

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

**SPECIAL BOARD MEETING  
Housing Authority of Cook County  
175 W. Jackson Blvd., Suite 350  
Chicago, IL  
October 31, 2017 2:00 p.m.**

**ROLL CALL**

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

**CALL- IN:** Deniece Jordan-Walker, Commissioner

**HACC STAFF:** Richard Monocchio, Executive Director  
Jon Duncan, General Counsel  
Karl Becker, Chief Financial Officer  
Sheryl Seiling, Director of Rent Assistance  
Deborah O'Donnell, Procurement Manager  
Monica Slavin, Director of Public Housing Waitlist  
Ernest Lofton, Network Administrator  
Monique Bond, Director of Public Relations  
Jessica Del Valle, Manager of Strategic Initiatives  
Debbie Kyker, Executive Assistant  
Candice Grimes, Paralegal  
Crystal Jones, Housing Specialist

**Other Attendee(s):** Arturo Saenz, GSG Consultants, Inc.  
Patty Bryan, Bryan Environmental Consultants, Inc.  
Rosann Park-Jones, Bryan Environmental Consultants, Inc.  
Valentino Caushi, Apex Construction Group  
Paul Olson, Apex Construction Group  
Robert Brack, Apex Construction Group  
David Breman, Carnow, Conibear & Associates LTD.  
Betty Boles, Service Employees International Union, Local #73

## **JOURNAL OF PROCEEDINGS FOR OCTOBER 31, 2017**

### **CALL TO ORDER**

Chair Paul Roldan called the October 31, 2017 Special Board Meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00 p.m.

### **PUBLIC COMMENTS**

None.

### **CONSENT AGENDA**

Chair Paul Roldan moved for approval of the Minutes of the August 17, 2017 Regular Meeting of the HACC Board of Commissioners. The motion was seconded and approved with all "ayes".

### **PRESENTATION OF RESOLUTIONS**

#### **RESOLUTION NO. 2017 - HACC - 19**

#### **AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO GSG CONSULTANTS, INC., BRYAN ENVIRONMENTAL CONSULTANTS, INC., AND CARNOW CONIBEAR AND ASSOCIATES TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE HOUSING AUTHORITY OF COOK COUNTY**

Executive Director Monocchio informed the Board of Commissioners that in the course of the RAD transition, the HACC does a lot of environmental testing (phase 1 and phase 2). It is the best interest of the HACC to outsource work to three different companies. The HACC expects to continue a high level of work.

The HACC put out a Request for Proposal for this procurement. There were seven proposals but GSG Consultants, Inc., Bryan Environmental Consultants, Inc., and Carnow Conibear and Associates, Inc., were the top three contractors. The HACC is proposing entering into a multi-year contract (three year contract) not to exceed 300 thousand dollars (per year for each contractor). All three companies do the same types of environmental tasks, but the HACC intends to use all three contractors. This money will be refinanced if the deal closes. The money is currently being advanced through developer fees.

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 Jordan-Walker by telephone. The motion carried with all "ayes."

Chair Paul Roldan then requested a motion to approve Resolution 2017-HACC-19, which was moved and seconded. The motion to approve Resolution 2017-HACC-19 carried with all "ayes."

#### **RESOLUTION NO. 2017-HACC-20**

##### **AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE INTERGOVERNMENTAL AGREEMENTS FOR THE PREPARATION OF A REGIONAL ASSESSMENT OF FAIR HOUSING AS MANDATED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

During the Obama Administration, HUD promulgated a rule mandating that government entities that receive federal funds must perform a fair housing assessment. As a result, several governmental organizations in Cook County have contemplated entering into an Intergovernmental Agreement which will retain the services of the Chicago Metropolitan Agency for Planning (CMAP) to put a plan together for Cook County and some of the municipalities within Cook County.

Any entity that receives federal funding is required to do an assessment of Fair Housing. HUD is encouraging the regional collaboration. However, the burden falls on the Public Housing Authority to prepare and gather information. There are a total of twenty-one governmental entities contemplated in the Intergovernmental Agreement and Cook County will be the lead entity. This fair housing analysis will take up to two years to complete.

The HACC is required to pay CMAP fifty thousand dollars to spearhead the fair housing assessment, to be paid in two installments.

Chair Roldan requested a motion to approve Resolution 2017-HACC-20, which was moved and seconded. The motion carried with all "ayes."

#### **RESOLUTION NO. 2017-HACC-21**

##### **RATIFYING COLLECTIVE BARGAINING AGREEMENT FOR ADMINISTRATIVE AND CLERICAL EMPLOYEES**

The HACC worked hand and hand in collective bargaining negotiations with the representative of the Service Employees International Union, Local 73, Betty Boles. Ms. Boles complimented the Collective Bargaining Agreement process with the HACC. She said that there was no bullying in the negotiation process, instead a working relationship developed between the bargaining teams.



