

**WAUKEGAN HOUSING AUTHORITY
REGULAR MINUTES
May 15, 2024**

The Board met in a live meeting on Wednesday, May 15, 2024 @ Henry Poe Manor, 300 Lake Street, Waukegan, Illinois @ 5:30 p.m. Those present were as follows:

ROLL CALL

PRESENT

**Kittie Harden
Michelle Obleton
Eleanor Murkey (Via Phone)
Jesus Gerena**

ABSENT

Pauline Redd

ALSO, PRESENT

**Charles Chambers, CEO
Martin Walker, Attorney
Celester Rodney, Director of Human Resources
Moirá Delaney, Property Manager
Sharful Haq, Director of Finance
Sara Beck- BEAR arrived at 5:37PM to the audience**

1. ROLL CALL: 5:33PM There being a quorum present, the Acting Chairman Michelle Obleton called the meeting to order.
2. APPROVAL OF REGULAR MINUTES OF April 2024.
Motion by Harden and seconded by Gerena to approve Regular board minutes for April. 2024.
Passed and approved as by voice vote written.
3. APPROVAL OF SPECIAL BOARD MEETING MINUTES OF April 2024. Motion by Gerena and seconded by Harden to approve. Passed and approved by voice vote as written.
4. EXECUTIVE DIRECTOR’S REPORT: Presented as written.
5. SECTION 8 REPORT FOR April 2024: Presented as written.
6. HOUSING MANAGERS REPORT FOR April 2024: Presented as written, units are currently in the NSPIRE HUD inspection process. Over 10 other Housing Authorities have failed these inspections. RAD process is changing whether units can pass these inspections. Also, that the appeal cut-off date for the Bed Bug case has passed without further filings by the Plaintiff.
7. WAUKEGAN HOUSING DEVELOPMENT CORPORATION UPDATES: This was originally Item 13 but addressed earlier for the benefit of guest Sara Beck from Bear Construction. Three Resolutions: 01-

WHA-(PLEASE INSERT CORRECT NUMBERS) regarding Closing Documents to approve Ravine Terrace Redevelopment were reviewed, approved, and signed by the Commissioners.

Motion by Harden and seconded by Gerena.

Roll Call:

AYES NAYS

Kittie Harden

Jesus Gerena

Michelle Obleton

Eleanor Murkey

8. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR April 2024: Chambers reported that the RAD project is officially closed and the WHA received a \$49,000.00 check.

9. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR April 2024: Per Chambers, grand opening shall be July 24, 2024.

10. FSS COORDINATORS REPORT FOR April 2024: Presented as written by Ms. Rodney.

11. COMMUNITY OUTREACH REPORTS FOR April 2024: Presented as written by Ms. Rodney.

12. TENANTS OWING ONE OR MORE MONTHS RENTS: Presented as written by Chambers. Moira Delaney discussed issue with tenants taking a second round of CBRAP (rental assistance) and that it is capped at \$10K. Otherwise, 90% of tenants in arrears are in lease payback agreements.

13. VACANCY REPORTS: Presented as written by Chambers. Not leasing right now because of RAD. WHA may seek to sell scattered sites to private buyers. Ravine Terrace is going to all one bedroom units, there will be no more studio units.

Roll call to accept all reports for items 4-12. Motion by Harden, second by Gerena.

AYES NAYS

Kittie Harden

Jesus Gerena

Michelle Obleton

Eleanor Murkey

Passed and approved.

14. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR April 2024.

Motion by Gerena and seconded by Harden.

Roll Call:

AYES NAYS

Kittie Harden

Jesus Gerena

Michelle Obleton

Eleanor Murkey

Passed and approved.

B: APPROVAL OF MONTHLY DISBURSEMENTS FOR April 2024: Motion by Gerena and seconded by Harden.

Roll Call:

AYES NAYS

Kittie Harden

Jesus Gerena

Michelle Obleton

Eleanor Murkey

Passed and approved.

APPROVAL OF RESOLUTION 01-WHA-24. Motioned by Harden and seconded by Obleton.

Roll Call:

AYES NAYS

Kittie Harden

Jesus Gerena

Michelle Obleton

Eleanor Murkey

Passed and approved.

APPROVAL OF RESOLUTION 02-WHA-24. Motioned by Murkey and seconded by Harden.

Roll Call:

AYES NAYS

Kittie Harden

Jesus Gerena

Michelle Obleton

Eleanor Murkey

Passed and approved.

APPROVAL OF OFFICERS CERTIFICATE. Motioned by Harden and seconded by Gerena.

Roll Call:

AYES NAYS

Kittie Harden

Jesus Gerena

Michelle Obleton

Eleanor Murkey

Passed and approved.

15. AUDIENCE PARTICIPATION: None.

16. COMMISSIONERS TIME: None.

17. EXECUTIVE SESSION TO DISCUSS PERSONNEL and SAFETY CONCERNS: Motioned by Murkey and seconded by Redd. The Board did enter executive session at approx. 6:09PM, and said minutes are collected in a separate file.

Roll Call:

AYES NAYS

Kittie Harden

Jesus Gerena
Michelle Obleton
Eleanor Murkey

Passed and approved.

18. ADJOURMENT: Motion by Gerena and second by Obleton to adjourn. Oral vote was had
Motion Passed and Adjourned at approx. 6:34 PM.

Charles J. Chambers, Jr.
Executive Director

Michelle Obleton
Vice Chairman

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