

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

**REGULAR BOARD MEETING  
Housing Authority of Cook County  
175 W. Jackson Blvd., Suite 350  
Chicago, IL  
April 12, 2018 2:03 p.m.**

**ROLL CALL**

**PRESENT:** Hipolito "Paul" Roldan, Chair  
Wendy Walker Williams, Vice Chair  
Polly Kuehl, Commissioner  
Nilda Soler, Commissioner  
Saul H. Klibanow, Commissioner  
Vicki Reed, Commissioner

**CALL- IN:** Deniece Jordan-Walker, Commissioner

**HACC STAFF:** Richard Monocchio, Executive Director and Secretary  
Alesia Hushaw, Chief of Staff  
Karl Becker, Chief Financial Officer  
Jon Duncan, General Counsel  
Sheryl Seiling, Director of Rent Assistance  
Monica Slavin, Director of Compliance and Occupancy  
Deborah O'Donnell, Procurement Manager  
Timothy Kollar, Career Training Specialist  
Monique Bond, Communications Director  
Ernest Lofton, Network Administrator  
Jessica Del Valle, Manager Strategic Initiatives  
Candice Grimes, Paralegal  
Debbie Kyker, Executive Assistant

**Other Attendee(s):** Joel Spalding, Madison Construction  
John George, RSM US LLP  
Dominique Thompson  
Theresa Johnson, Tenant



## **JOURNAL OF PROCEEDINGS FOR APRIL 12, 2018**

### **CALL TO ORDER**

Chair Paul Roldan called the April 12, 2018 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:03 p.m.

### **PUBLIC COMMENTS**

Theresa Johnson is a participant in the Housing Choice Voucher Program. Ms. Johnson is seeking to add her son to her voucher. Ms. Johnson's son was wrongfully incarcerated for twenty years. Ms. Johnson's son was recently acquitted of all charges. Ms. Johnson is seeking guidance on the correct method to add her son to her voucher. The HACC is one of the leading housing authorities in the country to reunite families, especially those leaving incarceration. Executive Director Monocchio is going to personally take a look at Ms. Johnson's documents.

### **CONSENT AGENDA**

Approval of the Minutes of the February 15, 2018 Regular Meeting of the HACC Board of Commissioners and the Executive Session Minutes which was moved by Chair Roldan and seconded by Commissioner Klibanow. The motion carried with all "ayes."

### **PRESENTATION OF RESOLUTIONS**

#### **RESOLUTION NO. 2018 - HACC - 08**

#### **AUTHORIZING THE ADOPTION OF THE 2018 PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM.**

Sheryl Seiling, the Director of Rent Assistance, presented the resolution to adopt updated payment standards for the Housing Choice Voucher program. She explained that every year new payments standards are issued. The HACC participates in the Small Area Fair Market Rent (SAFMR) Demonstration Program, which has allowed the HACC to move hundreds of people into opportunity areas. During the Obama Administration, HUD issued a regulation to expand the SAFMR program nationally. The Trump Administration attempted to administratively cancel the SAFMR Demonstration. However, a federal court recently reinstated the program.

The HACC is responsible for reviewing the SAFMR that are released by HUD and compare them to the HACC's payment standards schedule. The requirement is that payment standards fall between 90% and 110% of the SAFMR. The payment standards do not have to be altered every year. For example, in 2017 the HACC did not make any changes to its payment standards as the HACC's existing payment standards fell within the basic range of the 2017 SAFMR.



However, the majority of the zip codes in suburban Cook County saw an increase in the SAFMR in 2018. In reviewing the changes, it was determined that the payment standards for the majority of the zip codes still fall within the basic range of the 2018 SAFMRs, but a few changes are required.

Chair Paul Roldan requested a motion to approve Resolution 2018-08 which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

#### **RESOLUTION NO. 2018-HACC-09**

##### **AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO RSM US LLP FOR HACC'S AUDITING SERVICES.**

The HACC recently put out a bid for a new contract for an Auditing Firm. As a result, the HACC received a total of ten proposals from qualified firms. RSM US LLP., was determined to be the highest ranked respondent.

Chair Roldan requested a motion to approve Resolution 2018-09 which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

#### **RESOLUTION NO. 2018-HACC-10**

##### **APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN DOCUMENTS AND TAKE FURTHER CORPORATE ACTION IN FURTHERANCE OF REDEVELOPMENT OF PROPERTIES IN DES PLAINES AND FRANKLIN PARK, ILLINOIS-HENRICH HOUSE AND FRANKLIN TOWER.**

The HACC received a 9% tax credit for the redevelopment of properties in Des Plaines and Franklin Park (Henrich House and Franklin Tower). The HACC hopes to close the transaction by July. The investors have requested that each entity have a specific resolution prior to the property closing.

Bank of American is a lender for the project and their Construction Loan is not to exceed \$18,000,000. The HACC also received a Cook County HOME award of \$2,100,000.

Chair Roldan requested a motion to approve Resolution 2018-10 which was moved by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes."



