

**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
August 9, 2018 2:06 PM**

ROLL CALL

PRESENT: Hipolito "Paul" Roldan, Chair
Wendy Walker Williams, Vice Chair
Polly Kuehl, Commissioner
Nilda Soler, Commissioner
Vicki Reed, Commissioner

CALL- IN: Deniece Jordan-Walker, Commissioner
Saul H. Klibanow, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Alesia Hushaw, Chief of Staff
Karl Becker, Chief Financial Officer
Jon Duncan, General Counsel
Monica Slavin, Director of Compliance and Occupancy
Deborah O'Donnell, Procurement Manager
Holly Wallace, Manager of Educational Programs & Partnerships
Diana Cornejo, Paralegal
Debbie Kyker, Executive Assistant

Other Attendee(s): Anthony Watson, Youth Guidance
Rebecca Langan, Youth Guidance
Jessica Hotaling, Housing Opportunity Development Corporation
Karen Vrdolyak, Restoration Ministries
Tina Matthews, Adult Active in Youth Development
Josh Schwartz, Retirement Plan Advisors, LLC
Chris McGrath, Retirement Plan Advisors, LLC

JOURNAL OF PROCEEDINGS FOR AUGUST 9, 2018

CALL TO ORDER

Chair Paul Roldan called the August 9, 2018 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:06 p.m.

PUBLIC COMMENTS

None.

CONSENT AGENDA

A Motion was made by Chair Roldan and seconded by Commissioner Nilda Soler for the approval of the Minutes of the June 14, 2018 Regular Meeting of the HACC Board of Commissioners and the Executive Session Minutes. 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 Commissioners Deniece Jordan-Walker and Saul H. Klibanow by telephone.

A motion was made and seconded to approve the participation of Commissioners Jordan-Walker and Saul H. Klibanow by telephone. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2018 - HACC – 18

A Resolution Authorizing Payments by the Housing Authority of Cook County to the Cook County Treasurer's Office in Lieu of Taxes

Executive Director Richard Monocchio requests authorization from the Board of Commissioners to authorize payment by the HACC to the Treasurer of Cook County, in the amount of \$301,785 for the calendar year of 2017, which payment shall be subject to a certification by the Assessor of Cook County, under the PILOT Program whereby the Authority makes a contribution for public services (such as police and fire) in lieu of payment of real estate taxes for said properties.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-18, which was moved by Commissioner Nilda Soler and seconded by Commissioner Vicki Reed. The motion carried with all "ayes."

RESOLUTION NO. 2018 - HACC – 19

A Resolution Approving and Authorizing the Executive Director to negotiate for the Possible Transfer of Four Scattered Site Properties in Evanston, Illinois and to Execute any documents in connection with such Transfer

Rich Monocchio, Executive Director, requests authorization from the Board of Commissioners to enter into negotiations with the City of Evanston with regard to the possible transfer of the four South Boulevard scattered sites properties in exchange for the transfer of other properties and/or other considerations.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-19, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

RESOLUTION NO. 2018 - HACC – 20

A Resolution Authorizing the Executive Director to enter into a Contract with Mass Mutual for Administration, Recordkeeping and Compliance Services for the HACC Employee 401(k) Plan

Rich Monocchio, Executive Director, requests authorization from the Board of Commissioners to enter into contract with Mass Mutual to handle the administration, recording and compliance services for the HACC Employees 401(k) Plan.

Josh Schwartz, co-consultant of Retirement Plan Advisors, LLC, explained that a significant cost savings could be achieved. There will be almost a 21% (twenty-one percent) savings in fees that will go back to the employees, at no cost to the Housing Authority of Cook County. The proposed change will also lower investment fees for the employees, provide a higher net rate of return on fixed accounts, and provide a more robust mutual fund platform, all by retaining Mass Mutual for ongoing plan administration, recordkeeping and compliance services.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-20, which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes."

RESOLUTION NO. 2018 - HACC – 21

A Resolution Approving the Acquisition of Riverdale Senior Apartments and Authorizing the Executive Director to Execute certain documents and Take Further Corporate Action in Furtherance of such Acquisition and the Conversion of 35 Residential Units

Rich Monocchio, Executive Director, requests authorization to execute the acquisition, transfer, and financing documents and take such further corporate action as required in connection with the acquisition and conversion of the Riverdale Project (52-units, 35 public housing units and 17 Project Based Voucher units).

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-21, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

RESOLUTION NO. 2018 - HACC – 22

A Resolution Authorizing the Executive Director to Award Thirty-Four (34) Project Based Vouchers through the Regional Housing Initiative to the Housing Opportunity Development Corporation for the Development of Spruce Village, A Permanent Supportive Housing Community in Palatine, Illinois

Rich Monocchio, Executive Director, requests authorization from the Board of Commissioners to award Thirty-Four (34) Project Based Vouchers to Housing Opportunity Development Corporation (HODC) to serve the residents of Spruce Village.

