

**JOURNAL OF THE PROCEEDINGS  
OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY**

**December 10, 2020, 2:03 PM**

**Held remotely via Zoom.com without a central meeting location, due to a declared public health emergency.**

**ROLL CALL**

**COMMISSIONERS PRESENT VIA ZOOM.COM:**

Wendy Walker-Williams, Vice Chair / Acting Chair  
Polly Kuehl, Commissioner  
Nilda Soler, Commissioner  
Saul Klibanow, Commissioner  
Normah Salleh-Barone, Commissioner  
Elaine Kroll, Commissioner

**HACC STAFF:** Richard J. Monocchio, Executive Director and Secretary  
Alesia Hushaw, Chief of Staff  
Karl Becker, Chief Financial Officer  
Sheryl Seiling, Director of Rent Assistance  
Deborah O'Donnell, Manager of Procurement  
Jon Duncan, General Counsel  
Monica Slavin, Director of Compliance and Occupancy  
Nancy Guzman, Director of Development  
Darrick Shafer, Regional Manager North  
Debbie Kyker, Executive Assistant  
Phyllis Johnson, Paralegal

**Other Attendee(s):** None

## **CALL TO ORDER**

Vice Chair, Acting Chair, Wendy Walker-Williams, called the December 10, 2020 meeting of the Board of Commissioners of the Housing Authority of Cook County (hereinafter referred to as "HACC") to order at 2:03 p.m.

## **ILLINOIS OPEN MEETINGS ACT COMPLIANCE PROTOCOL FOR REMOTE MEETING**

Jon Duncan, General Counsel, read the following statement as required by the Illinois Open Meetings Act: "The Governor has issued a disaster declaration as it relates to public health and all of Cook County is covered by the disaster area. The Executive Director has determined that an in-person meeting is not prudent or practical because of the disaster."

The identity of all Commissioners who were participating in the meeting via Zoom.com were verified. All Commissioners participating via Zoom.com meeting confirmed that they could see and hear the proceedings. Mr. Duncan noted for the record that the Housing Authority's Executive Director and General Counsel were physically present at the regular meeting location.

An oral motion was made and seconded to approve the participation of all Commissioners in the meeting by Zoom.com or telephone. The motion carried with all "ayes" by a roll call vote.

## **PUBLIC COMMENTS**

Vice Chair / Acting Chair Wendy Walker-Williams opened the floor for public comments via Zoom.com. No public comments were submitted.

## **CONSENT AGENDA**

A motion was made by Nilda Soler and seconded by Saul Klibanow for Approval of the Minutes of the October 15, 2020 Regular Board Meeting. The motion carried with all "ayes" by a roll call vote.

## **PRESENTATION OF RESOLUTIONS**

### **RESOLUTION NO. 2020 – HACC – 20**

A Resolution Authorizing the Approval of the 2021 Agency Annual Plan for Fiscal Year 2021 of the Housing Authority of Cook County to be Submitted to the U.S. Department of Housing and Urban Development.

Executive Director, Richard Monocchio reported that the HACC is required by law to submit the annual plan each year to the U.S. Department of Housing and Urban Development (“HUD”). HUD requires all public housing authorities such as the HACC to file an Annual Agency Plan.

Mr. Monocchio reported that the Agency Annual Plans are broad guides to HACC policies, programs, operations and strategies for meeting local housing needs, missions and goals. The HACC's Annual Plan for the coming year is due to be filed with HUD in early January, 2021. The contents of the Agency Annual Plan are centered on elements that have been revised after the HACC’s previous Annual Plan submissions to HUD.

Mr. Monocchio reported that the HACC recently opened the Housing Choice Voucher Waiting List and the HACC received approximately 28,000 applicants on the first day and closed the waiting list at 60,000 applicants. The HACC will be implementing a lottery system to randomly select 10,000 of these applicants for placement on the HCV Waiting list. The HACC will be implementing preferences for the Housing Choice Voucher Waiting List based on attrition and taking into account issues such as people with disabilities, veterans, victims of domestic abuse, and homelessness.

Mr. Monocchio also reported that the HACC’s waiting list will remain open to accept applicants who meet the eligibility requirements of any special initiatives or targeted funding programs who are referred through various community organizations or other government agencies.

Mr. Monocchio stated that in the event that the HACC chooses to demolish or dispose of any of its HACC-owned units, affected residents will be added to the waiting list and will receive a preference regardless of whether or not HUD is providing special funding.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-20, which was moved by Commissioner Saul Kilbanow and seconded by Commissioner Nilda Soler. The motion carried with all “ayes” in a roll call vote.

