

**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
May 14, 2015 at 2:05 PM**

ROLL CALL

PRESENT: Hipolito "Paul" Roldan, Chair
Wendy Walker Williams, Vice Chair
Edna Carter, Commissioner
Polly Kuehl, Commissioner
Nilda Soler, Commissioner
Saul H. Klibanow, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Jon Duncan, General Counsel
Olukayode Adetayo, Chief Financial Officer
James Harney, Director of Asset Management
Sheryl Seiling, Director of Rent Assistance
Monica Slavin, Director of Occupancy and Compliance
Asif Rahman, Director of Construction
Veronica Shirkevich, Director of Human Services
Monique Bond, Director of Public Relations
Debbie Kyker, Executive Assistant

Other Attendee(s): Angela Caputo, Chicago Tribune

JOURNAL OF PROCEEDINGS FOR MAY 14, 2015

CALL TO ORDER

Hipolito 'Paul' Roldan, Chair, called the May 14, 2015 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:05 PM.

GENERAL PUBLIC COMMENTS

None.

INTRODUCTION OF NEW HACC STAFF

Asif Rahman, Director of Construction
Veronica Shirkevich, Director of Human Services
Monique Bond, Director of Public Relations

CONSENT AGENDA

Approval of the Minutes of the March 19, 2015 Regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners which was moved by Commissioner Polly Kuehl and seconded by Commissioner Edna Carter . The motion carried with all "ayes".

PRESENTATION OF RESOLUTIONS

The Board of Commissioners next considered pending resolutions, as follows:

SUMMARY RESOLUTION NO. 2015-HACC- 08

AUTHORIZING PAYMENTS BY THE HOUSING AUTHORITY OF COOK COUNTY TO THE COOK COUNTY TREASURER'S OFFICE IN LIEU OF TAXES

The Housing Authority of Cook County (HACC) administers subsidized programs in Cook County and is engaged in the development and operations of safe, decent and sanitary housing. The HACC entered into a Cooperation Agreement with the County of Cook and several communities whereby the HACC will make a voluntary payment of 10% of the net shelter rents charged for its various projects, in lieu of real estate taxes.

The sum of \$239,628.00 will be paid out of the Low Income Public Housing Operating fund, divided among the various Asset Management Projects (AMPs).

The HACC is abiding by the terms of a Cooperation Agreement entered into with the County of Cook and several communities wherein the HACC owns property. Under this Agreement, the HACC makes a payment on a yearly basis equal to 10% of the net shelter rents charged for its various projects, as follows: Robbins, Summit, Chicago Heights, Ford Heights, Niles, Park Forest, Des Plaines, Evanston, Skokie, Franklin Park, Arlington Heights, Harvey, and Wheeling, Project Numbers IL 25-1, 25-2, 25-4, 25-5, 25-6, 25-7, 25-8, 25-9, 25-11, 25-12, 25-13, 25-15, 25-18, 25-19, 25-20, 25-22, 25-23, 25-24, 25-29, 25-30, 25-51 (Formerly 25-3), 25-31, 25-98 and 25-99, respectively.

Commissioner Nilda Soler, "Are we not exempt and all housing authorities have these throughout the nation." Executive Director, Richard Monocchio replied yes.

Chair Roldan requested a motion to approve Resolution 2015-08 which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".

SUMMARY RESOLUTION NO. 2015-HACC- 09

AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A PARTNERSHIP WITH CATHOLIC CHARITIES CRISP! MOBILE GROCERY, A SOCIAL ENTERPRISE OF CATHOLIC CHARITIES, TO OPERATE A CONVENIENCE STORE AT HACC'S VERA YATES HOMES IN FORD HEIGHTS, ILLINOIS

The Housing Authority of Cook County (HACC), in an effort to address the lack of accessibility to a grocery store and nutritional food items to residents of both HACC and the community of Ford Heights, Illinois, is partnering with Catholic Charities Crisp! Mobile Grocery, a social enterprise of Catholic Charities, to operate a convenience store at HACC's Vera Yates Homes located at 1055 Berkeley Avenue, Unit 1106, in Ford Heights, Illinois.

This partnership will establish a store which will provide affordable groceries including a full line of fresh produce to the HACC and local residents in the community. Crisp will offer a full range of 200+ grocery items. Additionally, customers will have the option to purchase from Crisp's full inventory of 700+ items for delivery to the store 2-3 days per week.

Crisp will provide a selection of products that address the grocery needs (meats, produce, dairy, grains, etc.) and the convenience needs (sports drinks, single serve items) of the community. The goal will be to primarily offer items that improve the health of the community.

This will be a 90 day pilot program. If successful, the project may expand to two (2) additional HACC properties located in Chicago Heights and Robbins, IL.

Commissioner Saul Klibanow, What is our role with Catholic Charities? Richard Monocchio briefly mentioned that he has been working with Monsignor Boland on this partnership to provide a CRISP Store and it will be located in one of our public housing units on the Vera Yates property. General Counsel, Jon Duncan mentioned that we have MOU agreement with Catholic Charities, which we will provide the space and Catholic Charities will run the convenience store and they will be hiring the staff and ordering the inventory. HACC will provide electric, heating, water, cleaning of the space and installing some lighting. As for the insurance is concerned it will be provided by Catholic Charities.

