

MINUTES
KENDALL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
November 17, 2023

The November 17, 2023 Board of Commissioners meeting of the Kendall Housing Authority was held in the Kendall County Health Department, 2nd floor Conference Room, 811 West John Street, Yorkville, IL

In Attendance: KHA Commissioners, Erik Gauss, Elizabeth Flowers, Jeremy Swanson and Vice-Chairman Tom Grant. Also present were Executive Director Cheron Corbett, Admin Assistant Susan Martin, and by electronic participation, Mr. Tucker, and Mr. Hyndman of BDO.

1. CALL TO ORDER

The meeting was called to order by Vice-Chairman Grant at 8:06 am.

2. ROLL CALL AND CERTIFICATION OF QUORUM

A roll call showed that a quorum was present.

3. PUBLIC COMMENT

There were no public attendees.

4. APPROVAL OF MINUTES

Flowers made a motion, seconded by Gauss, to approve the minutes August 25, 2023. The motion carried by unanimous vote.

5. FINANCIAL REPORT

Mr. Hyndman and Mr. Tucker presented the financials. With not being able to trust historical data (especially with some disallowed costs discovered by HUD), BDO was called in to restructure financial data and construct accurate financials. Discussion covered how HUD holds reserves and so funding will catch up to voucher overage amounts. KHA can always request HUD to release reserves. For the next meeting, BDO will provide the HUD 2-year tool report and a voucher utilization report to help clarify KHA's position.

6. NEW BUSINESS

- Resolution 2023-06 Approval of the KHA FY2024 Budget. Flowers made a motion, seconded by Gauss, to table the resolution until a new budget is presented at a December 15, 2023 special call meeting.
- Resolution 2023-07 Acceptance of the KHA HUD Payment Standards. Gauss made a motion, seconded by Flowers and the motion passed unanimously.
- Resolution 2023-08 Support for the Application for MTW Demonstration Program. A motion was made by Flowers, seconded by Swanson and the motion passed unanimously.
- Resolution 2023-09 Support for the Family Self-Sufficiency Program. A motion was made by Flowers, seconded by Swanson and the motion passed unanimously.
- Resolution 2023-10 Acceptance of the 2024 KHA Board Schedule. A motion was made by Gauss, seconded by Swanson and the motion passed unanimously.
- Resolution 2023-11 Acceptance of the Utility Allowance. A motion was made by Gauss, seconded by Flowers and the motion passed unanimously.

7. EXECUTIVE DIRECTOR'S REPORT

Audit update. Hines VA Hospital cannot give KHA vouchers due to lack of case management.

8. UNFINISHED BUSINESS

There was no unfinished business.

9. EXECUTIVE SESSION

Gauss made a motion, seconded by Swanson to go into Executive Session to discuss Litigation (Section 2 (c)(11)) of the Illinois Open Meetings Act, with a return to public session after the Executive Session. The motion carried unanimously, and the public session closed at 9:04 a.m. The session reopened at 9:13 with no action to be taken from the Executive Session and adjourned the meeting by unanimous consensus at 9:13 a.m.

Respectfully Submitted,
Susan Martin, Recording Secretary