A discussion ensued about the proposed retroactive salary increase back to April 2016, which will be added to the employees' base salaries. The retroactive payment has been previously budgeted by the HACC.

A provision in the Collective Bargaining Agreement for performance-based raises for union employees was retained for future years.

Chair Paul Roldan requested a motion to approve Resolution 2017-HACC-21, which was moved and seconded. The motion carried with all "ayes."

**RESOLUTION NO. 2017-HACC-22**  
**RATIFYING COLLECTIVE BARGAINING AGREEMENT FOR MAINTENANCE**  
**EMPLOYEES**

Chair Paul Roldan requested a motion to approve Resolution 2017-HACC-22, ratifying a separate Collective Bargaining Agreement for the HACC's Maintenance employees, which was moved and seconded. The motion carried with all "ayes."

**RESOLUTION NO. 2017-HACC-23**

**AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO APEX**  
**CONSTRUCTION GROUP, INC., TO INSTALL NEW HIGH EFFICIENCY NATURAL**  
**GAS BOILERS AT GOLDEN TOWERS I AND II**

The funding for this came from the State of Illinois, through the Illinois Public Housing Energy Efficiency program. This work must be completed by December. The funds that were designated by the State will allow the HACC's boiler systems to be upgraded from 79% annual fuel efficiency to 96%. This will save around twenty-four thousand dollars per year.

There were six bidders on this contract and Apex was the lowest responsive and responsible bidder. APEX is a Section 3 business.

Chair Paul Roldan requested a motion to approve Resolution 2017-HACC-23, which was moved and seconded. The motion carried with all "ayes."

**PRESENTATION BY EXECUTIVE DIRECTOR RICHARD MONOCCHIO**

Executive Director Richard Monocchio informed the Board of Commissioners that the HACC has received an award for another 9% tax credit. This is the fourth time the HACC has received the tax credit (four in four years). This comes to about one hundred million dollars in equity. This most recent award will allow the HACC to rehabilitate HACC properties located in Franklin Park and Des Plaines. The HACC is currently getting pricing on the equity from investors. The projected closing date is in the Spring of next year.



The Public Broadcasting System is doing a story on post-Ferguson. The story will primarily focus on racial strife and income inequality. The HACC's mobility program is expected to be highlighted in the story. The HACC has moved approximately 150 people into opportunity areas within the past 15 months. PBS had the opportunity to film briefings that are conducted in the HACC's office and Executive Director Monocchio speaking with numerous landlords. They also followed three families that are participants in the HACC's mobility program.

The HACC is able to fund the mobility program due to the Small Area Fair Market Rent (SAFMR) pilot program. The HACC is one of the five Public Housing Authorities (PHA) that volunteered to participate in the SAFMR pilot program. HUD finalized a rule during the Obama Administration that would have made it mandatory for the most populous 18 metropolitan areas in the country to set rent portions by zip code. Making SAFMR mandatory has been controversial in the affordable housing community and is under review at HUD. Meanwhile, the HACC plans to continue using the SAFMR standard.

Two grant applications will be submitted on behalf of the HACC for Jobs Plus and a grant allowing the HACC to act as a developer.

### **FINANCIAL REPORT BY KARL BECKER**

Chief Financial Officer Karl Becker informed the Board of Commissioners that Public Housing is basically in alignment with the HACC's budget. However, the current month has slightly higher revenue than the prior month. The inflated revenue is attributed to the delay in the closing of the RAD deals. The HCV program is aligned with the HACC's budget. The HACC has been able to increase revenue due to port-ins.

### **OTHER BUSINESS**

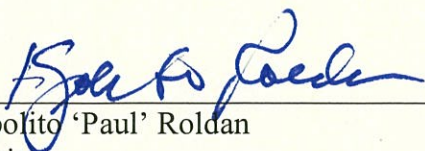
The new resident Commissioner appointee, Vicki Reed, has successfully completed all of the required steps to join the Board of Commissioners, and her nomination by Cook County Board President Preckwinkle is expected to be approved by the Cook County Board in November. She is expected to be confirmed in time for the next HACC Board of Commissioners meeting on December 14.

### **ADJOURNMENT**

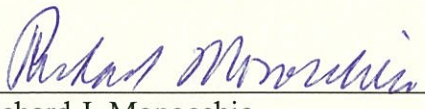
Chair Paul Roldan requested a motion to adjourn the Regular Meeting of the Board, which was moved and seconded. The motion carried with all "ayes."

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

Respectfully submitted by:

  
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Hipolito 'Paul' Roldan  
Chair

  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
Richard J. Monocchio  
Executive Director

  
\_\_\_\_\_  
DATE