

Kankakee County Housing Authority
Regular Board Meeting
Held at the Administration Building Conference Room
March 24th, 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 5:37 p.m. by Chairperson, Jones. Roll call was taken.

Present

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

Absent

Miya Petitgoue, Commissioner
Felicia Riley, Commissioner

Other individuals in attendance were as follows: Joseph N. Anderson, Executive Director.

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

Vice Chairperson, Perakis, introduced agenda IV “Oath of Office” which newly appointed commissioner, Tyler Tall was sworn in as the new Kankakee County Housing Authority Commissioner

V. Minutes

Vice Chairperson Perakis introduced agenda item V “Approval of minutes February 17th, 2026.”

(minutes in packet)

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

Aye

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

Nay

Abstain

The vote was unanimous. Vice Chairperson Perakis declared the motion approved.

VI. Finance

Vice Chair Perakis introduced agenda item VI “Finance Department.”

- Executive Director Joseph Anderson presented the report:
 - No Discrepancies were found entering the financial information.
- Commissioner Talley motioned, Commissioner Cleggett seconded, to approve the finance report. A roll call vote was taken. The results of the vote were as follows:

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

Nay

Abstain

VII. Directors Report

- Executive Director Joseph Anderson presented the Directors report for the following.
- Housing Choice Voucher – Utilization rate remains at 44%.
 - Director Anderson is working on the corrective action plan which is to be submitted to HUD and the Board.
 - Job description is being revised and will be posted.
- Public Housing Program:
 - Director Anderson is looking at contractors to assist with Unit turnarounds.
 - Five Units are ready to rent.
 - Met with contractor from Indiana who has experience working with Housing Authorities.
 - Fifteen units are in Mod and/or marked as Market Conditions, which means they are challenging to rent due to areas.
- Maintenance
 - Maintenance, which consist of four positions (1 vacant) are working to turnaround units.
 - Housing Authority has posted position several times and cannot hire skilled workers due to low salaries.
 - Director Anderson met with KCC to discuss getting the staff trained (certifications) which would allow the agency to keep funds in-house (increase wages).

VIII. Executive Directors Report

Vice chair Perakis introduced agenda item VIII “Executive Directors Report.”

- Director Anderson presented directors report.
 - Annual Plan
 - Director Anderson submitted annual plan and asked the board to review and provide input.
 - Five-year plan
 - Director Anderson submitted five-year plan and asked the board to review and provide input.
 - Set up RAB Meeting
 - RAB board Director Anderson will be meeting with all sites to discuss the five-year and annual plan. In addition, he will meet with the RAB resident advisory board to ask them about their input.
 - Legislative Conference
 - Director Anderson attended the legislative conference at D.C in March. The meeting was well attended (nine hundred participants) Everyone did not have a chance to meet with the representatives because of a lack of space within their offices.

- Umbrella Insurance
 - KCHA is still waiting to hear from the two brokers regarding umbrella insurance. The housing authority will request a wavier from IDHA.
- Yardi conference
 - Five KCHA employees went to the conference to learn more about the software. The purpose of attending is to assist the staff with performing their duties efficiently. Yardi will be coming out to assist the housing authority in implementing rent cafe which will not only assist the staff, but it will help the landlord and the tenants.
- Landlord Symposium
 - On March 16, 2026, KCHA had twenty-one new landlords attend the symposium.

With no other business, Commissioner Talley motioned, Commissioner Broers second the motion to adjourn. All voted “aye” to approve the Executive Director report.

Aye

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

Nay

Abstain

With no other business, Vice Chair Perakis motioned, Commissioner Cleggett second the motion to adjourn. All voted “aye” to adjourn the meeting at 6:25p.m.

Aye

Doug Jones, Chairperson
 Jamyce Cleggett, Commissioner
 William Perakis, Commissioner
 Dawn, Broers, Commissioner
 Tomika Talley, Commissioner
 Tyler Tall, Commissioner

Nay

Abstain

 Executive Director

 Chairperson/Vice Chairperson

 Date

 Date

 Date Approved

 Secretary