

**WAUKEGAN HOUSING AUTHORITY
REGULAR MINUTES
May 21, 2025**

The Board met in a live meeting on Wednesday, May 21, 2025 @ 1707 N McAree Rd., Waukegan, Illinois @ 5:30 p.m. Those present were as follows:

ROLL CALL

PRESENT

**Eleanor Murkey
Kittie Harden
Michelle Obleton
Jesus Gerena**

ABSENT

Pauline Redd

ALSO, PRESENT

**Charles Chambers, CEO
Martin Walker, Attorney
Sharful Haq, Finance Director
Celester Rodney, Director of Human Resources
Jessica (Vidal), Receptionist**

1. ROLL CALL: 5:35PM There being a quorum present, the Acting Chairman Eleanor Murkey called the meeting to order.
2. APPROVAL OF REGULAR MINUTES FOR APRIL 2025. . Motion by Gerena and seconded by Harden to approve Regular board minutes for April 2025, passed and approved.
3. APPROVAL OF EXECUTIVE SESSION MINUTES FOR APRIL 2025. . Motion by Harden and seconded by Obleton to approve Executive Session board minutes for April 2025, passed and approved.
4. EXECUTIVE DIRECTOR’S REPORT: Presented as written, Chambers that the WHA received 100% of funds approved last year for the new year’s budget. However, funding for 2026 has been severely cut and WHA has lost about \$700K in funding.
5. SECTION 8 REPORT FOR April 2025: Presented as written, however the program will be in shortfall given the budget cuts.
6. HOUSING MANAGERS REPORT FOR APRIL 2025: Presented as written by Chambers. WHA is working on selling the old location and scattered sites after the annual block party.
7. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR APRIL 2025: Per Chambers the Bluffs are complete. The administration and counsel are working on responses to certain choice mobility voucher requests.

8. DEVELOPMENT MANAGEMENT REPORT- THE CROSSINGS AT MCAREE FOR APRIL 2025: Presented as written, completing work with contractors for the senior site. Chambers noted that only tenants with vehicles will be permitted to move in and there will be 28 seniors. There will be a drawing for the 28 seniors and they must be lease compliant.

9. DEVELOPMENT MANAGEMENT REPORT- RAVINE TERRACE FOR, APRIL 2025: Per Chambers we are finishing the first half, ran into a pest issue with mice. Chambers said he will follow up with staff. Ms. Redd called in to sing happy birthday to Attorney Walker.

10. FSS COORDINATORS REPORT APRIL 2025: As written per Ms. Rodney.

11. COMMUNITY OUTREACH REPORTS FOR APRIL 2025: Presented as written by Ms. Rodney.

12. TENANTS OWING ONE OR MORE MONTHS RENTS: Tabled for next meeting.

13. VACANCY REPORTS: Presented as written by Charles, keeping certain units vacant aka “swing space” for RAD procedures, still wrestling with HUD.

14. WAUKEGAN HOUSING DEVELOPMENT CORPORATION UPDATES: Working towards completing large jobs for profit.

Motion to accept reports and updates as written and otherwise presented by Gerena, seconded by Obleton. Passed and approved by voice vote.

15. NEW BUSINESS:

a. APPROVAL OF CASH RECEIPTS FOR APRIL 2025. Motion by Gerena and second by Obleton.

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Michelle Obleton

Jesus Gerena

Motion Passed and approved.

b. APPROVAL OF MONTHLY DISBURSEMENTS FOR APRIL 2025. Motion by Harden and second by Obleton.

Roll Call:

AYES

NAYS

Eleanor Murkey

Kittie Harden

Michelle Obleton

Jesus Gerena

Motion Passed and approved.

16. AUDIENCE PARTICIPATION: N/A

17. COMMISSIONERS TIME: Harden- discussed the upcoming Block Party. Chambers mentioned that Ms. Celeste Rodney's trainee was at the meeting Jessica, who expressed she was happy to be part of our organization.

18. EXECUTIVE SESSION TO DISCUSS SAFETY AND PERSONNEL CONCERNS: The Board did not enter executive session.

19. ADJOURMENT: Motion by Gerena and second by Obleton to adjourn. Oral vote was had Motion Passed and Adjourned at approx. 6:10 PM.

Charles J. Chambers, Jr.
Executive Director/CEO

Eleanor Murkey
Chairman

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