

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

Tuesday, July 21, 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: Chair Iann Mick, Commissioners Chris Birkla, Brent Floyd

Absent: Commissioners Melody Nelson 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 Floyd, seconded by Commissioner Birkla, with all ayes.

Treasurer's Report and Cash Disbursements:

- Executive Director Pam Deig presented the board with financials for June 2026.
 - June ending bank balance in CNB totaled \$29,127.00 and BANTERRA totaled \$206,668.28, with cash balance of \$235,795.28.

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 reported she is currently working Joseph Guibaudy on Grayville/Edwards County resident eviction.
- Director's Report - Executive Director Pam Deig presented the board with the Director's report.
 - Deig reported on the current vacancies, unit turnarounds and upcoming leases
 - Deig updated on the transition from CNB to First Bank
 - Deig updated on the Pre-Bid meeting that took place today for the upcoming CFP HVAC Project. The seal BIDs have to be here by July 30, 2026, when Eggemeyer Associates will be here to review all BIDs received.
 - Deig inquired if the board of commissioners would consider calling a Special Meeting in order to approve the BIDs that will be recommended by Eggemeyer Associates, in order to move forward with the HVAC Project. The board agreed to a special meeting on August 5, 2026 at 6:00 p.m. Deig will post the meeting date and time for public viewing.
 - Deig informed the board of the upcoming USDI annual audit and the AHRMA annual audit.
 - Deig updated the concrete repairs the board approved will be completed next week.
 - Deig allowed Amber Sauls to give the board an updated on the new software HORIZON and stated they are both very happy with the new advantages this has brought to the office.
- Vacancies – Executive Director Deig stated the Housing Authority's vacancy rate and Amber Sauls, Occupancy Clerk, updated on current status for leasing.
- Capital Funds - Executive Director Pam Deig provided the board a copy of the Capital Funds balance of \$701,090.00, that includes 2023, 2024 and 2025.
- Operating Funds – Executive Director Deig provided the board with the 2026 Operating Fund balance of \$64,032.00.

Old Business

- Contract between Executive Director and Board of Commissioners
 - Board took no action and requested to be removed from agenda
- White County Housing Authority PHA/Board of Commissioners Attorney
 - Board took no action and requested to be removed from agenda

New Business

- 2026-2027 DRAFT Budget
 - Tabled for next meeting
- Signature Stamp for Board Chair or Vice Chair
 - A motion was made by Iann Mick to have signature stamps made for both he and Vice Chair Melody Nelson, seconded by Commissioner Birkla with all ayes.

RESOLUTIONS

- 2026 CAPITAL FUND PROGRAM

Executive Director Pam Deig stated the White County Housing Authority posted a PUBLIC HEARING FOR AGENCY PLAN for public viewing on June 9, 2026, at the Village of Norris City, Village of Crossville and City of Grayville offices, the WCHA website and WCHA Main Office as required. The Hearing was held tonight and the Housing Authority received no responses. Deig presented the 2026 Capital Fund Program (CFP) for the board to approve.

1330 (02-350)

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to approve White County Housing Authority, IL068, 2026 CAPITAL FUND PROGRAM (CFP). Motion was made by Commissioner Birkla seconded by Commissioner Floyd. Motion was approved unanimously.

Closed Session

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: _____