Jessica Hotaling, Assistant Director of HODC, spoke in support of the resolution. Spruce Village will be 42 units of newly constructed permanent supportive housing in Palatine IL, scheduled to close February 2019. All units will be occupied by families with at least one member having a disability.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-22, which was moved by Commissioner Vicki Reed and seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

RESOLUTION NO. 2018 - HACC – 23

A Resolution Approving and Authorizing the Executive Director to execute certain documents and take further Corporate Action in Furtherance of Development of a New Mixed Income Addition to the Jane R. Perlman Apartments Property in Evanston, Illinois

Rich Monocchio, Executive Director, requests authorization from the Board of Commissioners to take further corporate action of the development of a new mixed-income addition to the Jane R. Perlman Apartments in Evanston, Illinois, hereby referred to as the “Perlman Phase II Project.”

The proposed development is expected to be eleven stories tall, of which the first and second floors will be a parking lot. Discussions have been held with officials of the City of Evanston, who have expressed their support for this project. Rents for this building will be determined by the financing. HACC will ask the city of Evanston to contribute affordable housing funds and may apply for the nine percent (9%) income tax credit. The HACC has promised the City of Evanston a three-tier rent structure: market rents, very low income rents and middle tier rents.

Alesia Hushaw, Chief of Staff, discussed the progress. The HACC is currently meeting with lending institutions and a rent market study is currently being conducted. In addition, bids have been solicited for architectural services for the design and the proposed development.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-23, which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes,” but with Commissioner Saul Klibanow abstaining.

RESOLUTION NO. 2018 - HACC – 24

A Resolution Ratifying Task Order Number Four (4) by the Housing Authority of Cook County with Housing Opportunities Unlimited for Relocation Services for the Franklin Henrich Rental Assistance Demonstration “RAD” Award

Rich Monocchio, Executive Director, requests the Board of Commissioners to ratify HACC’s engagement of Housing Opportunity Unlimited to render relocation services for the Franklin Tower and Henrich House Rental Assistance Demonstration Project, with an award in the amount of five-hundred twenty-three thousand, nine hundred dollars (\$523,900).

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-24, which was moved by Commissioner Nilda Soler and seconded by Commissioner Vicki Reed. The motion carried with all “ayes.”

RESOLUTION NO. 2018 - HACC – 25

A Resolution Authorizing the Executive Director to Award Contracts to Youth Guidance, Restoration Ministries, Adults Active in Youth Development, Inc., and Ford Heights Community Services Organization to Provide Services for South Suburban Youth: Selected Communities for the Housing Authority of Cook County

Rich Monocchio, Executive Director, requests authorization from the Board of Commissioners to enter into contracts with Restoration Ministries, Youth Guidance, Adults Active in Youth Development Inc., and Ford Heights Community Service Organization.

Cook County received one of six grants awarded nationally to develop and implement a project in the three South Suburban areas. The initiative is referred as the Cook County South Suburban Safe and Thriving Communities Project. The initiative seeks to improve outcomes for a minimum of 300 youth ages 10-24 with a focus on gang and gun violence in Harvey, Ford Heights and Robbins. The planned duration of contracts to be awarded to qualified providers is twelve months.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-25, which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes.”

EXECUTIVE DIRECTOR’S REPORT

The Executive Director’s report was given by Richard Monocchio. He announced the success of the Forest Preserve experience. Graduation was last week which was made up of 84 graduates this year, an increase from 40 last year. Kids were paid \$11 an hour and received valuable experience.

The first steering committee for the Choice Neighborhood grant was held. HUD awarded the Housing of Cook County three hundred and fifty thousand dollars (\$350,000) for the redevelopment of downtown Chicago Heights and the demolition and reconstruction of the HACC’s Public Housing. But the real goal is to apply for an implementation grant in the amount of 30 million dollars next year or in 2020 and to apply for Illinois Housing Development Authority (IHDA) money as well. Also, in terms of funding, it

looks good for HUD, as the House of Representatives has funded \$150 million and the Senate \$100 million.

Alesia Hushaw, Chief of Staff, reported the progress of the Rental Assistance Demonstration (RAD) conversions. Currently 10 buildings are being rehabbed and everything is on target.

HACC has applied for funding from IHDA and is expecting to close in February 2019. Funds will be used for the rehab of Vera Yates in Fold Heights, IL.

FINANCIAL REPORT

A financial presentation was given by Karl Becker, Chief Financial Officer. There was a small loss for the month due to recent RAD closings, but he expects that post-closing lease-ups will bring profitability to the program going forward.

OTHER BUINESS

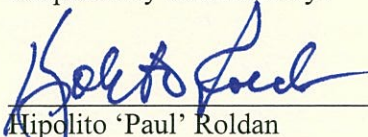
None.

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 Commissioner Nilda Soler. The motion carried with all "ayes."

The Regular Board Meeting was adjourned at approximately 3:45PM.

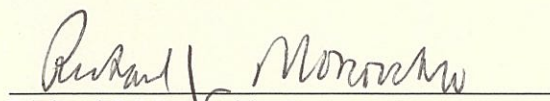
Respectfully submitted by:



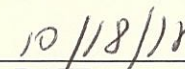
Hipolito 'Paul' Roldan
Chair



DATE



Richard J. Monocchio
Executive Director



DATE