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

**Tuesday, September 15, 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 Center located at 217 N Main Street, Grayville, Illinois.

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

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**Minutes**

- A motion to approve the minutes of the August 2026, regular meeting was made by Commissioner Nelson, seconded by Commissioner Floyd, with all ayes.
- A motion to approve the 06/23/2026 Closed Session minutes was made by Commissioner Nelson, and seconded by Commissioner Floyd, with all ayes.
- A motion was made by Commissioner Floyd to document the Closed Session held on 08/18/2026 for possible litigation and no action was taken, 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 August 2026
  - July beginning bank balances:
    - CNB $33,003.89; Banterra $198,745.46; First Bank $3004.26 total = $234,753.61
  - July ending bank balances:
    - CNB $9,997.77; Banterra $209,678.55; First Bank PG $4,734.66; FB SD $1004.90; FB OP $19,357.37 total = $244,773.25

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

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**Public Comments**

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**Communications:**

- Board Members – none reported
- Litigations – Executive Director Deig stated there are currently (2) legal court evictions
- Director's Report - Executive Director Pam Deig presented the board with the Director's report.
  - Resident Security Cameras Policy still in process
  - Unit Inspections – Mid-West Proposals under new business for upcoming unit inspections. Dates are tentatively set for November 4th thru 6th
  - HUD OP/CFP Draw Downs
    - 2026 OP Fund - $34,032
    - 2023 OP Fund - $1825 (additional funds that were deposited by HUD)
    - 2023 CFP Fund 1408 - $2080.29 (HVAC Projects expenses)
  - HVAC Upgrades Phase 2 – Pre-Con meeting was held and awaiting start date
  - DEMO/DISPO – DeMinimis of Unit still in process with Mid-West Environmental scheduling a date to come on site, and Eggemeyer Associates to complete Asbestos testing.
  - ICC Response – USDI has prepared a response letter for WCHA to address the recent audit findings.
  - Trainings/Meetings
    - ECHO meeting 9/25/2026; IAHA Conference in Joliet on October 7th and 8th; HOTMA training in Galesburg IL October 13th thru 15th

- Vacancies – Amber Sauls presented the vacancy information to the commissioners and Deig handed out a current Staff Vacancy report she creates twice a month for all staff.
- Capital Funds – Deig reported the current CFP balance of $998.802.71 that includes 2023, 2024, 2025 and 2026
- Operational Funds – Deig reported the current balance of $62,346.00 that includes 2026 OP Fund balance Shortfall Fund balance.

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**Old Business**

- AMEND the FOIA Freedom of Information Act Resolution

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**New Business**

- Mid-West inspection Proposals
- Consideration and approval of purchase of replacement vehicle (2009 GMC 3500 with 12ft service bed) priced at $18,000 with trade-in of existing PHA vehicle (E150 Cargo Van) valued at $3,000, resulting in net purchase price of $15,000.
- Board of Commissioners Attorney
- Austin Rahmoeller Board of Commissioner Resignation

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**RESOLUTIONS**

- AMEND the FOIA Freedom of Information Act Resolution

Executive Director Pam Deig presented the White County Housing Authority current FOIA 2026 and the Amended FOIA 2026 for approval. Deig stated the amendment was to added the Act 5 ILCS 140/1 et seq. (the "FOIA") information that clarifies how public records will be made available and obtained.

**1332 (02-352)**

NOW THERFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to approve White County Housing Authority Amended FOIA 2026. A motion was made by Commissioner Nelson to adopt the Amended FOIA Freedom of Information Act Resolution – FOIA 2026, seconded by Commissioner Floyd, with all ayes.

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- Mid-West Inspection Proposals

Executive Director Pam Deig presented both proposals provided by Mid-West Inspections that includes completing all unit inspections and common buildings at $1308 and travel expenses of $250, totaling $1558.00. Deig also presented the proposal to complete half of the unit inspection and common buildings at $660.00 and travel expenses of $150.00, totaling $810.00. Deig acknowledged that having Mid-West complete half the inspection in 2024 was one of the main reasons the HUD inspection was such a success scoring 99.

**1333 (02-353)**

NOW THERFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to approve or deny the Mid-West proposals. A motion was made by Commissioner Floyd to accept the proposal to complete all unit inspections and travel totaling $1558.00, and seconded by Commissioner Nelson, with all ayes.

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- Consideration and approval of purchase of replacement vehicle (2009 GMC 3500 with 12ft service bed) priced at $18,000 with trade-in of existing PHA vehicle (E150 Cargo Van) valued at $3,000, resulting in net purchase price of $15,000.

Executive Director Pam Deig presented the board with information on a replacement vehicle to the board and requested to be able to trade the 2010 E150 Cargo Van that has multiple mechanical issues. Deig

provided KBB information, as well as a quote for trade and purchase of a 2009 GMC 3500 with a 12FT service bed from Rodney Abrahamson.

**1334 (02-354)**

NOW THERFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to approve or deny the quote from Rodney Abrahamson, and approved for Pam Deig to trade the 2010 E150 Cargo Van. A motion was made to deny the quote presented from Rodney Abrahamson, and to approve the trade in of the E150 Cargo Van on a replacement vehicle up to $$30,000 by Commissioner Nelson, seconded by Commissioner Floyd, with all ayes.

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- Board of Commissioners Attorney

The Board of Commissioners discussed the hiring of Eric Hanson, Partner of Mahoney, Silverman & Cross, LLC. Commissioner Nelson stated she has been in contact with Eric Hanson and at this time a contract has not been initiated between WCHA and Mahoney, Silverman & Cross, LLC.

**1335 (02-355)**

NOW THERFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to hire Eric Hanson, Partner of Mahoney, Silverman & Cross, LLC. A motion was made to hire Eric P Hanson by Commissioner Nelson, seconded by Commissioner Floyd, with all ayes.

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- Austin Rahmoeller Board of Commissioner Resignation

Executive Director Pam Deig presented Austin Rahmoeller's resignation to the Board of Commissioners.

**1336 (02-356)**

NOW THERFORE BE IT RESOLVED by the board of Commissioners of White County Housing Authority to accept or deny Austin Rahmoeller's resignation. A motion was made by Commissioner Floyd to accept the resignation, seconded by Commissioner Nelson, with all ayes.

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**Closed Session - None**

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Motion to adjourn was made by Commissioner Floyd, seconded by Commissioner Nelson at 6:58 p.m., with all ayes.

WHITE COUNTY HOUSING AUTHORITY

BY: _____

TITLE: _____