

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

Tuesday, March 17, 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 Main office at 500 Fourth Street, Crossville, IL.

Board Members Present: Iann Mick, Chairperson, Commissioners Brent Floyd and Austin Rahmoeller

Absent: Commissioners Chris Birkla and Melody Nelson

Others Present: Executive Director Pam Deig

Guests: Amber Sauls and Amy Wilson

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

- Executive Director Pam Deig presented the board with financials for both January and February, since the February meeting was cancelled.
 - January ending bank balance in CNB totaled \$33,117.51 and BANTERRA totaled \$208,553.39, with cash balance of \$24,670.90.
 - February ending bank balance in CNB totaled \$27,815.91 and BANTERRA totaled \$193,618.99, with cash balance of \$221,434.90.

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

Public Comments – Amy Wilson commented that all of the feedback she has heard about White County Housing Authority, it has improved immensely.

Communications:

- Board Members – Commissioner Rahmoeller and Floyd both updated they had received a call from the same tenant in Norris City for a callback from Pam on her proposed rent for the new year.
 - Executive Director Deig stated the tenant has been called and she has been invited to come to the office and sit down. Deig also stated that this tenant was on the Enterprise Income Verification (EIV) Discrepancy and the previous Occupancy Clerk never did the investigation. Deig stated the tenant has been a tenant for 8 years and does not understand why she is confused about turning in her income. The tenant has been handwriting on a letter what she thinks she will be earning, but the Enterprise Income Verification is the hierarchy for income reported. Deig stated this office will not be taking a handwritten note in the future, unless there are no other ways to support the tenant's income it can be self-certified with the understanding they will be held responsible for any FRAUD. Deig stated she will be working with the tenant and hope to come to a resolution.
- Litigations – Executive Director Deig reported none at this time.
- Director's Report - Executive Director Pam Deig presented the board with the Director's report (report attached).
 - Deig updated that Eggemeyer and Associates will be on site in April to begin the Site Project that will be funded with 2023/2024 CFP 1480 money.
 - Deig updated Holcomb Foundation results on the building in Norris City that has been set aside since 2022 due to foundation/slab issues. The results from the testing showed several VOIDS under the slab, which leaves the Housing Authority to decide the expense of repairs

vs disposing of the building. Deig is working to secure that information and will talk to the PHA HUD Team at the next monthly meeting.

- Summary of Rights for Safer Homes – this form is being provided to all residents at recertification, so they know their rights under the State of Illinois. The Housing Authority already provides VAWA “Violence Against Women Act” that correlates with this.
 - Deig updated tenants have been provided with the Know the Signs of Tax FRAUD provided to Housing Authorities by Will Dawson, HUD Director. The information is due to the increase and how to protect yourself.
 - Executive Director Deig presented to the Commissioners about HUD re-implementing the Operating Fund Financial Process that was put on hold during COVID. Deig explained the PIH 2025-20 and how Housing Authorities are to be using their Program money before they use Operating Funds. Also, any earned interest on Operating Funds in 2025 over \$500 will need to be returned to HUD (SF-425 Operating and Return of Interest) Deig has already reviewed the earned interest and reported to Hawkins/Ash CPAs, and the SF-425 is due by April 30, 2027. WCHA will be returning \$1361.70.
- Vacancies – Executive Director Deig stated the Housing Authority’s vacancy rate is at 95%. Recently seen an increase in evictions and move-outs, but units are being turned around and leases are being set. Currently still have some units set aside as HUD Vacant approved to receive operational funding until they are turned. Deig updated status on all empty units.
 - Capital Funds - Executive Director Pam Deig provided the board a copy of the Capital Funds balance of \$769,693.00, that includes 2023, 2024 and 2025.
 - Operating Funds – Executive Director Deig provided the board with the 2026 Operating Fund balance of \$66,792.00.

Old Business – Horizon PHA Software Quote

- Executive Director Deig presented the most up to date quote to the Board of Commissioners and requested to move forward. Deig stated she has already informed Lindsey/MRI a renewal would not be requested and the current contract ends on 07/31/2026. Deig presented the total to implement Horizon is \$37565.00, with a yearly maintenance fee of \$5572.50 and a monthly charge of \$209.00. Compared to Lindsey/MRI it is a savings of \$1,950.00 per year.

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NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of White County Housing Authority approved to move forward with the purchase of Horizon PHA Software. A motion was made by Commissioner Floyd, seconded by Commissioner Rahmoeller, with all ayes.

New Business

- Reappoint Commissioners Iann Mick and Chris Birkla for (4) more years – request sent to be added to the White County Board for appointment on 2/10/2026 – Table to next monthly meeting
- Quote for repairs to E150 Ford Van
 - Executive Director Deig is to contact Uebhelor and Sons in Jasper, IN, for trade in values and discuss options of trading van.

Motion to adjourn was made by Commissioner Rahmoeller, seconded by Commissioner Floyd at 6:48 p.m., with all ayes.

WHITE COUNTY HOUSING AUTHORITY

BY: _____

TITLE: _____