Commissioner Nilda Soler asked if they had this anywhere else. Richard Monocchio replied that Chicago Housing Authority was the first in Cook County.

Vice Chair, Wendy Walker Williams says it mentions that it will be a 90-day trial, what will be the success? Catholic Charities will monitor it for 90-days. What will happen after the 90 days? Will it provide to extend it if the program does not work after the 90 days? Jon replied that the program would be re-evaluated by Catholic Charities and it may be re-presented to the board. For the success of the store, Jon Duncan replied that if continued it will be an annual evaluation.

Chair, Paul Roldan asked if there will be a camera on site, Monique Bond replied, yes. There is the police station, Sherriff's office and will we have flood lights. Is there a marketing program? Monique Bond replied that we will outreach to the community and outlying areas of the community and there will be operating hours on Sunday because of church service.

Chair Roldan requested a motion to approve Resolution 2015-09 which was moved by Vice Chair, Wendy Walker Williams and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

SUMMARY RESOLUTION NO. 2015-HACC-10

A RESOLUTION RATIFYING PRIOR AWARD BY THE HOUSING AUTHORITY OF COOK COUNTY FOR BURKE, WARREN, MACKAY & SERRITELLA

On June 3, 2014, the HACC Board of Commissioners authorized the Executive Director to take necessary steps to establish the Evanston Senior Redevelopment entity and to seek to rehabilitate the Walchirk and Perlman properties in Evanston using Low Income Tax Credits (LIHTC) (Resolution No. 2014-HACC-10); and

On July 16, 2014, the HACC Board of Commissioners authorized the expenditure of up to \$2.3 million for pre-closing costs related to the Walchirk and Perlman project, which amount included professional services (Resolution No. 2014-HACC-16); and

The HACC requested the law firm of Burke, Warren, MacKay & Serritella, P.C. to perform legal services, including services related to the Walchirk and Perlman Low Income Tax Credits (LIHTC) project; and

Burke, Warren, MacKay & Serritella, P.C. affiliated with the law firm of Neal & Leroy, LLC., and together they have performed services in the amount of \$562,976.52, which includes expenditures for legal services related to the Walchirk and Perlman Low Income Tax Credits (LIHTC) projects through May 7, 2015.

HACC is requesting Board of Commissioners of the Housing Authority of Cook County hereby to ratify HACC's engagement with Burke, Warren, MacKay & Serritella, P.C. and its affiliated firm of Neal & Leroy, LLC for legal services in the amount not to exceed \$562,976.52.

Richard Monocchio mentioned that we will be putting out the RFP that specializes in these services for RAD.

Chair Roldan requested a motion to approve Resolution 2015-10 which was moved by Commissioner Edna Carter and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".

**SUMMARY
RESOLUTION NO. 2015-HACC-11**

**RESOLUTION RATIFYING PRIOR AWARDS BY THE HOUSING AUTHORITY OF
COOK COUNTY FOR ELECTRICAL SERVICES AND HEATING, VENTILATION AND
AIR CONDITIONING (HVAC) SERVICES**

On October 24, 2013, the Housing Authority of Cook County (HACC) issued an Invitation for Bids (IFB) from experienced and qualified firms to render electrical and heating, ventilation and air conditioning (HVAC) services; and

On January 2, 2014, HACC entered into contracts with Genesis Construction, AMC Mechanical, Amalgamated, Inc., and Riverside Mechanical Services with a not to exceed amount of \$25,000.00 per contract for HVAC services; and entered into contracts with Genesis Construction, and Windy City Electric with a not to exceed amount of \$25,000.00 per contract for electrical services; and

The aforementioned firms were determined to be the lowest responsive and responsible bidders for services needed by HACC. Reference checks were performed for each firm's prior work on similar projects and determined that these firms had performed satisfactorily.

Additional operational funds of \$45,965.29 were added to the Windy City Electrical contract for a sub-total of \$70,965.29.

During the contract period of performance, HACC received additional funding from Smart Energy Design Assistance Center (SEDAC) for lighting and HVAC upgrades. Since HACC had active contracts with the above contractors and due to the time constraints pertaining to the SEDAC awards, it was in the best interest of HACC to award these requirements to the contractors that were currently under contract; and

Due to the additional funding awards from SEDAC (\$556,111.22 for lighting upgrades and \$199,973.00 for HVAC upgrades), the aggregate amounts of these contracts exceeded \$500,000.

Chair Roldan requested a motion to approve Resolution 2015-11 which was moved by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. The motion carried with all "ayes".

