

**WAUKEGAN HOUSING AUTHORITY
REGULAR MINUTES
September 18, 2024**

The Board met in a live meeting on Wednesday, September 18, 2024 @ 1707 McAree Road, Waukegan, Illinois @ 5:30 p.m. Those present were as follows:

ROLL CALL

PRESENT

**Pauline Redd
Michelle Obleton
Eleanor Murkey
Jesus Gerena**

ABSENT

Kittie Harden

ALSO, PRESENT

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

1. ROLL CALL: 5:36PM There being a quorum present, the Chairman Eleanor Murkey called the meeting to order.
2. APPROVAL OF REGULAR MINUTES OF May 2024.
Motion by Redd and seconded by Gerena to approve Regular board minutes for May, 2024.
Passed and approved as written by voice vote.
3. APPROVAL OF SPECIAL BOARD MEETING MINUTES OF May 2024. Motion by Redd and seconded by Gerena to approve. Passed and approved by voice vote as written.
4. EXECUTIVE DIRECTOR'S REPORT: Presented as written. Chambers added information regarding lobbyists are asking HUD for additional funds for WHA including NAHRO and PHADA.
5. SECTION 8 REPORT FOR May, June, July, August 2024: Presented as written.
6. HOUSING MANAGERS REPORT FOR May, June, July, August 2024: Presented as written.
7. DEVELOPMENT MANAGEMENT REPORT- THE BLUFFS AT SOUTH SHERIDAN FOR MAY, JUNE, JULY, AUGUST 2024: The Bluffs have totally completed their RAD transformation. Presented as written.
8. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR MAY, JUNE, JULY, AUGUST 2024: Armory Terrace has totally completed their RAD transformation. Presented as written.
9. DEVELOPMENT MANAGEMENT REPORT- RAVINE TERRACE FOR MAY, JUNE, JULY, AUGUST 2024: Ravine Terrace is in process for RAD transformation. There will be 28 units at Riverside Extensions and

70 Riverside Apartments. Also, discussion regarding video and special meeting over Labor Day Weekend. All issues highlighted in the video were addressed and a final letter shall be issued signed by the WHA, Evergreen Management, and BEAR.

10. FSS COORDINATORS REPORT FOR MAY, JUNE, JULY, AUGUST 2024: Presented as written by Ms. Rodney.

11. COMMUNITY OUTREACH REPORTS FOR MAY, JUNE, JULY, AUGUST 2024: Presented as written by Ms. Rodney. The Block Party was a success.

12. TENANTS OWING ONE OR MORE MONTHS RENTS: Presented as written by Charles, Murkey presented the question of what is the process and who does it apply to? Chambers discussed Ren & Gen process, tenants in arrears are in lease payback agreements. Further Chambers is assessing Evergreen's use of sites regarding restrictions and abuse. WHA shall be switching to a multi-family scheme after proper training and reclaiming all privately managed properties.

13. VACANCY REPORTS: Presented as written by Charles. Scattered sites are all rented to currently. Harry Poe shall be taken off Public Housing in the future.

14. WAUKEGAN HOUSING DEVELOPMENT CORPORATION UPDATES: Per Chambers all is well, we have a contract with North Chicago for development. Voice vote to accept all reports for items 4-14. Motion by Gerena, second by Redd. Passed and approved.

15. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR May, June, July, August 2024.

Motion by Gerena and seconded by Redd.

Roll Call:

AYES

NAYS

Pauline Redd

Jesus Gerena

Michelle Obleton

Eleanor Murkey

Passed and approved.

B: APPROVAL OF MONTHLY DISBURSEMENTS FOR May, June, July, August 2024: Motion by Redd and seconded by Obleton.

Roll Call:

AYES

NAYS

Pauline Redd

Jesus Gerena

Michelle Obleton

Eleanor Murkey

Passed and approved.

C. DRAFT ILLINOIS PUBLIC HOUSING AUTHORITIES COOPERATIVE AGREEMENT: Per Chambers, Section 8 Vouchers have or are expiring because there are very low to no rentals available; there is a Memorandum of Understanding between Lake County, North Chicago, and WHA to

share certain resources at an established flat fee going forward. Awaiting approval from Lake County Housing after Nov. 1, 2024.

16. AUDIENCE PARTICIPATION: None.

17. COMMISSIONERS TIME: Obleton asked about the prior attorney. Charles stated to his knowledge he is retired.

18. EXECUTIVE SESSION TO DISCUSS PERSONNEL and SAFETY CONCERNS: Motioned by Gerena and seconded by Obleton. The Board did enter executive session at approx. 6:39PM, and said minutes are collected in a separate file.

Roll Call:

AYES

NAYS

Pauline Redd

Jesus Gerena

Michelle Obleton

Eleanor Murkey

Passed and approved.

19. ADJOURNMENT: Motion by Redd and second by Obleton to adjourn. Oral vote was had Motion Passed and Adjourned at approx. 7:00 PM.

Charles J. Chambers, Jr.
Executive Director/CEO

Eleanor Murkey
Chairman

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