Dec. 2023, and Jan 2024: Motion by Harden and seconded by Gerena. Motion Passed and approved.

Roll Call:

AYES

NAYS

Kittie Harden

Pauline Redd

Michelle Obleton

Jesus Gerena

Passed and approved.

15. AUDIENCE PARTICIPATION: No audience except new staff members, who were introduced: Schaeffer and Castillo

16. COMMISSIONERS TIME: Redd- Asked how properties are kept up and how often revisited. Chambers also focused on the mindset of the tenants. Gerena- discussed how the aldermen embarrassed themselves by not doing their research and knowing key members in the community were on the WHA Board. Chambers discussed the August 1, 2024 Block Party and that it is always done through donations.

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

19. ADJOURNMENT: Motion by Redd and second by Harden to adjourn. Oral vote was had Motion Passed and Adjourned at approx. 7:15 PM.

Charles J. Chambers, Jr.
Executive Director/CEO

Michelle Obleton
Vice Chairman

February 21, 2024

February 21, 2024