

**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
December 13, 2018 2:10p.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
Monica Slavin, Director of Compliance and Occupancy
Raquel Burnette, Director of Human Resources
Diana Cornejo, Paralegal
Debbie Kyker, Executive Assistant
Nicholas Mathiowdis, Director of Communications
Sheryl Seiling, Director of Rent Assistance
O'Donnell, Deborah, Procurement Manager

**OTHER
ATTENDEES(s):** David Block, Evergreen Real Estate Group
Margarette Hoyer, Housing Choice Voucher Participant
L. Robinson, Guest
Romona Woodards, Guest

JOURNAL OF PROCEEDINGS FOR December 13, 2018

CALL TO ORDER

Chair Paul Roldan called the December 13, 2018 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:10 p.m.

PUBLIC COMMENTS

Housing Choice Voucher Program tenant, Margarette Hoye, expressed her dissatisfaction with the customer service she received from an employee at The Housing Authority of Cook County. Richard Monocchio offered to meet with Ms. Margarette Hoye after the meeting to address her concerns.

Visitor, Ramona Woodards, is interested in new plans or process for The Housing Authority of Cook County in 2019.

CONSENT AGENDA

A Motion was made by Chair Roldan and seconded by Commissioner Nilda Soler for the approval of the Minutes of the October 18, 2018 Regular Meeting of the HACC Board of Commissioners and Closed Session Minutes. The Motion carried with all "ayes"

PRESENTATION OF RESOLUTIONS

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 Commissioner Deniece Jordan-Walker by telephone. A motion was made and seconded to approve the participation of Commissioner Deniece Jordan-Walker by telephone. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2018-HACC-29

Authorizing the Approval of the 2019 Agency Annual and Five Year Plan for The Housing Authority of Cook County to be submitted to the U.S. Department of Housing and Urban Development

Sheryl Seiling, the Director of Rent Assistance, presented the resolution to authorize the approval of the 2019 Agency Annual and Five Year Plan for The Housing Authority of Cook County. No recommendation was made to change policies or procedures changes made were

for clarification purposes only. Information added was for inspections relating to infestation in a unit.

Monica Slavin, Director of Compliance and Occupancy, reported that no changes were made to the Low Income Public Housing rules, due to the Rental Assistance Demonstration project (“RAD”) conversion. All changes are implemented with the tenant selection plan under the Multi-Family Department of HUD.

Richard Monocchio, Executive Director, elaborated on the five year goal and objective: to build new housing, technology (social media, marketing/website, paperless processes/digital workflow), expand the Mobility Program, and to pursue nontraditional funding resources and health and wellness.

Jon Duncan, General Counsel, discussed options to provide information for legal representation referrals to Housing Choice Voucher holders and tenants. The Board of Commissioners suggested that a flyer be attached to client termination notices. A flyer listing multiple organizations that assist with legal matters is currently available to all Housing Choice Voucher participants.

Chair Roldan requested a motion to approve Resolution 2018-HACC-29, which was moved by Commissioner Saul Klibanow and seconded by Nilda Soler. The motion carried with all “ayes.”

RESOLUTION NO. 2018-HACC-30

Resolution to Authorize the Executive Director to enter into a Revised Intergovernmental Agreement with AHRMA

Jon Duncan, General Counsel, presented the resolution to authorize Richard Monocchio, Executive Director, to enter into a revised intergovernmental agreement with the Assisted Housing Risk Management Association (“AHRMA”) and its participating governmental agencies. In addition, Jon Duncan provided an explanation of the services offered by AHRMA and the recent change to the agreement that was approved at the recent AHRMA member annual meeting. Karl Becker, Chief Financial Officer, stated the annual fee paid by The Housing Authority of Cook County is \$675,000. In order for the HACC to continue in the AHRMA risk pool, the Board of Commissioner must approve of the Adoption of the Revised Intergovernmental Agreement.

Chair Roldan requested a motion to approve Resolution 2018-HACC-30, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all “ayes.”

