

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

**Tuesday, June, 23, 2026 at 6:00 P.M.**

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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, Brent Floyd, Iann Mick and Austin Rahmoeller

**Others Present:** Executive Director Pam Deig, Amber Sauls, Occupancy Clerk

**Guests:** Tammy Tesh, Beverly Collins, Kendall Cessna, Rick Kuykendall, Sharon Hobart, Mark Wheeler, Rachelle Sneed, Larissa Hays, Uncle Bob

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**Minutes**

- A motion to approve the minutes of the May 2026, regular meeting was made by Commissioner Floyd, seconded by Commissioner Nelson, with all ayes.
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**Treasurer's Report and Cash Disbursements:**

- Executive Director Pam Deig presented the board with financials for May 2026.
  - April ending bank balance in CNB totaled \$24,840.74 and BANTERRA totaled \$205,830.90, with cash balance of \$230,671.64.

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

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**Public Comments**

- Beverly Collins presented her concerns to the board about residents who live at the 405 W Rudolph Street, Crossville, Illinois site.
  - Tammy Tesh also spoke in regard to having issues with the residents.
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**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.
  - June Lates Fees and Eviction were delivered
  - Crossville Resident who evicted on May 15<sup>th</sup> was to be out on June 15<sup>th</sup> and she is not, because she has no place to live. Egyptian Health Dept. is working with this eviction.
  - Resident Security Cameras have become very popular and Deig explained HUD PHAs cannot have audio, but she will be researching if tenants can have audio and a possible Security Camera Tenant Policy.
  - Crossville family site had a fight on 6/14/2026 and explained the aggressor was not a resident. Deig stated she is working with the WCSD on a No Trespassing Order/BAN Letter to be served.
  - Norris City family had a court hearing and Deig attended. The Judge wanted to know if I had a resolution and I provided 2 options; the aggressor transfer to another site or eviction. Tenant met with me on 6/22/2026 and agreed to the transfer and we return to court 7/13/2026. \
  - Horizon Software rescheduled their visit to train staff on the new software to the week of July 6<sup>th</sup>.
  - Shortfall Funding in the amount of \$42,346.00 is still in review.

- CFP 2026 Documents will be ready for signature next month and hearing has been posted for 30 days at CV Office, NC Village Office and GV City Office, as well as posted on website and in the office shadowbox.
- Fire Extinguishers have all be checked.
- HVAC Upgrades Phase II is in the beginning stages and we will be doing air monitoring for asbestos. Contract Mod has been signed and is on agenda for board approval. The BID will include an alternate BID.
- Norris City Demo/Dispo is still in process.
- Vacancies – Executive Director Deig stated the Housing Authority’s vacancy rate is at 96% and updated on current vacancies.
- Capital Funds - Executive Director Pam Deig provided the board a copy of the Capital Funds balance of \$707,029.50, that includes 2023, 2024 and 2025.
- Operating Funds – Executive Director Deig provided the board with the 2026 Operating Fund balance of \$18,827.00.

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### **Old Business**

- E150 Econoline Van
  - Tabled
- Closed Session Meeting Minutes – continue to keep closed or release
  - Commissioner Birkla made a motion to keep closed sessions minutes closed, seconded by Rahomoeller, with all ayes.
- Remote Meeting Rules
  - Tabled
- Review of Turpin & Guibaudy Contract
  - Commissioner Nelson made a motion to approve the Retainer Contract with Turpin & Ghibaudy, seconded by Commissioner Birkla, with all ayes.
- Contract between Executive Director and Board of Commissioners
  - Tabled
- White County Housing Authority PHA/Board of Commissioners Attorney
  - Tabled
- Transfer Operating Account from CNB to First Bank
  - Rachelle Sneed and Larissa Hayes represented First Bank and presented reasons to the Board of Commissioners that included waiving fees and current interest rates.

### **New Business**

2026-2027 DRAFT Budget

- Tabled

Privacy Fence on East side of Family Site in Crossville

- No motions

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## **RESOLUTIONS**

- 2026 Board Resolution (HUD-52574)

Executive Director Pam Deig presented the PHA Board Resolution for White County Housing Authority IL068 beginning FYE 7/01/2026 to Chairperson Iann Mick for signing.

