

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

Tuesday, May 19, 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 Center located at 403 E Locust Street, Norris City, Illinois.

Board Members Present: Vice Chair Melody Nelson, Commissioners Chris Birkla and Brent Floyd

Absent: Commissioners 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 April 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 April 2026.
 - April ending bank balance in CNB totaled \$28,646.93 and BANTERRA totaled \$193,761.88, with cash balance of \$222,408.81.

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

Public Comments

Communications:

- Board Members – non reported
- Litigations – Executive Director Deig reported none at this time.
- Director's Report - Executive Director Pam Deig presented the board with the Director's report.
 - Deig reported WCHA has taken possession of unit 2B in Crossville.
 - Horizon Software has received the signed contract and the 1st installment was mailed and weekly meetings have been set. Horizon will be here in June to complete install and training.
 - HVAC Upgrades Phase II project in the beginning phases.
 - Demo/Dispo – still seeking engineering company to do environmental review.
 - WCHA was on the Shortfall Funding list and an application was completed and returned to HUD for review. If approved WCHA will receive \$42,346.00 of additional operational funding.
- Vacancies – Executive Director Deig stated the Housing Authority's vacancy rate is at 95%.
- Capital Funds - Executive Director Pam Deig provided the board a copy of the Capital Funds balance of \$737,787.00, that includes 2023, 2024 and 2025.
- Operating Funds – Executive Director Deig provided the board with the 2026 Operating Fund balance of \$33,827.00.

Old Business

- Quotes for repairs to E150 Van – tabled for next month's meeting

New Business

- Change Public Comment to (3 minutes per person)
 - Commissioner Nelson added public comment to the agenda to discuss the current 10 minutes per person, and suggested changing it to 3 minutes per person.

1319 (02-339)

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of White County Housing Authority approved to change public comments from 10 minutes per person to 3 minutes per person. Commissioner Birkla made a motion to approve, Commissioner Floyd seconded the motion, with all ayes.

New Business Tabled for next month's meeting

- Closed Session Meeting Minutes – continue to keep closed or release
- Remote Board Meetings
- Review of Turpin & Guibaudy Contract
- Contract between Executive Director and Board of Commissioners
- White County Housing Authority PHA/Board of Commissioners Attorney
- Transfer Operating Account from CNB to First Bank

- Sharp's Stone & Concrete quote for edging of all properties
 - Executive Director received a quote from Jim Sharp for edging all sidewalks on housing properties in the amount of \$1280.00. The board discussed the quote and made no motions.

- BCBS IL 2026-2027 EE Health Insurance Renewal
 - Executive Director Deig presented the board with the BCBS premium renewal with a 4% increase. The new premium would be \$1,028.86 for each employee = \$5,144.30 monthly.

1320 (02-340)

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of White County Housing Authority approved the renewal of BCBS IL. Commission Brent Floyd made a motion for approval, Commissioner Chris Birkla seconded, with all ayes.

- AmFirst Premium Saver 2026-2027 Gap Policy Renewal
 - Executive Director Deig presented the board with the gap premium renewal with an increase of \$15.42 per employee. The new premium would be \$66.82 for each employee = \$334.10.

1321 (02-341)

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of White County Housing Authority approved the renewal of AmFirst Premium Saver. Commissioner Chris Birkla made a motion to approve, Commissioner Brent Floyd seconded, with all ayes.

Motion to adjourn was made by Commissioner Brent Floyd, seconded by Commissioner Chris Birkla at 7:36 p.m., with all ayes.

WHITE COUNTY HOUSING AUTHORITY

BY: _____

TITLE: _____