RESOLUTION NO. 2018-HACC-31

Authorizing the Executive Director to enter into a Contract with Urban Relocation Services, Inc., for relocation services for the first phase of Rental Assistance Demonstration "RAD" Award

The Housing Authority of Cook County advertised a solicitation for relocation services for the next phase of the RAD project. Four responses were received. Based on the tabulated scores, the HACC evaluation committee recommended that the award be given to Urban Relocation Services, Inc.

Alesia Hushaw, Chief of Staff explained the process of relocating residents during construction of a multi-family building.

Chair Roldan requested a motion to approve Resolution 2018-HACC-31, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

RESOLUTION NO. 2018-HACC-32

Authorizing the Executive Director, in his capacity as Chief Executive Officer and President of Vera Yates Homes, LLC, to enter into a Contract with Apex Construction Group, Inc., as General Contractor in Connection with the Renovation of Vera Yates Homes

Deborah O'Donnell, Procurement Manager, presented the resolution authorizing the Executive Director, Richard Monocchio, in his capacity as Chief Executive Officer and President of Vera Yates Homes, LLC. to enter into a Contract with Apex Construction Group, Inc., as General Contractor, in Connection with the Renovation of Vera Yates Homes.

The HACC advertised a solicitation for a general contractor for the project, and nine responses were received. The HACC's evaluation committee reviewed the bid responses and has identified Apex Construction Group, Inc. to be the lowest responsive and responsible bidder.

Chair Roldan requested a motion to approve Resolution 2018-HACC-32, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

RESOLUTION NO. 2018-HACC-33

Resolution to Modify the effective date of the Appointment of Reliance Trust Company, as Trustee, and Massachusetts Mutual Life Insurance Company, as Agent of the Trustee, of the HACC Employee 401(k) Plan to January 1, 2019

Jon Duncan, General Counsel, presented the resolution to modify the effective date of the appointment of Reliance Trust Company as Trustee of the HACC's Employee 401 (k) Plan and authorizing MassMutual to Act as Agent of the Trustee, to become effective on January 1, 2019.

Chair Roldan requested a motion to approve Resolution 2018-HACC-33, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

RESOLUTION NO. 2018-HACC-34

Resolution setting the Regular Housing Authority Board of Commissioners Meeting Schedule for the Calendar Year 2019

Jon Duncan, General Counsel, presented the resolution to set the regular Housing Authority Board of Commissioners meeting schedule for the calendar year 2019, as required by Section 2.02(a) of the Illinois Open Meetings Act [5 ILCS 120/2.02(a)].

Chair Roldan requested a motion to approve Resolution 2018-HACC-34, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

EXECUTIVE DIRECTOR'S REPORT

Richard Monocchio, Executive Director, reported to the Board of Commissioners of the HACC's new and revised quarterly newsletter. Mr. Monocchio also reported on the Honorable Mention of the HACC that was made by Nan McKay for the Forest Preserve Experience Program. Mr. Monocchio also reported that HUD recently featured the HACC's home ownership and family self-sufficiency programs on the "Humans of HUD" section of HUD's website at www.hud.gov.

FINANCIAL REPORT

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

OTHER BUSINESS

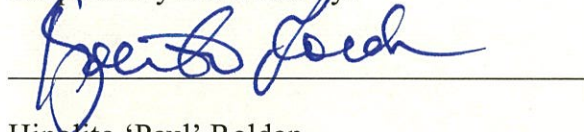
None.

ADJOURNMENT

Chair Paul Roldan requested a motion to adjourn the regular meeting of the Board, which was moved by Commissioner Saul H. Klibanow and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

The Regular Board Meeting was adjourned at approximately 3:15 p.m.

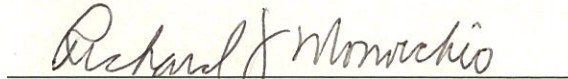
Respectfully submitted by:



Hipolito 'Paul' Roldan
Chair

February 21, 2019

DATE



Richard J. Monocchio
Executive Director

February 21, 2019

DATE