## **RESOLUTION NO. 2018-HACC-11**

### **AUTHORIZING THE EXECUTIVE DIRECTOR, IN HIS CAPACITY AS CHIEF EXECUTIVE OFFICER AND PRESIDENT OF FRANKLIN HENRICH LLC., TO ENTER INTO A CONTRACT WITH MADISON CONSTRUCTION COMPANY AS GENERAL CONTRACTOR IN CONNECTION WITH THE RENOVATION OF FRANKLIN TOWER AND HENRICH HOUSE.**

The HACC is proposing a renovation at Franklin Tower and Henrich House in attempts to comply with certain regulation relating to Housing Quality Standards. The HACC put out an Invitation for Bids and Madison Construction Company was found to be the lowest responsive and responsible bidder. This resolution will authorize the Executive Director to enter into a contract with Madison Construction Company in an amount not to exceed \$20,437,000.00 for the renovations at Franklin Tower and Henrich House.

Chair Roldan requested a motion to approve Resolution 2018-11 which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

## **RESOLUTION NO. 2018-HACC-12**

### **AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE DOCUMENTS IN SUPPORT OF THE FISCAL YEAR 2017 CHOICE NEIGHBORHOODS PLANNING GRANT FUNDING AWARD**

The HACC has been awarded a Grant from the United States Department of Housing (HUD) to redevelop the public housing and the downtown area of Chicago Heights. The HACC has been working on this application with Chicago Heights for some time. The current public housing site in Chicago Heights is going to be replaced with new housing in a mixed income environment. There will be approximately one hundred and fifty seven units in the planned new public housing building.

As a condition of the Grant Award, HUD requires that the HACC and the City of Chicago Heights execute a Choice Neighborhoods Planning Grant Agreement and an Assistance Award/Amendment Form (HUD-1044). This resolution will authorize the Executive Director to execute the necessary documents to proceed with the Choice Neighborhoods Planning Grant.

Chair Roldan requested a motion to approve Resolution 2018-12 which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."



## **RESOLUTION NO. 2018-HACC-13**

### **AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF COOK COUNTY TO APPLY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR PROGRAM YEAR 2018.**

A discussion ensued about how CDBG block grants can be used for capital and social service purposes, specifically, to assist with parenting skills amongst public housing participants. Metropolitan Family Services has put together parenting sessions in which they target low income areas and teach the family how to become self-sufficient. The participants in the sessions will receive small monetary incentives.

This resolution will authorize the Executive Director to apply for the CDBG grant funding for Program Year 2018 in the amount of \$100,000 for the Parenting Empowerment for Family Success Project.

Chair Roldan requested a motion to approve Resolution 2018-13 which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

### **EXECUTIVE SESSION**

In public session, Chair Paul Roldan moved to go into an Executive Session to discuss the compensation of Executive Director Monocchio. A closed session for this purpose is authorized by Section 2(c)(1) of the Illinois Open Meetings Act, [5 ILCS 120/2(c)(1)]. The motion to move into an Executive Session was seconded by Commissioner Polly Kuehl and carried with all "ayes." The Executive Session began at approximately 3:03 p.m. and ended at 3:10 p.m. with no votes taken other than to adjourn the Executive Session. [Minutes of the non-public Executive Session of the Board of Commissioners are kept separately from these minutes of the public session].

The public session of the Board of Commissioners resumed at 3:10 p.m.

### **MOTION TO IMPLEMENT SALARY INCREASE FOR THE HACC's EXECUTIVE DIRECTOR**

When the public session of the Board of Commissioners resumed, an oral motion was made and seconded in public session to implement a salary increase for Executive Director Richard Monocchio, to \$195,000.00 annually, retroactive to January 1, 2018. A discussion ensued regarding the motion. The salary that has been recommended has been validated by a survey of salaries in the public and private sectors, self-evaluation and evaluation by the Board of Commissioners. Cook County Board President Toni Preckwinkle was informed of the requested increase and expressed her approval. The motion to implement the salary increase for Executive Director Richard Monocchio, retroactive to January 1, 2018, carried with all "ayes."



## EXECUTIVE DIRECTOR'S REPORT

The Executive Director's report was given by Richard Monocchio. He announced plans to build another tower in Evanston. This project will create 100 more units of senior housing. The HACC will apply for another 9% deal to fund this project. Director Monocchio is proposing a mixed income environment with commercial shopping available on the first floor.

Evanston has an affordable housing fund that the municipality is willing to utilize to supplement tax credit equity.

## FINIANCIAL REPORT

A financial presentation was given by Karl Becker, Chief Financial Officer.

## CYBERSERCUITY REPORT

A cybersecurity presentation was given by Ernest Lofton, Network Administrator.

## AUTOMATION REPORT

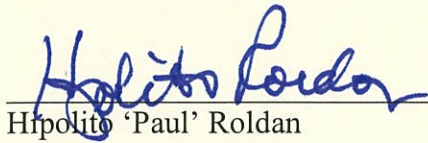
An automation presentation was given by Jessica Del Valle, Manager Strategic Initiatives.

## ADJOURNMENT

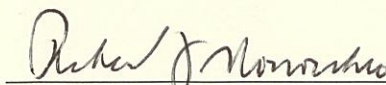
Chair Paul Roldan requested a motion to adjourn the regular meeting of the Board, which was moved by Commissioner Polly Kuehl and seconded by Vice Chair Wendy Walker Williams. The motion carried with all "ayes."

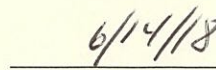
The Regular Board Meeting was adjourned at approximately 4:05 p.m.

Respectfully submitted by:

  
Hipolito 'Paul' Roldan  
Chair

  
DATE

  
Richard J. Monocchio  
Executive Director

  
DATE