

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

**SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF COOK COUNTY**

**ROLL CALL**

**PRESENT:**

Wendy Walker Williams, Vice Chair  
Karen R. Chavers, Treasurer  
Edna Carter, Commissioner  
Deniece Jordan-Walker, Commissioner

Hipolito 'Paul' Roldan, Chairman, (Excused Absence)  
Polly Kuehl, Commissioner, (Excused Absence)

**HACC STAFF:**

Richard Monocchio, Executive Director and Secretary  
Susan Weimer, Chief Operating Officer  
Olukayode Adetayo, Chief Financial Officer  
Mark Limanni, General Counsel and Director of Asset Management  
Jon Duncan, Senior Counsel and Director of Human Resources  
Maria Lotho, Executive Assistant  
Debbie Kyker, Executive Secretary

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**CALL TO ORDER**

Wendy Walker Williams, Acting Chair, called the April 18, 2013 special meeting of the Housing Authority of Cook County (HACC) Board of Commissioner to order at 2:05 PM.

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Mr. Monocchio noted that there was a quorum present.

Vice Chair Williams introduced the following two resolutions for consideration of the board:

**RESOLUTION NO. 2013-HACC-08**

**AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE  
A SUB-RECIPIENT AGREEMENT WITH COOK COUNTY FOR COMMUNITY  
DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR ROOF REPAIRS AT  
TURLINGTON WEST IN THE AMOUNT OF \$150,000 FOR CDBG PROJECT NUMBER  
11-106**

**RESOLUTION NO. 2013-HACC-09**

**AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE  
A SUBRECIPIENT AGREEMENT WITH COOK COUNTY FOR COMMUNITY  
DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR FAÇADE REPAIRS AT  
JUNIPER TOWERS IN THE AMOUNT OF \$150,000 FOR CDBG PROJECT NUMBER  
11-107**

Mr. Monocchio stated that as required by the County, an executed sub recipient grantee agreement were necessary to accept bids for the two projects. Both projects have been bided out and the Board had previously approved to accept the award. Mr. Monocchio continued that both projects are vital and the availability of CDBG funds is crucial, and HACC plans to ask for more of this funding next year. He emphasized that these two projects are of high importance especially the façade project.

Mr. Limanni provided more overview beginning with roof repairs at Turlington West which is HACC's largest high-rise building with 150 units of senior and disabled residents. The structure is a thirteen- story structure and one-story community area and office space. The roof over the thirteen-story was rehabilitated a year and half ago, but due to insufficient funds, the remaining roof over the one-story space was not done. The Executive Director encouraged HACC to apply for CDBG dollars and with the support of the County Board President, set-aside the \$150,000.00 for this project. Upon approval of the resolution, the Executive Director will granted the authority to execute the acquisition of the funds and its use and expenditures through the procurement process to complete the project.

Mr. Limanni continued regarding the second resolution which is for more substantial work at Juniper Towers in Park Forest. There are necessary exterior and structure work that included ledges that have deteriorated, concrete that have fallen off exposing rebar beneath, and cracking and shrinkage of caulking. The funds will be used to cover the cost to rebuild the façade and re-caulk to seal the building from water permeation. Mr. Limanni explained that there is a tight schedule for both projects and will most likely go through the summer months. The County CDBG personnel will work with HACC to grant an extension of time once contractors have been established. The amount of \$150,000.00 has been set-aside and possibly another \$75,000.00 from HACC's capital fund; due to the amount of labor involved, the price of the contract approved may be more than the CDBG dollars. However, the County indicated that they would work with HACC to expand their investment (of \$150,000.00) if HACC falls short of the dollars.

Vice Chair Williams asked if the contract amount exceeded both the \$150,000.00 CDBG dollars and the \$75,000.00 set-aside, the County will cover the short fall. Mr. Limanni responded that the County is prohibited from guarantee until a contract is awarded. Vice Chair Williams then asked how HACC would pay for the cost if County does not provide additional funding. Mr. Limanni responded with HACC's planning there are some Capital Funds available. Vice Chair Williams asked Mr. Adetayo for verification. Mr. Adetayo responded yes, Capital Funds from 2013 are expected to be received in July/August from regular disbursement. Commissioner Chavers asked if those dollars were already committed. Mr. Monocchio stated that the dollars are committed and would have to move other projects back. Commissioner Chavers asked what those other projects were. Mr. Monocchio mentioned the façade in Arlington Heights. Mr. Limanni added that there was \$100,000.00 set-aside from the Board approved roof project in Golden Towers and bids were returned at approximately \$62,000.00. CDBG personnel discussed possibly granting the HACC to move the excess dollars for Juniper project. Commissioner Chavers then asked about the schedule. Mr. Limanni responded that there was roughly a two-week window for bids to be returned and reviewed after posting. Commissioner Chavers asked if extensions were favorable. Mr. Limanni responded more so for the Juniper Towers project but confident with the timely completion of Golden Towers and Turlington. Commissioner Walker asked if these were guaranteed maximums, pre-priced contracts. Mr. Limanni responded yes, however, there may be change orders which the nature of the change would have to be established.

Prior to the call of the vote, Mr. Duncan advised that under the Open Meetings Act, a motion and approval of those present was needed for Commissioner Carter's electronic participation via conference call and in order for her to vote on a resolution. The necessary quorum was present at the location where the Special Meeting was being held. A motion was called to approve Commissioner Carter's participation via electronic conference, moved by Commissioner Chavers and seconded by Commissioner Walker. The motion carried with all "ayes".

Vice Chair Williams called for a motion to approve Resolution 2013-HACC 08 authorizing the Executive Director to execute a sub-recipient agreement with Cook County for Community Development Block Grant (CDBG) Program for roof Repairs at Turlington West in the amount of \$150,000.00 for CDBG project number 11-106, which was moved by Commissioner Chavers and seconded by Commissioners Walker. The motion carried with all “ayes.”

Vice Chair Williams called for a motion to approve Resolution 2013-HACC 09 authorizing the Executive Director to execute a sub-recipient agreement with Cook County for Community Development Block Grant (CDBG) Program for façade repairs at Juniper Towers, which was moved by Commissioner Chavers and seconded by Commissioners Walker. The motion carried with all “ayes.”

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**ADJOURNMENT**

Vice Chair Williams requested a motion to adjourn the Special Meeting of the Board which was moved by Commissioner Chavers and seconded by Commissioner Walker. Accordingly, the Special Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at approximately 2:45 PM.

**The next scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of Cook County is Thursday, May 9, 2013.**

Respectfully submitted by:



Wendy Walker Williams  
Acting Chair

May 9, 2013

DATE



Richard J. Monocchio  
Executive Director

May 9, 2013

DATE