

WAUKEGAN HOUSING AUTHORITY  
REGULAR MINUTES  
October 16, 2024

The Board met in a live meeting on Wednesday, October 16, 2024 @ 577 S. Genesee Street, Waukegan, Illinois @ 5:30p.m. Those present were as follows:

Commented [CR1]: 5:30

**ROLL CALL**

**PRESENT**

Pauline Redd  
Michelle Obleton  
Eleanor Murkey  
Kittie Harden

**ABSENT**

Jesus Gerena

**ALSO, PRESENT**

Charles Chambers, CEO  
Martin Walker, Attorney  
Celester Rodney, Director of Human Resources  
Sharful Haq, Director of Finance

Commented [CR2]: No title was in original

1. ROLL CALL: 5:~~30PM~~30PM There being a quorum present, the Chairman Eleanor Murkey called the meeting to order.
2. APPROVAL OF REGULAR MINUTES OF September 2024.  
Motion by ~~X~~Obleton and seconded by ~~X~~Redd to approve Regular board minutes for September 2024.
3. APPROVAL OF SPECIAL BOARD MEETING MINUTES OF September 2024. - Motion by ~~Redd~~Obleton and seconded by ~~Gerena~~Redd to approve. Passed and approved by voice vote as written.
4. APPROVAL OF 2024-2025 EMPLOYEE INSURANCE RENEWAL. Motion by Obleton and seconded by Redd.

Attorney Walker entered the meeting at approx. 6:05PM

5. EXECUTIVE DIRECTOR'S REPORT: Presented as written. ~~\*\*\*please insert your notes anywhere above this line as I was not present\*\*\*~~
6. SECTION 8 REPORT FOR September 2024: Presented as written. Chambers added there is presently nothing to lease but the cooperative agreement goes into effect Nov. 1, 2024.
7. HOUSING MANAGERS REPORT FOR September 2024: Presented as written.
8. DEVELOPMENT MANAGEMENT REPORT- THE BLUFFS AT SOUTH SHERIDAN FOR SEPTEMBER 2024: Presented as written. properties are 100% occupied, WHA is about 90% done with the move still sorting documents all the way back to 1949.

9. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR SEPTEMBER 2024: Fire pump issues are being addressed.

10. DEVELOPMENT MANAGEMENT REPORT- RAVINE TERRACE FOR SEPTEMBER, ~~JUNE, JULY, AUGUST~~ 2024: Presented as written, ~~Per Chambers WHA is working with County to obtain more FSS vouchers.~~

11. FSS COORDINATORS REPORT FOR SEPTEMBER 2024: Presented as written by Ms. Rodney. Per Chambers WHA is working with the County to obtain more FUP and VASH vouchers.

12. COMMUNITY OUTREACH REPORTS FOR SEPTEMBER 2024: Presented as written by Ms. Rodney.

13. TENANTS OWING ONE OR MORE MONTHS RENTS: Presented as written by Charles, WHA shall be switching to a Multi-Family scheme after proper training and reclaiming all privately managed properties. WHA is now considered a "small housing authority" with 180 units.

14. VACANCY REPORTS: Presented as written by Charles. WHA ~~can not~~cannot lease right now, however, HUD -has counted RAD requirements against them. WHA is presently considered standard.

Voice vote to accept all reports for items 2-14. Motion by Obleton, second by KiddieHarden. Passed and ~~approved~~approved.

15. WAUKEGAN HOUSING DEVELOPMENT CORPORATION UPDATES: Per Chambers all is well, we have a contract with North Chicago for ~~development~~special contracts. Lisa has trained a ~~successor~~successor, Ms. Hernandez, who will obtain additional training. Motion by Obleton and seconded by Redd. Passed and approved.

16. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR September 2024.

Motion by Obleton and seconded by Redd.

Roll Call:

AYES NAYS

Pauline Redd

~~Kiddie-Kittie~~ Harden

Michelle Obleton

Eleanor Murkey

Passed and approved.

B: APPROVAL OF MONTHLY DISBURSEMENTS FOR September 2024: Motion by Redd and seconded by Obleton.

Roll Call:

AYES NAYS

Pauline Redd

Michelle Obleton

Eleanor Murkey

~~Kiddie-Kittie~~ Harden

Passed and approved.

C. APPROVAL ILLINOIS PUBLIC HOUSING AUTHORITIES COOPERATIVE AGREEMENT-FINAL: Per Chambers, understanding between Lake County, North Chicago, and WHAs to share certain resources at an established flat fee going forward. Awaiting approval from Lake County Housing after Nov. 1, 2024.

Motion by Redd and seconded by Obleton.

Roll Call:

AYES NAYS

Pauline Redd

Michelle Obleton

Eleanor Murkey

~~Kiddie-Kittie~~ Harden

Passed and approved.

D. APPROVAL LAKE COUNTY AND NORTH CHICAGO AUTHORITY'S PAYMENT STANDARDS AND UTILITY ALLOWANCES.

Motion by Obleton and seconded by Redd.

Roll Call:

AYES NAYS

Pauline Redd

Michelle Obleton

Eleanor Murkey

~~Kiddie-Kittie~~ Harden

Passed and approved.

17. AUDIENCE PARTICIPATION: NA

18. COMMISSIONERS TIME: Redd inquired into the old Landlord damages and repair program. Believes it would inspire more private landlord participation. Harden thanked the board for sending members to NAACP Gospel Fest.

19. EXECUTIVE SESSION TO DISCUSS PERSONNEL and SAFETY CONCERNS: NA

20. ADJOURNMENT: Motion by Redd and second by Harden to adjourn. Oral vote was had. Motion Passed and Adjourned at ~~approx.~~ 6:47<sup>5</sup> PM.

Charles J. Chambers, Jr.  
Executive Director / CEO

Eleanor Murkey  
Chairman

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