

**WAUKEGAN HOUSING AUTHORITY
REGULAR MINUTES
March 20, 2024**

The Board met in a live meeting on Wednesday, March. 20, 2024 @ Henry Poe Manor, 300 Lake Street, Waukegan, Illinois @ 5:38 p.m. Those present were as follows:

ROLL CALL

PRESENT

**Kittie Harden
Pauline Redd
Michelle Obleton
Eleanor Murkey (Via Phone)**

ABSENT

Jesus Gerena

ALSO, PRESENT

**Charles Chambers, CEO
Martin Walker, Attorney
Celester Rodney, Director of Human Resources**

1. ROLL CALL: 5:38PM There being a quorum present, the Acting Vice Chairman Michelle Obleton called the meeting to order.
2. APPROVAL OF REGULAR MINUTES OF February 2024.
Motion by Harden and seconded by Redd to approve Regular board minutes for Feb. 2024.
Passed and approved as by voice vote written.
3. APPROVAL OF SPECIAL BOARD MEETING MINUTES OF February 2024. Motion by Redd and seconded by Harden to approve. Passed and approved by voice vote as written.
4. EXECUTIVE DIRECTOR'S REPORT: Presented as written, Chambers discussed how damage claims for private landlords with Section 8 may resurface as an actionable cause and the low number of units available on the private market. Motion by Harden and seconded by Redd to approve. Passed and approved by voice vote as presented.
5. SECTION 8 REPORT FOR February 2024: Motion by Redd and seconded by Harden to approve. Passed and approved by voice vote as written.
6. HOUSING MANAGERS REPORT FOR February 2024: Motion by Redd and seconded by Harden to approve. Passed and approved by voice vote as written.
7. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR February 2024: Chambers reported the ongoing gang activity had abated with speed bumps and single ingress/egress passage. Armory is done and move-in shall be in about 120 days. Presently planning for the Grand Opening. Motion by Harden and seconded by Redd to approve. Passed and approved by voice vote as presented.

8. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR February2024: Per Chambers, grand opening shall be June or July, new families moving in. Motion by Harden and seconded by Redd to approve. Passed and approved by voice vote as presented.

9. FSS COORDINATORS REPORT FOR February 2024: Presented as written by Ms. Rodney. Motion by Redd and seconded by Harden to approve. Passed and approved by voice vote as written.

10. COMMUNITY OUTREACH REPORTS FOR September 2024: Presented as written by Ms. Rodney. Motion by Redd and seconded by Harden to approve. Passed and approved by voice vote as written.

11. TENANTS OWING ONE OR MORE MONTHS RENTS: Presented as written by Charles, tenants must be lease compliant and pay rent up or honor payment agreement. Motion by Redd and seconded by Harden to approve.

12. VACANCY REPORTS: Presented as written by Charles. Not leasing right now. Motion by Redd and seconded by Harden to approve. Passed and approved by voice vote as written.

13. WAUKEGAN HOSUING DEVELOPMENT CORPORATION UPDATES: Chambers discussed new project with Pastor Brown involving two lots on Sheridan to be combined on behalf of the City of Waukegan. Motion by Murkey and seconded by Harden. Passed and approved by voice vote as presented.

14. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR February 2024.

Motion by Harden and seconded by Redd.

Roll Call:

AYES NAYS

Kittie Harden

Pauline Redd

Michelle Obleton

Eleanor Murkey

Passed and approved.

B: APPROVAL OF MONTHLY DISBURSEMENTS FOR Feb. 2024: Motion by Murkey and seconded by Redd.

Roll Call:

AYES NAYS

Kittie Harden

Pauline Redd

Michelle Obleton

Eleanor Murkey

Passed and approved.

C: APPROVAL OF IL026-IFB-24-001 Back Up Maintenance Procurement: Explained by Chambers Motion by Murkey and seconded by Harden.

Roll Call:

AYES NAYS

Kittie Harden

Pauline Redd

Michelle Obleton
Eleanor Murkey
Passed and approved.

15. AUDIENCE PARTICIPATION: No audience.

16. COMMISSIONERS TIME: Harden discussed the August 1, 2024 Block Party and looking for donations.

17. EXECUTIVE SESSION TO DISCUSS PERSONNEL and SAFETY CONCERNS: Motioned by Murkey and seconded by Redd. The Board did enter executive session at approx. 6:16PM, and said minutes are collected in a separate file.

Roll Call:

AYES

NAYS

Kittie Harden

Pauline Redd

Michelle Obleton

Eleanor Murkey

Passed and approved.

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

Charles J. Chambers, Jr.
Executive Director

Michelle Obleton
Vice Chairman

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