

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
December 9, 2021 2:07 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker Williams, Chair (via Zoom.us)
Polly Kuehl, Vice Chair (via Zoom.us)
Saul Klibanow, Commissioner
Normah Salleh-Barone, Commissioner
Nilda Soler, Commissioner
Elaine Kroll, Commissioner

HACC STAFF PRESENT

Richard Monocchio, Executive Director
Alesia Hushaw, Chief of Staff (via Zoom.us)
Karl Becker, Chief Financial Officer (via Zoom.us)
Sheryl Seiling, Director of Rent Assistance
Asif Rahman, Director of Project Development (via Zoom.us)
Deborah O'Donnell, Manager of Procurement (via Zoom.us)
Jon Duncan, General Counsel
Monica Slavin, Director of Compliance and Occupancy (via Zoom.us)
Nancy Guzman, Director of Development (via Zoom.us)
Darrick Shafer, North Region Manager (via Zoom.us)
Emily Orenstein, Director of External Affairs (via Zoom.us)
Jesse Silva, Development Associate (via Zoom.us)
Debbie Kyker, Executive Assistant
Crystal Jones, Housing Specialist and Union Representative
Lori Shelby-Conley, Housing Specialist and Union Representative

OTHER ATTENDEES PRESENT:

David Johnson, Tenant (via Zoom.us)
Dian Palmer, President of SEIU Local 73

CALL TO ORDER

Chair, Wendy Walker Williams, called the December 9, 2021 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:07 p.m.

**MOTION TO ALLOW COMMISSIONERS TO PARTICIPATE
ELECTRONICALLY VIA ZOOM.US**

General Counsel Jon Duncan noted for the record that a quorum of commissioners was physically present at the general meeting location and that Board Chair Wendy Walker Williams and Board Vice Chair Polly Kuehl were participating electronically from remote locations via Zoom.us. Jon Duncan noted that the Illinois Open Meetings Act requires that a motion of the Commissioners who are present at the central meeting location must be approved in order for Board Chair Wendy Walker Williams and Board Vice Chair Polly Kuehl to participate electronically and cast votes at the meeting. A motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow to allow Board Chair Wendy Walker Williams and Vice Chair Polly Kuehl to participate electronically and cast votes from their remote locations. The Commissioners who were present at the meeting location approved the motion unanimously.

PUBLIC COMMENTS

Chair Wendy Walker Williams opened the floor for public comments.

David Johnson, who had addressed the Board at the November 19, 2021 meeting, said that the issues that he had raised in November had been resolved and he thanked the Board and Executive Director Richard Monocchio for their assistance in resolving the issues that he had experienced with his rental adjustment in the Housing Choice Voucher program. He made suggestions as to how the process could be improved for the future and volunteered to serve on a panel of voucher holders which he suggested could provide assistance to other voucher holders.

There were no other public comments.

CONSENT AGENDA

A motion was made by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler for Approval of the Minutes of the Regular Board Meeting of November 18, 2021. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2021-HACC-31

A Resolution Ratifying a Collective Bargaining Agreement for Administrative and Clerical Employees.

Executive Director Richard Monocchio presented Resolution No. 2021 – HACC – 31. He summarized the negotiations over the terms of the Collective Bargaining Agreement with our Union Administrative and Clerical Employees, and he thanked Union Stewards Crystal Jones and Lori Shelby Conley and Dian Palmer, President of the Service Employees International Union, Local 73. Ms. Palmer, Ms. Jones and Ms. Conley thanked Richard Monocchio for his efforts in bringing the negotiations to a successful conclusion.

