

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY (HACC)**

**BOARD MEETING
Housing Authority of Cook County
175 W. Jackson Blvd., Suite 350
Chicago, IL
June 15, 2017 2:00 p.m.**

ROLL CALL

PRESENT: Hipolito "Paul" Roldan, Chair
Saul H. Klibanow, Commissioner
Deniece Jordan-Walker, Commissioner
Nilda Soler, Commissioner

CALL- IN: Wendy Walker Williams, Vice Chair
Polly Kuehl, Commissioner

HACC STAFF: Alesia Hushaw, Chief of Staff
Jon Duncan, General Counsel
Karl Becker, Chief Financial Officer
Sheryl Seiling, Director of Rent Assistance
Andrzej Sisson, Workforce Development and Training Specialist
Debbie Kyker, Executive Assistant
Candice Grimes, Paralegal
Vivienne Ouma, Housing Specialist

Other Attendee(s): None

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CALL TO ORDER

Chair Paul Roldan called the June 15, 2017 Regular Board Meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00 p.m.

PUBLIC COMMENTS

None

CONSENT AGENDA

Chair Paul Roldan moved for approval of the Minutes of the April 13, 2017 Special Meeting of the HACC Board of Commissioners. The motion was seconded by Commissioner Polly Kuehl and carried with all "ayes," and the motion carried with all "ayes."

General Counsel Jon Duncan raised the procedural issue that before a vote can be taken on the resolutions, in order to comply with requirements of the Illinois Open Meetings Act, a vote must first be taken by all of the Commissioners who are physically present in the room to approve the participation of Vice Chair Wendy Walker Williams and Commissioner Polly Kuehl, who are participating in the meeting by telephone. Chair Paul Roldan requested a motion to approve the participation of Vice Chair Wendy Walker Williams and Commissioner Polly Kuehl by telephone, which was moved by Commissioner Deniece Jordan-Walker and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2017 - HACC - 09

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN DOCUMENTS AND TAKE FURTHER CORPORATE ACTION IN FURTHERANCE OF REDEVELOPMENT OF PROPERTIES IN NILES AND WHEELING, ILLINOIS – HUNTINGTON APARTMENTS AND WHEELING TOWER

The attorneys who are handling the closing for the redevelopment of the properties in Niles and Wheeling requested that the Board adopt an additional resolution with regard to that project. This will supplement the resolutions regarding this project that were previously approved by the Board. Chair Paul Roldan then requested a motion to approve Resolution 2017-09 which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

RESOLUTION NO. 2017-HACC-10

**IMPLEMENTING THE REQUIREMENTS OF THE ILLINOIS LOCAL
GOVERNMENT TRAVEL EXPENSE CONTROL ACT**

General Counsel Jon Duncan gave a brief discussion regarding the State Legislature's recently adopted statute. The Travel Expense Control Act prohibits local government agencies from paying employee travel expenses unless a resolution is adopted that regulates how travel expenses can be approved. This statute goes into effect on July 1, 2017. Reasonable travel expenses will be paid. Specifically, tax dollars should not be spent on entertainment expenses (concerts, shows and sporting events). There is a per night limit attached to the statute that will require periodic review. Most government agencies are already in compliance with the new statute.

Chair Roldan requested a motion to approve Resolution 2017-10 which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

RESOLUTION NO. 2017-HACC-11

**AUTHORIZING THE EXECUTIVE DIRECTOR TO IMPLEMENT REVISIONS TO
THE HACC PAID SICK LEAVE POLICES IN ACCORDANCE WITH RECENTLY
ENACTED LAWS AND REGULATIONS**

The state legislature, the Cook County Board and the Chicago City Council each passed laws pertaining to minimum wage and paid sick leave, which differ from the HACC's current policy. The County Ordinance and State Statute, both of which exempt units of local government, do not apply to the HACC. However, the city's ordinance does not exempt local government agencies. At the end of June the City opened a public comment session regarding the new regulations. The City ordinance will take effect on July 1. The city's proposed regulations purport to exempt local government agencies; however, the language of the Chicago ordinance does not support that exemption. Therefore, it's not clear if the local government exemption will end up in the final version of the implementing regulations. In turn, adopting this resolution will allow Director Monocchio to promulgate a policy that is consistent with the final version.

Under the new ordinance, sick leave is accrued on weekly bases, rather than monthly. The new policy states that if an employee works for 35 hours a week, they would accrue 1.62 hours of sick leave per week, with the exception of the maintenance staff. Because the maintenance staff works a 40 hour week, their sick leave time will accrue at the rate of 1.85 hours per week.

