

**WAUKEGAN HOUSING AUTHORITY
REGULAR MINUTES
April 17, 2024**

The Board met in a live meeting on Wednesday, Apr. 17, 2024 @ Harry Poe, 300 Lake Street, Waukegan, Illinois @ 5:39 p.m. Those present were as follows:

ROLL CALL

PRESENT

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

ABSENT

Jesus Gerena

ALSO, PRESENT

**Charles Chambers, CEO
Martin Walker, Attorney
Celester Rodney, Director of Human Resources
Sharful Haq, Director of Finance
Moirá Delaney, Property Manager
Maria Garcia, Assistant Property Manager**

1. ROLL CALL: 5:40PM There being a quorum present, the Chairman Murkey called the meeting to order.
2. APPROVAL OF REGULAR MINUTES OF March 2024 REGULAR BOARD MEETING MINUTES.
Motion by Harden and seconded by Redd to approve Regular board minutes for March 2024. Passed and approved as written by voice vote.
3. APPROVAL OF SPECIAL BOARD MEETING MINUTES OF March 2024
Motion by Obleton and seconded by Harden to approve special board minutes for March 2024. Passed and approved as written by voice vote.
4. EXECUTIVE DIRECTOR'S REPORT: Presented as written, Chambers.
5. SECTION 8 REPORT FOR March 2024: Presented as written.
6. HOUSING MANAGERS REPORT FOR March 2024: Presented as written.
7. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR March 2024: Chambers reported the project was officially complete, but another payment was forthcoming from HUD. WHA will collect said payment and figure out how and where to parse the payment in accordance with HUD regulations.

8. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR March 2024: Per Chambers, Armory Terrace is now officially complete, with new offices, Board conference room. Utilizing the previously poured foundation the WHA saved about \$2.5M. Grand opening will most likely be in June or July 2024.

9. FSS COORDINATORS REPORT FOR March 2024: Presented as written by Ms. Rodney.

10. COMMUNITY OUTREACH REPORTS FOR March 2024: Presented as written by Ms. Rodney.

11. TENANTS OWING ONE OR MORE MONTHS RENTS: Presented as written by Chambers. Murkey asked about lease compliance, Chambers reminded that tenants need to catch up with their unpaid rent through COVID. They must catch up as part of their RAD move and WHA is working with them, waiving late payments fees where possible. Some tenants obtained CBRAP and we are still working with others.

12. VACANCY REPORTS: Presented as written by Chambers, HUD still requires a certain number of leased properties to avoid vacancy issues, which will be resolved once the RAD moves are completed. Presented payment plans were in process as previously discussed by Delaney. WHA cannot create new leases at this time.

13. WAUKEGAN HOUSING DEVELOPMENT CORPORATION UPDATES: Chambers discussed they are still expanding. Focused on obtaining Julian Tower property. Working on multipurpose building off Sheridan Road as well as developer, partner, or consultant. Obleton took over as Chair from Murkey as Murkey was experiencing tech issues at 6:05PM

Motion to accept reports and updates 4-13 as written and otherwise presented by Harden, seconded by Redd.

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Pauline Redd

Michelle Obleton

Passed and approved.

14. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR March 2024.

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

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Pauline Redd

Michelle Obleton

B: APPROVAL OF MONTHLY DISBURSEMENTS FOR March 2024: Motion by Redd and seconded by Harden. Motion Passed and approved.

Roll Call:

AYES
Eleanor Murkey
Kittie Harden
Pauline Redd
Michelle Obleton

NAYS

C: APPROVAL OF MAINTENANCE VAN PURCHASE. Chambers added that the van was purchased for \$32, 645.03. Motion by Harden and seconded by Redd. Passed and approved.

Roll Call:

AYES
Eleanor Murkey
Kittie Harden
Pauline Redd
Michelle Obleton

NAYS

D. DISCUSSION OF BED BUG CASE DECISION. WHA was victorious after a 13-year process and short trial. Ms. Harden testified as a witness. Law firm still has to face a possible appeal.

Roll Call:

AYES
Eleanor Murkey
Kittie Harden
Pauline Redd
Michelle Obleton

NAYS

15. AUDIENCE PARTICIPATION: None

16. COMMISSIONERS TIME: Harden- WHA is seeking donations for the Block Party.

17. EXECUTIVE SESSION TO DISCUSS SAFETY AND PERSONNEL CONCERNS: The Board did enter executive session at 6:16PM. Motion by Harden second by Redd. Passed and approved.

Roll Call:

AYES
Eleanor Murkey
Kittie Harden
Pauline Redd
Michelle Obleton

NAYS

17. ADJOURNMENT: Motion by Harden and second by Redd to adjourn. Oral vote was had Motion Passed and Adjourned at approx. 6:38 PM.

Charles J. Chambers, Jr.
Executive Director/CEO

Michelle Obleton
Vice Chairman

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