Northwest Home Equity Assurance Program (NWHEAP)
Governing Board of Commissioners
Regular Public Meeting – Official Minutes

Date: December 18, 2025
Time: 6:30 PM (Official Meeting Start)
Location: NWHEAP Office & Virtual (Zoom)

I. Call to Order & Meeting Restart Notice

The meeting was officially called to order at 6:30 PM to accommodate a misprint in the previously distributed and published meeting notice. The Board confirmed that the discussion held before 6:30 PM was informational only and that the restarted meeting constitutes the official public meeting.

II. Roll Call & Establishment of Quorum

Commissioners Present:
Dan Jacobs, Commissioner (Virtual)
Colleen Murphy, Commissioner
Diane Reyes, Commissioner
Irma Barretto, Commissioner
Also Present:
Ivy Ellis, Executive Director
Bill Chin, Member of the Public / Environmental Stakeholder
Rep. Lindsey LaPointe, Illinois State Representative
A quorum was confirmed.

III. 2026 Budget Ordinance – Revote (Official Vote)

Due to the meeting restart, the Board re-voted on the 2026 Budget Ordinance to ensure the official record reflected action taken during the properly noticed meeting.
Action: Motion to approve the 2026 Budget Ordinance.
Result: Motion carried and budget approved.

IV. Public Comment

Representative Lindsey LaPointe provided public comment encouraging the continued exploration of lead service line replacement as an allowable use of NWHEAP programs. She emphasized the high cost to homeowners, the lack of comprehensive funding, and the importance of trusted messengers in increasing public confidence.

V. Approval of Agenda

Action: Motion to approve the agenda as updated.
Result: Approved unanimously.

VI. Approval of Minutes – October 16, 2025

Action: Motion to approve the October 16, 2025 meeting minutes.
Result: Approved.

VII. 2026 Public Meeting Calendar

The Board discussed meeting cadence and accessibility and agreed to continue bi-monthly meetings on the third Thursday of the month at 5:00 PM.
Action: Motion to approve the 2026 Public Meeting Calendar framework.
Result: Approved.

VIII. Executive Directors Report

Executive Director Ivy Ellis Obichere presented updates, including setting a date for the bylaw revisions; completion of the audit and transition to a new auditor; ethics reporting requirements; program updates; rescheduling of the bus tour to March 28, 2026; and the introduction of a lead pipe replacement rebate concept for future Board consideration.

IX. Finance Report

The Board reviewed year-to-date financials through November 2025. Variances and capital expenditures were discussed. A detailed audit presentation is scheduled for the February meeting.

X. Unfinished Business

No unfinished business was presented.

XI. New Business

No new business was presented.

XII. Adjournment

Action: Motion to adjourn was made and seconded. The meeting adjourned at approximately 7:15 PM.

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Secretary, Governing Commissioner