Chair Paul Roldan requested a motion to approve Resolution 2017-11 which was moved by Commissioner Deniece Jordan-Walker and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

RESOLUTION NO. 2017-HACC-12

ADOPTING AN EMERGENCY TRANSFER PLAN FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT OR STALKING

This Resolution is to adopt a policy to bring the HACC into compliance with a HUD rule that was promulgated last November pursuant to a requirement of The Violence Against Women Reauthorization Act of 2013. Despite its somewhat misleading title, the Violence Against Women Act encompasses more than just women. For example, it applies to all genders regardless of sexual orientation. The rule that was promulgated by HUD requires public housing authorities nationwide to create an emergency transfer plan. The transfer plan is a published document that will tell the tenants what to do if they get into a domestic violence situation (stalking or sexual assault). The HACC already has an emergency plan for these circumstances. However, the HACC does not have a Board approved document, which is required by the HUD regulation. The HUD regulation also includes the Housing Choice Voucher program participants.

Chair Paul Roldan requested a motion to approve Resolution 2017-12 which was moved by Commissioner Deniece Jordan-Walker and seconded by Wendy Walker Williams. The motion carried with all "ayes."

RESOLUTION NO. 2017-HACC-13

AUTHORIZING PAYMENT BY THE HOUSING AUTHORITY OF COOK COUNTY TO THE COOK COUNTY TREASURER'S OFFICE IN LIEU OF TAXES

The HACC has had an agreement with the County to pay a figure to compensate for the services that were rendered (the fire department and police), since 1955 and amended in 1961. Under this agreement the HACC is exempt from real estate taxes. Last year, the HACC paid two hundred and seventy-three thousand for the calendar year. There has been a slight increase in the HACC's payment due to the end of RAD construction at some of the multi-family sites. Since then, the HACC has been able to lease up these units and collect rent, which in turn increases the amount payable to the County in lieu of the real estate taxes.

Chair Paul Roldan requested a motion to approve Resolution 2017-13 which was moved by Commissioner Deniece Jordan-Walker and seconded by Wendy Walker Williams. The motion carried with all "ayes."

PRESENTATION BY ANDRZEJ SISSON

Andrzej Sisson gave a presentation about some of the exciting projects the HACC has established for the community.

First, Open Farm is a community garden at Mackler Homes in Chicago Heights. The HACC adopted a former playground as a home for the community garden. The community garden is in

connection with Cook County Public Health and the Doctor Mason Team. The food that is harvested from the crops in the community garden will be donated to some of the HACC's residents. The HACC hopes to assign particular tasks in the garden to the residents. The seeds are provided by the Cook County Hospital. The HACC hopes to expand this project next year to Vera Yates in Ford Heights.

Second, the HACC's summer job program had 53 youths employed at the Cook County Forest Preserve District. The acceptance ratio was 99%. This was a six week program.

Third, the job fair in Robbins was hosted in the Robbins Community Center. There were 27 hiring companies at the fair. Two residents were able to get jobs as a result of participating in the fair. Additionally, three of the rehab companies that were hired by the HACC for the RAD construction were also present at the job fair.

Finally, in January, some of the HACC's tenants were sent to a class in Schaumburg for the Technology Manufacturing Association that trains employees. Three young ladies successfully completed the program in June and they are now certified and the HACC is assisting them in securing jobs in the manufacturing industry.

EXECUTIVE DIRECTOR PRESENTATION

Chief of Staff Alesia Hushaw spoke on behalf of Executive Director Monocchio, by informing the Board of Commissioners that the HUD scores are low right now due to high vacancies necessitated by the RAD conversion.

Chief of Staff Alesia Hushaw gave a brief breakdown of numbers relating to the RAD conversion and how the HACC will be reimbursed. Since the HACC is a developer now and eliminating the need for a third party. The HACC will be bringing in 14.9 million dollars, over the span of two years.

FINANCIAL REPORT BY KARL BECKER

Chief Financial Officer Karl Becker began his presentation by first focusing on Public Housing beginning in April (the beginning of the fiscal year). The expenses were low for the month of April. The maintenance staff will be doing all landscaping to assist the HACC in saving money.

Admin Fees in the HCV programs. The HACC is currently functioning above the projected budget. The current proration usage was at 80% and HUD was allowing 83%. The HACC has administered over two thousand units for portability. The HACC is also not absorbing right now. This and the *Colbert* program allow the HACC to generate additional revenue.

Chief Financial Officer Karl Becker closed with a breakdown of HAP fees and developer fees. The HACC's fiscal year ends in March.

ADJOURNMENT

Chair Paul Roldan requested a motion to adjourn the Regular Meeting of the Board, which was moved by Commissioner Saul H. Klibanow, seconded by Commissioner Deniece Jordan-Walker. The motion carried with all "ayes."

The Regular Board Meeting was adjourned at approximately 2:56 p.m.

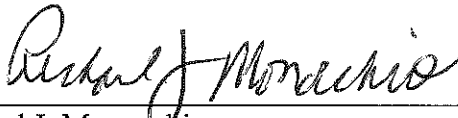
Respectfully submitted by:



Hipolito Paul Roldan
Chair



DATE



Richard J. Monocchio
Executive Director



DATE