## **RESOLUTION NO. 2020 – HACC – 21**

A Resolution Approving a Project Labor Agreement with the Chicago and Cook County Building and Construction Trades Council and its Affiliated Unions.

Executive Director, Rich Monocchio reported that the HACC has negotiated a proposed Project Labor Agreement (“PLA”) with the Chicago and Cook County Building and Construction Trades Council and its affiliated unions (collectively referred to as the “Trades Council”).

Mr. Monocchio stated that the proposed PLA would guarantee that the HACC would use union laborers in certain HACC construction contracts and, in exchange, the Trades Council would guarantee that HACC residents and voucher holders will be provided access to job training, union apprenticeships and jobs. Completion of the training and apprenticeships could thereby provide HACC’s program participants with opportunities to join Chicago and Cook County area labor unions and with potential access to the high-paying jobs that are offered through the various unions.

Mr. Monocchio also reported that the proposed PLA also provides for the HACC and the Trades Council to develop and implement outreach and training to recruit HACC Section 3 program participants and HACC residents and voucher holders for union membership. The proposed PLA guarantees that the Trades Council and its affiliated unions will not engage in or support any concerted labor actions, such as walkouts, strikes, work stoppages, work slowdowns or picketing of any HACC-owned construction site.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-21, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow. The motion carried with all “ayes” by a roll call vote.

## **RESOLUTION NO. 2020 – HACC – 22**

A Resolution Authorizing the Executive Director to Pay for Design Services for the Emerson Project at 1900 Sherman Avenue, Evanston, Illinois.

Executive Director, Richard Monocchio reported that the HACC conducted a feasibility study for expanding development on the 1900 Sherman Avenue property in Evanston, Illinois, in 2019 in order to provide additional housing units there. The intent of the study was to assess whether it is feasible to add additional development to the southern portion of the property, which currently contains a surface parking lot and a landscaped area.

Mr. Monocchio said that the assessment indicated that expanded development of the 1900 Sherman Avenue property was feasible. The site is located at the Southwest corner of Sherman Avenue and Emerson Street in Evanston, Illinois.

Mr. Monocchio also stated that in preparation for the upcoming development of the 1900 Sherman Avenue property (now commonly referred to as “The Emerson”), the HACC solicited qualifications from qualified firms to provide design-build services. McHugh Bowa Evanston Tower Joint Venture LLC (“McHugh”) was selected by a Bid Evaluation Committee as the highest ranked bidder.

The Executive Director, Richard Monocchio has been working to obtain the municipal government approvals from the City of Evanston that are necessary in order to proceed with The Emerson Project. As part of the Evanston approval process, the Executive Director was required to submit detailed design plans to the City of Evanston in support of the application.

McHugh performed substantial design services in support of the Executive Director’s submission of the necessary design plans to the City of Evanston and in preparation for the construction of The Emerson building. On November 23, 2020, the Evanston City Council unanimously approved the necessary Zoning and Classification changes that were needed in order for The Emerson Project to proceed.

McHugh thereafter submitted documentation for the payment for the design services that it rendered to the HACC in support of The Emerson Project, in the amount of \$633,145.67. With the Board’s approval of this resolution, the payment will be applied as a partial payment of the contract price with McHugh for the design-build services for The Emerson Project.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-22, which was moved by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. The motion carried with all “ayes” by a roll call vote.

## **OTHER BUSINESS**

Chief of Staff Alesia Hushaw reported that the HACC is assembling baskets for new residents, bereavements, and COVID-19 Care supplies for the senior residents in the various sites.

Executive Director, Richard Monocchio reported that the HACC is assisting the Office of Cook County Board President Toni Preckwinkle with the COVID-19 Rental and Mortgage Assistance Program. The County has provided \$40 Million in assistance to the residents of Cook County who are unable to pay their rents and mortgages due to loss of income of COVID -19 Pandemic.

## FINANCIAL REPORT


Chief Financial Officer, Karl Becker reported that the loss for the Public Housing program is \$16,944, year-to-date. The Housing Choice Voucher Program's Administrative Fees for the year has a small loss. The Central Office Cost Center shows a small year-to-date loss. Mr. Becker discussed the reasons for these losses.

## ADJOURNMENT

Acting Chair Wendy Walker-Williams requested a motion to adjourn the special meeting of the Board, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes" by a roll call vote.

The Meeting was adjourned at approximately 3:18p.m.

Respectfully submitted by:



Richard J. Monocchio  
Executive Director



DATE