

**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
February 21, 2019 2:05 PM**

ROLL CALL

PRESENT: Hipolito "Paul" Roldan, Chair
Polly Kuehl, Commissioner
Nilda Soler, Commissioner
Vicki Reed, Commissioner

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

HACC STAFF: Richard J. 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
Debbie Kyker, Executive Assistant
Diana Cornejo, Paralegal
Nicholas Mathiowdis, Director of Communications
Tim Kollar, Manager of Workforce Initiatives
Sheryl Seiling, Director of Rent Assistance
Darrick Shafer, Regional Manager North
Deborah O'Donnell, Procurement Manager
Lekisha Bannister, Regional Manager South
Genie Calma, Director of Finance and Development

Other Attendee(s): Joe Evans, RMS US LLP
Dan Sethness, RMS US LLP
Marjy Gilbert, LWVCC

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CALL TO ORDER

Chair Paul Roldan called the February 21, 2019 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:05 p.m.

PUBLIC COMMENTS

No public comments.

CONSENT AGENDA

A Motion was made by Chair Roldan and seconded by Commissioner Nilda Soler for the approval of the Minutes of the December 13, 2018 Regular Meeting of the HACC Board of Commissioners.

General Counsel Jon Duncan noted that, before any votes can be taken, 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 and Commissioner Saul H. Klibanow by telephone. A motion was then made and seconded to approve the participation of Commissioner Deniece Jordan-Walker and Commissioner Saul H. Klibanow by telephone. The motion carried with all "ayes."

After the participation of Commissioners Jordan-Walker and Klibanow was approved, discussion resumed for the pending Motion for approval of the Minutes of the Meeting of December 13, 2018. The Motion carried with all "ayes."

PRESENTATION OF AUDIT RESULTS

Dan Sethness and Joe Evans of RSM US LLP presented the results of the HACC's financial audit, for the fiscal year ending March 31, 2018.

Chair Roldan requested a motion to approve the audit, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2019 - HACC – 01

Resolution Adopting the Housing Authority of Cook County (HACC) Operating Budget for the Fiscal Year 2020 ending March 31, 2020

Chair Roldan requested a motion to approve Resolution 2019 – HACC - 01, adopting the Housing Authority's operating budget for the Fiscal Year 2020, which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes."

RESOLUTION NO. 2019 - HACC – 02

Resolution authorizing Richard J. Monocchio, Executive Director, to enter into contracts with Reyes Kurson Ltd., and Ballard Spahr LLP for transaction lawyer services

Deborah O'Donnell, Procurement Manager, presented the resolution authorizing the Executive Director, Richard Monocchio, to enter into contracts with Reyes Kurson Ltd., and Ballard Spahr LLP to provide legal services for multiple real estate development projects. Deborah O'Donnell also provided an explanation of the Request for Proposals ("RFP") process. Proposals for the RFP were due on November 5, 2018, at which time three proposals were received. The law firms that were rated by the evaluation committee as the "highest qualified" based on their experience, methodology, capacity and fees were chosen.

Chair Roldan requested a motion to approve Resolution 2019 – HACC - 02, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow. The motion carried with all "ayes."

RESOLUTION NO. 2019 - HACC – 03

Resolution authorizing Richard J. Monocchio, Executive Director of the Housing Authority of Cook County, to execute the Community Development Block Grant Program Year 2018 Subrecipient Agreement

Tim Kollar, Manager of Workforce Initiatives, presented the resolution to authorize Richard J. Monocchio, Executive Director of the Housing Authority of Cook County, to execute the Community Development Block Grant Program year 2018 Subrecipient Agreement.

Tim Kollar explained that in April of 2018 the Board of Commissioners granted authority to the Executive Director to apply for the Community Development Block Grant (CDBG) for the Program Year 2018. The Housing Authority's CDBG application was awarded and, in October, the Board of Commissioners authorized the Executive Director to accept the 2018 CDBG award.

In an effort to protect our award, the Housing Authority had this Board grant the authority to the Executive Director to accept the award, sign various forms and make all required submissions and do all things necessary to accept the funds.

Cook County has subsequently provided the Sub-Recipient Agreement and now wants this Board to approve that agreement rather than rely on the Board's previous approval of the program. The CDBG Sub-Recipient Agreement relates to working with Metropolitan Family Services to teach parenting and enrichment courses to parents and children who reside in the Southern Suburbs. This 10-class framework will reach 36-60 parents and approximately 100 children.

Chair Roldan requested a motion to approve Resolution 2019 – HACC - 03, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow. The motion carried with all "ayes."

EXECUTIVE DIRECTOR'S REPORT

Richard Monocchio, Executive Director, reported to the Board of Commissioners that he visited all of Housing Authority of Cook County's public housing sites. Overall, the residents are happy with the changes and upgrades made to their buildings.

Richard Monocchio shared the benefits of sitting on different boards such as CEDA, Land Banks and the Chicago Workforce. On 2/28/2019 Rich Monocchio will be the keynote speaker at a meeting held by the City Club of Chicago to discuss the HACC's highlights in the past seven years. Also, during the month of March 2019 he will participate in a Rental Assistance Demolition (RAD) panel along with the Department of Housing and Urban Development (HUD) at the Council of Large Public Housing Authorities (CLPHA) conference in Washington, DC.

Alesia Hushaw, Chief of Staff, reported on the ongoing rehabilitation of the HACC's low income public housing buildings. Alesia Hushaw plans to use contingency and soft cost dollars to add amenities such as exercise equipment, gazebos, new windows, new appliances, and additional security cameras.

FINANCIAL REPORT

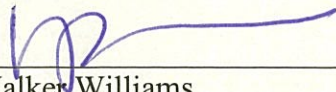
No oral financial report was presented. Karl Becker, Chief Financial Officer, had prepared a financial report, but the meeting was adjourned without the oral portion of the report being given. However, his full written financial report was contained in the Board Book for the meeting.

ADJOURNMENT

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

The Regular Board Meeting was adjourned at approximately 3:10 p.m.

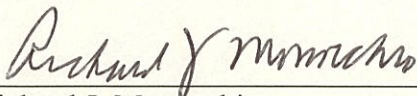
Respectfully submitted by:



Wendy Walker Williams
Vice Chair

5/1/19

DATE



Richard J. Monocchio
Executive Director

5/1/19

DATE