General Counsel Jon Duncan summarized the changes from the previous Collective Bargaining Agreements for both the Administrative and Clerical Employees and for the Maintenance Employees (which is the subject of Resolution No. 2021-HACC-32). The Housing Authority's Union employees will receive salary increases totaling 10% over the four-year terms of both of the union contracts. The new contracts will also provide additional salary increases for long time employees who have reached 15 years of service to the Housing Authority, with additional longevity increases after 20 and 25 years of service. The Housing Authority will continue to pay 88% of the employees' health insurance premiums and the employees will continue to pay 12% of their health insurance premiums. The Housing Authority will continue to pay for dental and eye care coverage. Juneteenth has been added to the Collective Bargaining Agreements as a paid holiday. The Housing Authority will continue to contribute 6% of the employees' salaries to their 401(k) accounts, which do not require employee matching contributions.

Following a brief discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Normah Salleh-Barone for approval of Resolution No. 2021 – HACC – 31. The motion carried with all “ayes.”

RESOLUTION NO. 2021 – HACC – 32

A Resolution Ratifying a Collective Bargaining Agreement for Maintenance Employees.

Executive Director Richard Monocchio and General Counsel Jon Duncan presented Resolution No. 2021 – HACC – 32. The terms of the proposed Collective Bargaining Agreement for Maintenance employees were previously summarized along with the presentation of Resolution No. 2021 – HACC – 31. General Counsel Jon Duncan recommended that the Resolutions be voted on separately.

Following a discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow to amend Resolution 2021 – HACC – 32 to correct a typographical error in the enactment clause by striking the erroneous date of December 31, 2024 and substituting the correct date of December 31, 2023 therefor. The motion to amend the resolution was approved with all “ayes.”

A motion was then made by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow to approve Resolution 2021 – HACC – 32, as amended. The Motion to approve Resolution 2021 – HACC – 32, as amended, carried with all “ayes.”

RESOLUTION NO. 2021 – HACC – 33

A Resolution Authorizing the Executive Director to enter into a Contract with Bee Liner Lean Services, Inc., for Common Areas and Exterior Upgrades and Unit Renovations at Summit Senior Housing.

Executive Director Richard Monocchio and Director of Procurement Deborah O'Donnell presented Resolution No. 2021 – HACC – 33. Richard Monocchio noted that Summit Senior Housing was built as new construction approximately nine years ago and that this was the first time that additional upgrades have been need at Summit.

Deborah O'Donnell explained that Bee Liner Lean Services, Inc. had been the successful low bidder for the project and that the Housing Authority has worked with Bee Liner successfully in previous projects.

Following a discussion, a motion was made by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler for approval of Resolution No. 2021 – HACC – 33. The motion carried with all “ayes.”

RESOLUTION NO. 2021 – HACC – 34

A Resolution Approving the Submission of a Demolition Application to the U.S. Department of Housing and Urban Development's Special Applications Center for the John Mackler Homes and a Portion of the Sunrise Apartments in Chicago Heights, IL.

Executive Director Richard Monocchio, Director of Project Development Asif Rahman, and Development Associate Jesse Silva, presented Resolution No. 2021 – HACC – 34. They explained that the John Mackler Homes and a portion of the Sunrise Apartments were vacant and in disrepair, and that rehabilitation of the properties would be cost prohibitive because of the condition of the properties and because of environmental remediation that would be required to return the properties to a habitable condition.

An Obsolescence Analysis was completed for these properties in October 2020, and was further updated in October 2021. The Obsolescence Analysis determined that the property would require extensive investment in excess of \$16 million in order to eliminate several identified deficiencies. An investment of that magnitude would be greater than reasonable expectations of the site's potential rehabilitation financing capacity.

In addition, the location of the development, conditions of the surrounding neighborhood, and environmental concerns also contributed to the property's obsolescence. The units are physically isolated from nearby residential areas, have no public transit access, and are distant from community services and amenities such as schools, retailers, and healthcare providers. Such limited access to amenities, resources, and services in this area makes continued operation of the development as family public housing suboptimal.

Accordingly, the HACC's staff recommendation is to demolish the subject property. In order to do that, the HACC is required to submit a demolition application to the U.S. Department of Housing and Urban Development (HUD).