RESOLUTION NO. 2015- HACC-12

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EARMARK FUNDS (TWO MILLION AND THREE HUNDRED THOUSAND DOLLARS- \$2,300,000) FROM THE CENTRAL OFFICE COST CENTER (COCC) PRIOR YEARS' EXCESS FUNDS ("NET UNRESTRICTED ASSETS") TO FUND THE PRE-DEVELOPMENT SOFT COSTS TO APPLY FOR LOW INCOME HOUSING TAX CREDIT (LIHTC) AND OTHER SOURCES OF FUNDS TO REDEVELOP HACC PROPERTIES IN NILES, IL AND WHEELING, IL – HUNTINGTON APARTMENTS AND WHEELING TOWER SENIOR BUILDINGS

The Executive Director, in his ministerial responsibilities for maintaining compliance with said regulations, has earmarked the sum of \$2,300,000.00 from the prior years' excess funds ("Net Unrestricted Funds") to fund Pre-Development Soft costs to apply for LIHTC and other sources of funding to redevelop HACC properties in Arlington Heights, IL and Skokie, IL - Albert Goedke House and Armond King Apartments Senior Buildings, where HACC cannot utilize operating funds from the current Fiscal Year's budget; and

HACC is in the process of applying for LIHTC allocation from Illinois Housing and Development Authority (IHDA) and certain professional costs are necessary and considered as pre-development soft costs which are reimbursable to a large extent from the Tax Credit equity proceeds after the closing of the transaction deal, if the application is successful; and

HACC is currently working with Tax Credit Consultants and has obtained various cost data to formulate the estimated budget for this project; and

HACC'S Executive Director requests to earmark the sum of \$2,300,000 from the prior years' excess funds ("Net Unrestricted Assets") to fund the procurement of professional services and fees related to redeveloping the HACC properties in Niles, IL and Wheeling, IL – Huntington Apartments and Wheeling Tower Senior Buildings; and

Commissioner Polly Kuehl asked if we could apply for the state tax credit for the south region sites. Richard Monocchio replied that would go for the donation state tax credit. Commissioner Edna Carter, will the 9% donation tax credit help the community get that? Richard Monocchio replied by stating that a qualified application plan from the state they award points for affordable housing in those opportunity areas.

Commissioner Polly Kuehl asked if we are doing the application for the south region? Richard Monocchio replied, yes, it is due on July 30th.

Chair Roldan requested a motion to approve Resolution 2015-12 which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all "ayes".

FINANCIAL REPORT

Financial report presented by Olukayode Adetayo.

Commissioner Polly Kuehl inquired about what happens to HAP shortfall. Olukayode Adetayo replied that HUD wants to hold onto the reserves. They hold onto \$5-6 Million in reserves and this does not show on the budget. Does the COCC show the reimbursement of the Evanston monies? Olukayode replied, yes.

Chair Paul Roldan asked how are we doing on the WBE/MBE contracts, where are we at? Olukayode Adetayo indicated that they are listed on the Open Contract report. What is Section 3? Section 3 is a program for the hiring of low income housing residents.

OTHER BUSINESS

Human Services presentation by Veronica Shirkevich.

EXECUTIVE DIRECTOR'S REPORT

REDEVELOPMENT

EVANSTON: Project is proceeding on time and on budget. New units come on line every week and households move from their temporary unit into their newly rehabilitated one.

ARLINGTON HEIGHTS/SKOKIE: Tax credits have been awarded. Finalized soft funding commitments with State and County. Scheduled to close in October.

REMAINDER OF PORTFOLIO

Held an all-day strategy session with key staff and counsel to plot out the remaining projects. HACC has been approved by HUD to convert the entire portfolio to RAD.

Financing this will be more difficult due to the shortage of state funds due to Governor Rauner's proposed budget cuts and the fact that these will rely on 4% rather than 9% credits. It was decided that another 9% tax credit application, our third, will be submitted in July.

WHEELING/NILES: An application to rehabilitate the senior towers in Wheeling and Niles will be submitted to IHDA. Preliminary meetings have been held with the State and County to discuss additional funding that will be needed, if the tax credits are awarded.

PORTFOLIO APPLICATION: Developments in Chicago Heights, Harvey, Park Forest and Robbins will be rehabilitated if financing can be secured. We will use a combination of mortgage revenue bonds, 4% tax credits, IL Donations Tax Credit, HOME and CDBG. This project will require significant contributions from the State and County. That is currently being discussed.

HUMAN SERVICES

BOYS AND GIRLS CLUBS: After school programming continues at the three family sites. A new grant application will be submitted to the County Juvenile Advisory Commission so that programming can continue for another year.

GREATER CHICAGO FOOD DEPOSITORY: Bi-weekly deliveries of fresh food are being made to buildings in the north region.


CATHOLIC CHARITIES: The first suburban Crisp store will be opening in Ford Heights. Fresh, health food will be provided to residents, on-site.

ADJOURNMENT

Chair Roldan requested a motion to adjourn the Regular Meeting of the Board which was moved by Vice Chair, Wendy Walker Williams and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".

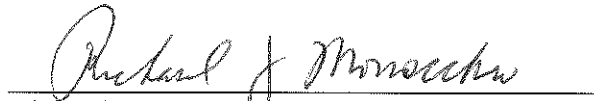
Accordingly, the Regular Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:05PM.

Respectfully submitted by:



Hipolito 'Paul' Roldan
Chair

July 23, 2015
DATE



Richard J. Monocchio
Executive Director

July 23, 2015
DATE