

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

**REGULAR MEETING
Housing Authority of Cook County (HACC)
Boardroom
January 16, 2014 at 2:06 PM**

ROLL CALL

PRESENT: Wendy Walker Williams, Vice Chair
Karen R. Chavers, Treasurer
Edna Carter, Commissioner
Polly Kuehl, Commissioner

ABSENT: Hipolito "Paul" Roldan, Chair
Deniece Jordan-Walker, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Olukayode Adetayo, Chief Financial Officer
Mark Limanni, General Counsel
Jon Duncan, Senior Counsel
Sheryl Seiling, Director of Housing Choice Voucher Program
James Harney, Director of Asset Management
Monica Slavin, Director of Public Housing Wait List & Lease Up
Alesia Hushaw, Financial Manager
Maria Lotho, Director of Operations
Tina Peterson, Director of Marketing and Communications
Debbie Kyker, Executive Assistant

Other Attendee(s): Monica Adamski, McGladrey
Joe Evans, McGladrey
Jeff Sherwin, Mayor - City of Northlake
Maggy Tinucci, Lighten-Gale Group
Debbie Schwartz, Lighten-Gale Group

General Public Comments: None at the this time

JOURNAL OF PROCEEDINGS FOR JANUARY 16, 2014

CALL TO ORDER

Wendy Walker Williams, Vice Chair, called the January 16, 2014 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioner to order at 2:06 PM.

CONSENT AGENDA

The proceedings of the November 14, 2013 regular board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners were approved.

The proceedings of the December 10, 2013 Special board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners were approved.

RESOLUTION NO. 2014-01

DIRECTING PUBLICATION OF SCHEDULE OF PUBLIC MEETINGS FOR 2014

Section 2.03 of the Illinois Open Meetings Act [5 ILCS 120/2.03] requires that each public body subject to the requirements of the Act must publish at the start of each calendar year a schedule of public meetings to be held during that year, listing the times and places of each scheduled meeting.

The General Counsel for the Housing Authority recommends adoption of the resolution directing the publication of the list of dates, times and places for all public meetings of the Housing Authority for the year 2014, pursuant to Section 2.04 of the Illinois Open Meetings Act.

- Thursday, January 9, 2014 at 2:00 p.m.
- Thursday, March 13, 2014 at 2:00 p.m.
- Thursday, May 15, 2014 at 2:00 p.m.
- Thursday, July 17, 2014 at 2:00 p.m.
- Thursday, September 11, 2014 at 2:00 p.m.
- Thursday, November 13, 2014 at 2:00 p.m.

All meetings will be held at the Housing Authority's headquarters office at 175 West Jackson Boulevard, Chicago, Illinois.

Vice Chair Williams sought a motion to approve Resolution 2014-01 which was moved by Commissioner Polly Kuehl and seconded by Treasurer Karen R. Chavers. The motion carried with all "ayes".

ability to provide commitments for PBVs is contingent upon appropriations authorized by the Congress of the United States of America, the HACC's budget authority, and the HACC's voucher utilization at the time the units come on line.

Richard Monocchio introduced Mayor Jeff Sherwin, City of Northlake. Mayor Sherwin stated that this project is in the heart of downtown Northlake which is good for economic growth in Northlake which the Village has been working on for over the last 3 years.

Sheryl Seiling mentioned they will have social services programming on site in the community, this will be beneficial to those residents.

Debbie Schwartz and Maggy Tinucci of Lighten-Gale Group are representing Turnstone Development. We will be applying to IHDA for tax credit.

Vice Chair Williams asked the following questions and received the following answers:

- 1) Should you not receive the tax credits the 4th time around? We would apply again in July and would have to reconvene with Turnstone.
- 2) What funding is in place? We have commitment from DECO, First Mortgage and construction from BMO Harris
- 3) What is the total project cost? \$18M

Commissioner Kuehl asked the following questions and received the following answers:

- 1) What is the score points? It was not a competitive score last year but we have scored at 65% this year.
- 2) Who is doing the social services? Carlton Management is the property management company and performing these services.

Commissioner Carter asked the following questions and received the following answers:

1)How do you chose the residents for the site? Sheryl Seiling stated that PBVs would from our voucher waiting list and then open a general wait list through their community.

Vice Chair Williams requested a motion to approve Resolution 2014-03 which was moved by Commissioner Polly Kuehl and seconded by Commissioner Edna Carter. The motion carried with all "ayes".

AUDIT REPORT FROM McGLADREY

Audit Findings presented by Joe Evans McGladrey and Monica Adamski, McGladrey:

- 1) Decrease in revenues;
- 2) Major accomplishments this year - staff has done a great job with the new system in place;
- 3) No financial audit findings;
- 4) Maintenance of the HUD files we found two discrepancies (documentation missing and incorrect calculations).

FINANCIAL REPORT

Presented by Olukayode Adetayo

EXECUTIVE DIRECTOR

The executive director report was included in the board material packet distributed.

ADJOURNMENT

Vice Chair Wendy Walker Williams requested a motion to adjourn the Regular Meeting of the Board which was moved by Commissioner Edna Carter and Commissioner Polly Kuehl.


Accordingly, the Regular Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:56PM.

Respectfully submitted by:



Hipolito 'Paul' Roldan
Chairman

March 13, 2014
DATE



Richard J. Monocchio
Executive Director

March 13, 2014
DATE