A discussion ensued regarding the possibility of selling the property in lieu of incurring the costs of demolition and environmental remediation. Depending on the nature of the later use of the property, the HACC would possibly be responsible for the environmental remediation even in the event of a sale, and the properties are currently vacant and could become an attractive nuisance if they were not demolished. The staff recommendation therefore is to apply to HUD to demolish the properties and to later perform any environmental remediation that may be required.

HUD approval would also be required for the property to be transferred to any potential purchaser. Because there are no current plans to redevelop or transfer the property prior to the demolition, the HACC staff recommends that a demolition application be first submitted to HUD, and if a purchaser could later be found, then an application for disposition of the property could be submitted to HUD at such time.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow for approval of Resolution No. 2021 – HACC – 34. The motion carried with all “ayes.”

RESOLUTION NO. 2021 – HACC – 35

A Resolution Authorizing the Approval of the 2022 Agency Annual Plan for Fiscal Year 2022 of the Housing Authority of Cook County to be submitted to the U.S. Department of Housing and Urban Development.

Director of Compliance and Occupancy Monica Slavin presented Resolution No. 2021 – HACC – 35. Ms. Slavin explained that the HACC is required to submit an Annual Plan to HUD each year during the month of January. HUD regulations require that the Housing Authority's Board of Commissioners must approve the Annual Plan prior to its submission to HUD, and that a solicitation for public comments must be made and public hearing must be held regarding the Annual Plan before it is approved by the Board of Commissioners.

A solicitation for public comments and advance notice of the public hearing were published in the manner required by law, and the public hearing was held on December 2, 2021, with Commissioner Polly Kuehl in attendance in addition to members of the HACC staff. No public comments on the Annual Plan were submitted and no members of the public appeared for the December 2, 2021 public hearing on the Annual Plan.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow for approval of Resolution No. 2021 – HACC – 35. The motion carried with all “ayes.”

EXECUTIVE DIRECTOR'S REPORT

Executive Director Richard Monocchio introduced two HACC union stewards present, Crystal Jones and Lori Shelby-Conley, who were instrumental in the negotiations for the Collective Bargaining Agreements for the HACC's Administrative Clerical and Maintenance Employees. The agreements included annual cost of living increases and a 10% salary increase over the 4-year contract, and also includes anniversary increases for employees who reach 15, 20 and 25 years of service. Also new in this contract is the Juneteenth holiday.

The HACC will continue to pay 88% of the employees' health insurance premiums with the employees paying the remaining 12% of their premiums. The HACC will also continue to pay 100% of employee dental insurance premiums. The HACC will continue to contribute 6% of the employees' salaries to their 401(k) accounts, which does not require an employee match.

Commissioner Nilda Soler commented on the Maintenance contract, noting that there is a provision for accumulation of the annual vacation which is not in the Administrative Clerical contract. Jon Duncan mentioned that these differences for the maintenance staff are due to HUD's REAC inspections and winter heating issues. Maintenance employees may accumulate up to 200 hours of vacation time for carry over into a subsequent calendar year. All other employees can accumulate up to 30 days of unused vacation time for carry over into a subsequent calendar year.

Richard Monocchio discussed the Demolition Application for the John Mackler Homes/Sunrise Apartments that these 65 units that will be replaced. Development Associate Jesse Silva discussed HUD approval for these units for demolition which is (37 units for John Mackler Homes) and (28 units for Sunrise Apartments).

Richard Monocchio reported the good news that the County received \$1 billion under the American Rescue Plan. The County approved a HACC proposal to use a portion of the Rescue Plan funds to remove the lead-based pipes under our properties. Asif Rahman, Director of Project Development, talked about water pipes that have been underground for over 50 years.

Other proposals for the Rescue Plan funds are for the hiring of social workers and enhancing broadband access at each of our sites.

Richard Monocchio also noted that a meeting is scheduled for December 13, 2021 with the City of Evanston for a final hearing to finalize the Emerson project.

HUMAN SERVICES REPORT

Director of External Affairs Emily Orenstein presented the Human Services report.

