MINUTES OF THE MONTHLY MEETING OF THE
WHITE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS

Tuesday, August 18, 2026 at 6:00 P.M.

The regular monthly meeting of the White County Housing Authority Board of Commissioners convened at 6:00 p.m., held at the White County Housing Authority Community Main Office located at 500 Fourth Street, Crossville, Illinois.

Board Members Present: Vice Chair Melody Nelson, Commissioners Chris Birkla and Brent Floyd
Absent: Chairman Iann Mick and Austin Rahmoeller
Others Present: Executive Director Pam Deig, Amber Sauls, Occupancy Clerk
Guests:

Minutes

- A motion to approve the minutes of the June 2026, regular meeting was made by Commissioner Birkla, seconded by Commissioner Floyd, with all ayes.

Treasurer's Report and Cash Disbursements:

- Executive Director Pam Deig presented the board with financials for July 2026
  - July beginning bank balances:
    - CNB $29,127.00; Banterra $26,668.28; First Bank $3004.26 total = $238,795.28
  - July ending bank balances:
    - CNB $33.003.89; Banterra $198,745.46; First Bank $3,004.26 total = $234,753.61

A motion to approve the Treasurers Report & Cash Disbursements was made by Commissioner Floyd, seconded by Commissioner Birkla, with all ayes.

Public Comments

Communications:

- Board Members – none reported
- Litigations – Executive Director Deig stated she will need to appear in Edwards County for an upcoming court hearing, and reported two additional evictions have been served.
- Director's Report - Executive Director Pam Deig presented the board with the Director's report.
  - Deig reported she has met with Eggemeyer & Associates on August 5, 2026, but do not have any dates as of now when the construction will begin. All tenants that will be affected by the upcoming construction have been contacted and I will be keeping them apprised when I learn more. Deig updated the board the plan is begin in Norris City at this time. Deig is in the planning stages with the tenants to understand their needs. Deig explained the project will use 2023, 2024 CFP money and some of 2025 if needed.
  - Deig updated that we have been removed from MRI access and will be working to understand how the contract allows this, and if there is a resolution to the issue.
  - Deig reported the ICC/USDI audit has been completed and she reported the findings.
  - Deig reported the ARHMA loss control audit has been completed.
  - Deig handed out examples of Security Camera Policies from other Housing Authorities for the board to review. Deig explained White County Housing Authority can design a policy and she would like input from the board on designing a policy.
- Vacancies – Executive Director Deig stated the Housing Authority's vacancy rate and Amber Sauls, Occupancy Clerk, updated on current vacancies and upcoming leases.
- Capital Funds - Executive Director Pam Deig provided the board a copy of the Capital Funds balance of $998,802.71 that includes 2023, 2024, 2025 and 2026.

- Operating Funds – Executive Director Deig provided the board with the 2026 Operating Fund balance of $82,346.00. Deig stated this does include the Shortfall Funding in the amount of $42,346.00 that WCHA was eligible for and is now available.

Old Business

New Business

- 2026-2027 FYE Budget

- Amend the FREEDOM OF INFORMATION ACT RESOLUTION – FOIA 2026
  - Tabled to September meeting

RESOLUTIONS

- 2026-2027 FYE Budget

Executive Director Pam Deig stated the White County Housing Authority 2026-2027 FYE Budget has been prepared by herself and Hawkins Ash. The estimated operating income is $837,230.00 and estimated expenses are $803,839.00 with a difference of $33,391.00. Deig is requesting board approval.

1331 (02-351)

NOW THERFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to approve White County Housing Authority 2026-2027 FYE Budget retroactive to June 30, 2026. Motion was made by Commissioner Birkla seconded by Commissioner Floyd. Motion was approved unanimously.

Closed Session – possible litigation

Motion to adjourn was made by Commissioner Floyd, seconded by Commissioner Birkla at 6:46 p.m., with all ayes.

WHITE COUNTY HOUSING AUTHORITY

BY: _____

TITLE: _____