

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
November 18, 2021 2:07 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker Williams, Chair
Polly Kuehl, Vice Chair
Saul Klibanow, Commissioner
Normah Salleh-Barone, Commissioner
Nilda Soler, Commissioner
Elaine Kroll, Commissioner

HACC STAFF PRESENT

Richard Monocchio, Executive Director (via Zoom.us)
Alesia Hushaw, Chief of Staff
Karl Becker, Chief Financial Officer
Sheryl Seiling, Director of Rent Assistance
Deborah O'Donnell, Manager of Procurement
Jon Duncan, General Counsel
Monica Slavin, Director of Compliance and Occupancy (via Zoom.us)
Darrick Shafer, North Region Manager (via Zoom.us)
Lekisha Bannister, South Region Manager (via Zoom.us)
Nancy Guzman, Director of Development
Emily Orenstein, Director of External Affairs (via Zoom.us)
Jesse Silva, Development Associate
Debbie Kyker, Executive Assistant

OTHER ATTENDEES PRESENT VIA ZOOM.US:

David Johnson
John McCarron
Joe Targett

CALL TO ORDER

Chair, Wendy Walker Williams, called the November 18, 2021 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:07 p.m.

PUBLIC COMMENTS

Chair Wendy Walker Williams opened the floor for public comments.

David Johnson described issues that he was experiencing with his Housing Choice Voucher subsidy and the changes in his rent portion. Following a discussion, Director of Rent Assistance Sheryl Seiling committed to reviewing his case file and contacting him shortly regarding the issues that he was having with the Housing Choice Voucher program.

There were no other public comments.

CONSENT AGENDA

A motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow for Approval of the Minutes of the Public Session of the Regular Board Meeting of October 14, 2021, and the Minutes of the Executive Session of the Regular Board Meeting of October 14, 2021. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

Executive Director Richard Monocchio previously recused himself from all HACC proceedings regarding the selection of the contractor for the Construction of Otto Veterans Square and from participation in any discussions regarding Resolution 2021 – HACC – 29. Prior to the presentation of Resolution 2021 – HACC – 29, Richard Monocchio, who was participating in the meeting remotely via Zoom.us, was placed into a Zoom "breakout room" so that he could not see or hear the Board's proceedings regarding the resolution. After Mr. Monocchio was placed into the breakout room, the Board commenced consideration of Resolution 2021 – HACC – 29.

RESOLUTION NO. 2021-HACC-29

A Resolution Authorizing the Chief Financial Officer, in his capacity as Executive Vice President of CH Veterans, LLC., to enter into a contract with Burling Builders, Inc., as General Contractor in Connection with the Construction of Otto Veterans Square.

Chief of Staff Alesia Hushaw presented Resolution No. 2021 – HACC – 29. Ms. Hushaw explained that a bid protest had been filed following the Board's adoption of Resolution No. 2021 – HACC – 09 at the meeting of June 17, 2021. The bid protest was allowed and all bidders to the previous solicitation were deemed to have been non-responsive because none of the previous bidders had met the requirements of the previous bid solicitation. Accordingly, the construction project was rebid thereafter and the lowest responsive and responsible bidder in the second round of bidding was determined to be Burling Builders, Inc.

Following a brief discussion, a motion was made by Commissioner Normah Salleh-Barone and seconded by Commissioner Saul Klibanow for approval of Resolution No. 2021 – HACC – 29. The motion carried with all “ayes.”

After Resolution 2021 – HACC – 29 was approved, Richard Monocchio was moved from the Zoom “breakout room” in which he had been previously placed, and he rejoined the Board meeting via Zoom.

RESOLUTION NO. 2021 – HACC – 30

A Resolution Authorizing the Executive Director, in his capacity as Chief Executive Officer, to enter into contract with Housing Choice Partners of Illinois for Placement Services for the Emergency Housing Voucher Award.

Executive Director Richard Monocchio and Director of Rent Assistance Sheryl Seiling presented Resolution No. 2021 – HACC – 30.

The U.S. Department of Housing and Urban Development is providing 302 additional housing choice vouchers to the HACC in order to assist individuals and families who are experiencing homelessness or are at risk of experiencing homelessness. All referrals for this program are made directly through the Cook County Continuum of Care. Eligible populations include households that are experiencing literal homelessness (according to HUD definition), households that are fleeing or attempting to flee domestic violence, and households that were recently homeless and have a high risk of housing instability. The Resolution authorizes the Executive Director to enter into a contract with Housing Choice Partners of Illinois for the assistance of the placement of the emergency housing voucher participants.

Sheryl Seiling explained that there had been a large increase in telephone call volume in response to the recent rental and mortgage assistance programs that are being administered by the HACC, and that the HACC had hired a large number of temporary employees to help process the applications for this assistance. The contract with Housing Choice Partners of Illinois includes operating a call center to handle the expected call volume.

Following a discussion, a motion was made by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler for approval of Resolution No. 2021 – HACC – 30. The motion carried with all “ayes.”

PROJECT DEVELOPMENT REPORT

Director of Project Development Nancy Guzman presented a detailed report on the status of several current and future planned real estate projects.

Projects in progress included the following: The Emerson in Evanston (152 units for tenants 55 years and older), Otto Veterans Square Housing in Chicago Heights (82 units for military

veterans), Walchirk in Evanston (53 family units), Mount Prospect (32 family units) in Mount Prospect, and the Rehabilitation of 19 scattered sites in Evanston (46 family units).

Upcoming projects included the following: Sunrise/Bergen Rehab in Chicago Heights (between 108 and 152 family units), South Boulevard Development in Evanston (approximately 60 family units), Oakton Street Infill in Evanston (23 family units), and Crain Street Infill in Evanston (31 family units).

OTHER BUSINESS

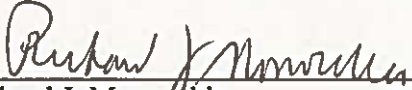
There was no other business.

ADJOURNMENT

Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 3:40 p.m.

Respectfully submitted by:



Richard J. Monocchio
Executive Director

12/9/21
DATE