After-School: Fun at Flowers

Ms. Orenstein reported that the "Fun @ Flowers After School Program" is going into its 10th week at Richard Flowers Community Housing. So far, the youth enrichment coordinators have been working on improving students' performance in school by providing them with academic

support and extra tutoring. We have made a point to organize activities that are specifically focused on building social-emotional skills such as teamwork, creativity, self-confidence, and self-esteem, and we are now preparing for the holiday season. Flowers kids will have the opportunity to participate in a variety of winter-themed activities such as ornament decorating, snowman building (weather permitting), and even writing their own holiday wish lists. We will continue this program into the New Year.

Mental and Behavioral Health

City of Evanston Case Management FY 2021 Grant

Ms. Orenstein also reported that the HACC has been awarded \$35,000 by the City of Evanston to expand our contract with Thresholds to provide case management services to residents at Perlman and Walchirk. When combined with our current level of funding, we will be able to fund one full time employee for 6 months. We are in conversation with the City and the County regarding ways to ensure that this funding is sustainable.

Coordination with Managed Care Organizations

Ms. Orenstein reported further that the HACC is continuing to work with the Illinois Department of Healthcare and Family Services to communicate confidentially with Managed Care Organizations serving our resident population. This effort will provide greater proactive services to at-risk residents, and we hope to see increased stability and higher quality of life for residents with managed care plans.

Programming at Senior Sites

Ms. Orenstein noted that the HACC's Human Services team is planning to visit all senior sites within the next few months in order to hear from residents about what kind of programming they would like to see in their communities, including field trips and onsite programming.

AgeOptions

Ms. Orenstein also reported that the HACC is building a relationship with AgeOptions, the Illinois Department on Aging's hub for services in suburban Cook County. AgeOptions' staff will bring onsite and virtual programming to residents at senior sites, with offerings ranging from "Bingocize" to chronic illness management seminars.

CEDA Visits

Ms. Orenstein also said that representatives from the Community and Economic Development Association of Cook County, Inc. (CEDA) and its contractors will be meeting virtually with the HACC's property managers to facilitate getting residents signed up for the Low-Income Home Energy Assistance Program. Our property managers will help supply residents with copies of the signup material and coordinate with CEDA staff to pick up completed applications.

Holiday Events

Ms. Orenstein said that, using remaining CARES Act funds, the HACC staff delivered boxes of fresh produce and turkey via Top Box to Low Income Public Housing sites, and we will be

returning for another round shortly before Christmas. The Cook County Sheriff's office also distributed Thanksgiving turkeys at the South Region sites.

Family Sites

Ms. Orenstein noted that holiday dinners will be resuming at the family sites, with meals packaged for grab-and-go service to maintain a COVID-safe environment. The HACC is also procuring winter coats and Christmas gifts for children at all sites, to be distributed at the holiday dinner. In addition to the annual holiday party, our Human Services staff will be hosting holiday hot chocolate bar and ornament decorating parties for kids.

Senior Sites

She reported further that our Human Services staff will be supplementing the traditional holiday parties with activities selected by property managers and residents, ranging from door decorating contests to ornament decorating to a "guess the jar" activity.

Tablet Giveaway

Tablet giveaways with our inspection contractor, McCright, will be continuing through the holiday season with additional signup dates scheduled. We have now served over 500 families who did not previously have a subsidized Internet connection. The tablets are equipped with free unlimited data until FCC funds run out (expected to be in a year or so), at which point residents can choose to opt into a paid plan or disconnect service and continue to use the devices on Wi-Fi.

FINANCIAL REPORT

Chief Financial Officer Karl Becker presented the Financial Report.

OTHER BUSINESS

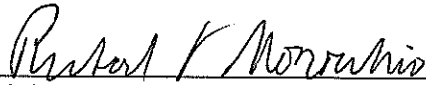
There was no other business.

ADJOURNMENT

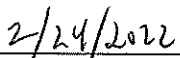
Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 3:23 p.m.

Respectfully submitted by:



Richard J. Monocchio
Executive Director



DATE