### **1322 (02-342)**

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to approve White County Housing Authority, IL068, FYE Beginning 07/01/2026, Board Resolution Number 1322 (02-342) dated 06/23/2026 signed by Board Chairperson Iann Mick. Motion was made by Commissioner Floyd seconded by Commissioner Birkla. Motion was approved unanimously.

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- Transfer Operating Account from CNB to First Bank

#### **1323 (02-343)**

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of White County Housing Authority approved to move the current Operating Check Account at CNB to First Bank and open the following three accounts; Operating (non-interest bearing), Program (interest bearing) and Security Deposit (interest bearing) Commissioner Nelson made a motion to approve, seconded by Commissioner and all ayes from Birkla, Mick and Floyd. Commissioner Austin Rahmoeller abstained.

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- 2025 CFP 5-Year Plan Revision – Add Contract Administration (1480) Dwelling Unit – Demolition (1480); add Demolition of Building to description; move \$43,466.00 from HVAC Project to Demolition of Building

#### **1324 (02-344)**

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of White County Housing Authority approved the 2025 CFP 5-Year Plan Revision as presented by Executive Director Deig. Commissioner Rahmoeller made a motion to approve, seconded by Commissioner Floyd, with all ayes.

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- 2023 CFP / 2024 CFP 5-Year Plan Revision – Add HVAC (1480) Dwelling Unit Interior (1480); add Major Mechanical upgrades to units to description

#### **1325 (02-345)**

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of White County Housing Authority approved the 2023 CFP / 2024 CFP 5-Year Plan Revision as presented by Executive Director Deig. Commissioner Rahmoeller made a motion to approve, seconded by Commissioner Floyd, with all ayes.

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- HVAC Upgrades – Phase II – Eggemeyer & Associates Contract Bid IL01P068-501-23 & 501-24; Projects IL68-1/68-2/68-3 Contract Mod - added air monitoring due to asbestos findings

#### **1326 (02-346)**

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of White County Housing Authority approved the HVAC Upgrades – Phase II Contract Mod as presented by Executive Director Deig. Commissioner Rahmoeller made a motion to approve, seconded by Commissioner Floyd, with all ayes.

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- Concrete repairs to porch – 301 East Street, Norris City, Illinois, Building #54

#### **1327 (02-347)**

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of White County Housing Authority approved the quote received from Sharp's Stone & Concrete LLC for concrete repairs in the amount of \$860.00 presented by Executive Director Deig. Commissioner Nelson made a motion to approve the quote with the exception the work is completed within 30 days of approval, seconded by Commissioner Rahmoeller, with all ayes.

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- FY 2026 Collection Loss Tenant Bad Debt

Executive Director Pam Deig presented the board with the 2026 FYE Collection Loss Bad Debt Report in the amount of \$9,568.00. Deig presented previous years bad debt write-off numbers to show the significant decrease from when she began working AR in 2022.

**1328 (02-348)**

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority for approval to write off \$7,863.80 in bad debt for FYE 2026. Motion made by Commissioner Birkla, seconded by Commissioner Nelson, with all ayes.

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**CLOSED SESSION**

Commissioner Birkla made a motion to exit the regular board meeting at 7:07 PM, and enter executive session to discuss Employee Fiscal Year 2027 salary increases, seconded by Commissioner Ford, with all ayes.

Commissioner Nelson made a motion to exit the executive session at 7:19 PM and to return to the regular board meeting, seconded by Commissioner Floyd.

**1329 (02-349)**

NOW THEREFORE BE IT RESOLVED by the board of Commissioners of the White County Housing Authority for approval to approve Administration and Maintenance FYE 2027 salaries as presented by Executive Director Deig, with a total budget proposed \$2385,343 that included \$5,000 for OT Emergency Calls that equaled 50 hours of OT for each maintenance employee. Motion made by Commissioner Birkla, seconded by Commissioner Nelson, with all ayes.

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Motion to adjourn was made by Commissioner Rahmoeller, seconded by Commissioner Nelson at 7:20 p.m., with all ayes.

WHITE COUNTY HOUSING AUTHORITY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_