

**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  
October 18, 2018 2:05 P.M.**

**ROLL CALL**

**PRESENT:** Hipolito "Paul" Roldan, Chair  
Wendy Walker Williams, Vice Chair  
Nilda Soler, Commissioner  
Vicki Reed, Commissioner  
Deniece Jordan-Walker, Commissioner  
Saul H. Klibanow, 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  
Holly Wallace, Manager of Educational Programs & Partnerships  
Diana Cornejo, Paralegal  
Debbie Kyker, Executive Assistant  
Nicholas Mathiowdis, Director of Communications  
Tim Kollar, Manager of Workforce Initiatives  
Sheryl Seiling, Director of Rent Assistance  
Jessica Del Valle, Manager of Strategic Initiatives

**Other Attendee(s):** Jeff Scales, Housing Choice Voucher Program Landlord

## **JOURNAL OF PROCEEDINGS FOR OCTOBER 18, 2018**

### **CALL TO ORDER**

Chair Paul Roldan called the October 18, 2018 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:05 p.m.

### **PUBLIC COMMENTS**

Housing Choice Voucher Program landlord, Jeff Scales, requested assistance in moving a current tenant out of his unit located in the City of Evanston, IL. A meeting with Mr. Jeff Scales, Richard Monocchio, Executive Director, and Sheryl Seiling, Director of Rent Assistance, will be scheduled next week.

### **CONSENT AGENDA**

A Motion was made by Chair Roldan and seconded by Commissioner Nilda Soler for the approval of the Minutes of the August 9, 2018 Regular Meeting of the HACC Board of Commissioners and the Executive Session Minutes. The Motion carried with all "ayes"

### **PRESENTATION OF RESOLUTIONS**

#### **RESOLUTION NO. 2018 - HACC – 26**

**Authorizing the Executive Director of the Housing Authority of Cook County to accept Community Development Block Grant Funds for the Program Year 2018.**

Holly Wallace, Manager of Educational Programs & Partnerships, and Tim Kollar, Manager of Workforce Initiatives, explained the benefits of accepting \$58,000 from the Community Development Block Grant Program. The Housing Authority's 2018 Award relates to working with Metropolitan Family Services to teach courses (2 times per year) on parent empowerment to our residents throughout Southern Suburbs, specifically Calumet City, Dolton and Robbins.

Metropolitan Family Services will hire the teachers and counselors. Each session will focus on improving parental knowledge of child development, strong communication, problem solving and non-violent discipline strategies. The program also focuses on reducing parental stressors, and facilitating supportive networks for the parents so they can focus on setting educational and workforce goals.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-26, which was moved by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."



## **RESOLUTION NO. 2018 - HACC – 27**

### **Appointing Reliance Trust Company as Trustee of the HACC Employee 401(k) Plan and Authorizing Massachusetts Mutual Life Insurance Company of Act as Agent of the Trustee.**

Richard Monocchio, Executive Director, requested authorization from the Board of Commissioners to appoint Reliance Trust Company as Trustee of the HACC Employee 401(k) Plan and to authorize Mass Mutual Life Insurance Company to act as Agent of the trustee.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-27, which was moved by Commissioner Wendy Walker Williams, Vice Chair and seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

## **RESOLUTION NO. 2018 - HACC – 28**

### **Ratification of the Master Lease for Vehicles used in its Operations Executed by the Executive Director of August 21, 2018**

Rich Monocchio, Executive Director, requested the Board of Commissioners to ratify the Master Lease Agreement for Enterprise Fleet Management to take over the responsibilities of ownership and ongoing maintenance and repairs of 22 vehicles used by the Housing Authority of Cook County.

Alesia Hushaw, Chief of Staff, and Karl Becker, Chief Financial Officer, explained the benefits of leasing vehicles oppose to buying them. The ongoing purchase of vehicles by The Housing Authority of Cook County requires large amounts of up-front cash while leasing the vehicle requires much less. The cash outlay will become more constant from year to year and is expected to ease the budgeting process. The lease includes ongoing maintenance (at multiple locations), road side assistance and repairs to keep the vehicles in proper working order.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-28, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all “ayes.”

## **EXECUTIVE DIRECTOR’S REPORT**

The Executive Director’s report was given by Richard Monocchio. He informed the Board Members of a recent article in the Chicago Tribune highlighting minority homeownership. Also, last week he was on the radio station WCPT 820 for an hour discussing housing.

On November 10, 2018 Operation PUSH will be hosting a fair in which Richard Monocchio has been invited to speak on the radio. Lastly, on November 14, 2018 Cook County Board President, Toni Preckwinkle, will be making an announcement at the City Club of Chicago addressing six areas and one being the beWell.thehacc.org website (Work. Earn. Live. Learn.). Richard



Monocchio assured the Board Members that all public housing site residents will be informed of the beWell website and the earned income disregard.

Holly Wallace, Manager of Educational Programs & Partnerships, provided an update on the progress of the beWell website and gave a short presentation of what the website has to offer and demonstrated how it works.

Rich Monocchio, Executive Director, and Alesia Hushaw, Chief of Staff, provided a status update on the 1000 unit rehab project. Rehab recently started at Franklin Towners in Franklin Park, IL and Henrich House in Des Plaines, IL. South suburb building rehabs are coming along very well, with a few unforeseen issues, but the contingency is holding up. The closing on the Vera Yates project in Ford Heights is expected to occur in April 2019.

### **FINANCIAL REPORT**

A financial presentation was given by Karl Becker, Chief Financial Officer. He reports that the numbers are in line with the budget. Some variance in Low Income Public Housing is due to the RAD Conversions. The Housing Choice Voucher Program administrative fees are doing well due to the strong staff and additional training. Currently there are lease ups from the waiting list applicants. The Housing Assistance Payment (HAP) is building reserves toward where it needs to be. Central Office Cost Center shows a loss due to developer fees. \$950,000 will be coming in once the Vera L. Yates Property in Ford Heights, IL closes.

### **OTHER BUSINESS**

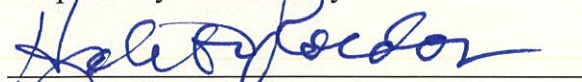
The Board then moved into a closed session pursuant to Section 2(c)(1) of the Illinois Open Meetings Act and to receive confidential legal advice from 3:15 to 4:00 PM. No votes were taken at the closed session other than to adjourn the closed session.

### **ADJOURNMENT**

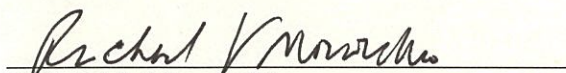
Following the closed session, Chair Paul Roldan requested a motion to adjourn the regular meeting of the Board, which was moved by Commissioner Nilda Soler and seconded by Commissioner Vicki Reed. The motion carried with all "ayes."

The Regular Board Meeting was adjourned at approximately 4:00 PM

Respectfully submitted by:

  
Hipolito 'Paul' Roldan  
Chair

12/13/18  
DATE

  
Richard J. Monocchio  
Executive Director

12/13/18  
DATE