

Kankakee County Housing Authority
Special Board Meeting
Held at the Administration Building Conference Room
April 14th, 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 Vice Chairperson, Perakis . Roll call was taken.

Present

William Perakis, Vice Chair
Jamyce Cleggett, Commissioner
Tyler Tall, Commissioner
Felicia Riley, Commissioner
Tamika Talley, Commissioner (arrived 5:38p.m.)
Dawn Broers, Commissioner (arrived later)

Absent

Miya Petitgoue, Commissioner

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

Vice Chairperson, Perakis introduced agenda item III “Public Comments” which no comments were shared at this time.

V. Minutes

Vice Chairperson Perakis introduced agenda item V “Approval of minutes March 24th, 2026.

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

Aye

William Perakis, Vice Chair
Jamyce Cleggett, Commissioner
Tyler Tall, Commissioner

Nay

Abstain

Felicia Riley, Commissioner

Discussion was held regarding corrections to March 24, 2026, minutes including:

- Correction of meeting date from April 14 to March 24, 2026
- Correction of referenced minutes to reflect February 17, 2026, to March 24, 2026 meeting.

Corrections will be made.

(minutes in packet)

With no other discussion, Commissioner Cleggett motioned, Commissioner Tall seconded, to approve the minutes as amended. A roll call vote was taken. The results of the vote were as follows:

Aye

William Perakis, Vice Chair
Tamika Talley, Commissioner
Jamyce Cleggett, Commissioner
Tyler Tall, Commissioner

Nay

Abstain

Felicia Riley, Commissioner

VI. Executive Director's Report

Vice Chair Perakis introduced agenda item VI "Executive Director's Report."

- Executive Director Joseph Anderson presented the report.
- Annual Plan and Five-Year Plan:
 - Revisions were made on the Five-year plan aligned more with capital funding and overall budget and resident feedback.
 - All policies are available via the KCHA website.
 - Organizational chart updates and salary reviews are in progress.
 - Emphasis on staff training, website improvements, and operational transparency
 - Extended jurisdictional boundaries up to three miles to accommodate Wildwood properties that cross into neighboring counties.
 - Director Anderson met with residents to gather input and will reestablish and continue (RAB) meetings across all sites.
- Partnerships & MOUs
 - Efforts underway to establish Memorandums of Understanding (MOUs) with service providers.
- Discussion held regarding potential veterans housing
 - Previous contracts on property appear to be falling through.
 - Considerations included:
 - Market demand
 - Property condition and required assessments.
 - Community input and funding opportunities
- IDA Update
 - HUD granted a waiver on the umbrella insurance requirement, allowing the Authority to move forward with the project.

- Clarification from IDA confirmed the Authority remains competitive within its funding bracket; revisions were submitted and a determination is expected by June 26, 2026.
- High Rises Update
 - Presentation on potential partnership for renovations using 4% Low-Income Housing Tax Credits.
- Proposal includes:
 - Renovation of Midtown and Azzarelli properties
 - Minimal resident displacement (floor-by-floor relocation)
 - Completion timeline of approximately 29 months
- Consultant group to present and discuss proposals with the Board at a future meeting.
- Shortfall Status:
 - KCHA remains in HUD shortfall status.
 - The Section 8 waitlist will be purged.
 - Once the Waiting list is open a third party will control it.
- Funding & Grants
- Application opportunities identified:
 - Capital improvement funding (up to \$3 million).
 - Increased FSS (Family Self-Sufficiency) funding eligibility from \$65,000 to \$100,000+.

IX. Additional Business

- Discussion regarding release of mortgage for Azzarelli property (paid in 2017),
- Follow-up with City officials pending.

X. Approval of Executive Director's Report

With no further discussion, Commissioner Cleggett motioned, Commissioner Talley seconded, to approve the Executive Director's report. All voted "Aye."

Aye

William Perakis, Vice Chair
 Tamika Talley, Commissioner
 Jamyce Cleggett, Commissioner
 Tyler Tall, Commissioner
 Felicia Riley, Commissioner
 Dawn Broers, Commissioner

Nay

Abstain

XI. Adjournment

With no further business, Commissioner Cleggett motioned, Commissioner Broers seconded, to adjourn the meeting.

Aye

William Perakis, Vice Chair
Dawn Broers, Commissioner
Tamika Talley, Commissioner
Jamyce Cleggett, Commissioner
Tyler Tall, Commissioner
Tamika Talley, Commissioner

Nay

Abstain

The meeting was adjourned at 6:58 p.m.

Executive Director

Date

Date Approved

Chairperson/Vice Chairperson

Date

Secretary

Next scheduled board meeting: May 19th, 2026 at 5:30pm.