

Kankakee County Housing Authority
Regular Board Meeting
Held at the Administration Building Conference Room
August 18th, 2026
MINUTES

The regular meeting of the Kankakee County Housing Authority was held at KCHA Admin Bldg., 185 N. St. Joseph Ave., Kankakee, IL. This meeting was held in person and called to order at 5:35 p.m. by Chairperson, Cleggett. Roll call was taken.

Present

Jamyce Cleggett, Chairperson
Tomika Talley, Commissioner
Felicia Riley, Commissioner
Tyler Tall, Commissioner

Absent

William Perakis, Vice Chairperson
Dawn Broers, Commissioner
Miya Petitgoue, Commissioner

Other individuals in attendance were as follows: Joseph N. Anderson, Executive Director, and Attorney Eric Hanson.

Chairperson Cleggett introduced agenda item III "Public Comments" which no comments were shared at this time.

IV. Minutes

Chairperson Cleggett introduced agenda item V "Approval of minutes July 21st, 2026."

(minutes in packet)

Commissioner Tall motioned, Commissioner Talley seconded, to approve the minutes as amended. A roll call vote was taken. The results of the vote were as follows:

Aye

Felicia Riley, Commissioner
Tomika Talley, Commissioner
Tyler Tall, Commissioner
Jamyce Cleggett, Chairperson

Nay

Abstain

The vote was unanimous. Chairperson Cleggett declared the motion approved.

V. Approval of Union Agreement

Chairperson Cleggett introduced agenda item V " Approval of Union Agreement Resolution #27-01." Commissioner Talley made the motion, Commissioner Tall second. The Results of the vote were as follows:

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Felicia Riley, Commissioner		
Tomika Talley, Commissioner		
Tyler Tall, Commissioner		
Jamyce Cleggett, Chairperson		

The vote was unanimous. Chairperson Cleggett declared the motion approved.

VII. Directors Report

Chairperson Cleggett introduced agenda VII. "Directors Report."

- Executive Director Joseph Anderson presented the report:

Housing Choice Voucher

- A discussion took place regarding the difference between annual recertification and annual searching.

Public Housing

- Fifteen units are currently vacant and on MOD.

Maintenance

- Two full-time employees and two temporary workers are currently on staff, with two additional employees starting tomorrow.
- Currently ongoing discussions with college regarding maintenance internship.
- Questions arose regarding earmarked funds from development. Executive Director discussed some of those funds that will be utilized for ongoing projects such as wildwood and occurred fees.

Finance

- The team has been working on year-end closeout and preparing for the audit.
- Financials will be presented at the next board meeting.
- The agency has experienced several temporary employees no-call/ no- show issues and had to release two maintenance employees.

- Maintenance continues with mowing and repairs at the high rises to ensure the properties stay clean and well-maintained for visitors attending upcoming meetings.
- Girard has eight units, with only two vacancies remaining. There are also a couple of vacancies in the Highrise's, occupancy numbers are expected to increase.

Chairperson Cleggett introduced agenda VII. "Executive Director Report."

VII. Executive Director Report

Executive Director Joseph Anderson presented the Directors report for the following:

Update On Wildwood Families

- A letter will be sent to Wildwood families regarding meetings. Agency currently looking for a suitable location to host the meetings.
- Several meetings will be conducted to explain the project and ensure residents understand the process.
- Tenants in good standing who meet the criteria will be eligible to return. Those who do not meet the requirements but are otherwise in good standing will be issued tenant protection vouchers.
- The agency is exploring opportunities to provide additional housing; a landlord is selling properties, 32 two-bedrooms and 20 three-bedrooms units.
- Executive Directors met with the landlord and toured the units to assess needed repairs and upgrades.
- Sun river is also selling properties; properties were valued at approximately 2.5 million four to five years ago; negotiation can take place.

Update on Midtown and Azzareli Families

- Meetings are scheduled for tomorrow and next week with the good housing project to discuss residents' rights and what they would like to see included in the renovations.
- Good housing is moving forward rapidly. The Application is nearly complete and ready for submission.

Update on Momence Project

- IDHA has placed a hold on the Momence project. An email was received last week showing that the program is being paused due to funding constraints.

East Court Village

- Executive Director discussed challenges facing the agency including a shortfall with HUD of approximately \$94,000 with the short fall increasing to approximately \$500,000.
- The agency will be pulling 60 unoccupied PBV vouchers as part of its response to the financial shortfall. The occupied (59 tenants) at East court village will remain.
- A meeting was held with the mayor, the agency attorney, and the executive director about east court village.
- PBV vouchers unoccupied will be removed from ECV and allocated to other projects.
- A meeting was held with ECV property owner about the removal of the PBVs. Consistent communication with the property owner has been maintained regarding the proposed changes.
- Discussion regarding the PBV vouchers being removed from east court village, the units may become available for HCV tenants opening approximately 60 units to the open market.
- Discussion was held regarding the possibility of implementing VASH vouchers at liberty lodge and utilizing PBV assistance in other projects.

Chairperson Cleggett introduced a motion to approve the Director Report and Executive Director report. Commissioner Tall made the motion, Commissioner Talley second. The Results of the vote were as follows:

Aye

Felicia Riley, Commissioner
Tomika Talley, Commissioner
Tyler Tall, Commissioner
Jamyce Cleggett, Chairperson

Nay

Abstain

VIII. Action Item

Chairperson Cleggett introduced agenda VIII. "Action Item."

- Executive Director Joseph Andeson presented the report.

Follow Up on Wildwood Demographics

- There are currently four families that are 62 years or older and if in good standing are eligible to return to Wildwood.
- Nineteen families who do not meet the criteria will be issued a Tenant protection voucher if in good standing.

IX. Executive Session

No Executive Session

X. Other Business

Other Business:

- Commissioner Tall requested reviewal of the Ethic Clause, The Hatch Act, Confidentiality Clause to ensure compliance with all the rules and policies of the agency. Will be reviewed at the next board meeting.

Chairperson Cleggett introduced a motion to Adjourn, Tall motioned, Commissioner Tally second the motion to adjourn. All voted "aye" to adjourn the meeting.

Aye

Jamyce Cleggett, Chairperson
Felicia Riley, Commissioner
Tomika Talley, Commissioner
Tyler Tall, Commissioner

Nay

Abstain

The meeting was adjourned at 6:17pm

Executive Director

Date

Date Approved

Chairperson/Vice Chairperson

Date

Secretary

9/15/26 Joseph Anderson

9/15/26 Joseph Anderson