

**JOURNAL OF THE PROCEEDINGS  
OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY  
February 24, 2022 2:03 p.m.**

**ROLL CALL**

**COMMISSIONERS PRESENT**

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

**HACC STAFF PRESENT**

Richard Monocchio, Executive Director  
Alesia Hushaw, Chief of Staff  
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  
Diana Cornejo, Paralegal

**OTHER ATTENDEES PRESENT:**

Peter Levavi, Brinshore Development (via Zoom.us)  
Karly Brinia, Brinshore Development (via Zoom.us)  
Anna Libby, Brinshore Development (via Zoom.us)  
Andre' Blakely, The Richman Group (via Zoom.us)  
Richard Koenig, Housing Opportunity Development Corporation (via Zoom.us)  
Rodger Brown, New Directions Housing Corp. (via Zoom.us)  
Vince Heneghan, Impact Behavioral Partners (via Zoom.us)  
Patti Capouch, Impact Behavioral Partners (via Zoom.us)  
John Mc Carron, Public Participant (via Zoom.us)  
T.J. Britley (via Zoom.us)

## **CALL TO ORDER**

Chair, Wendy Walker Williams, called the February 24, 2022 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:03 p.m.

### **MOTION TO ALLOW COMMISSIONER KLIBANOW 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 Commissioner Saul H. Kilbanow is participating electronically from a remote location 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 Commissioner Saul H. Kilbanow to participate electronically and cast votes at the meeting.

A motion was made by Commissioner Nilda Soler and seconded by Vice Chair Polly Kuehl to allow Commissioner Saul H. Kilbanow to participate electronically and cast votes from his remote location. The Commissioners who were present at the meeting location approved the motion unanimously.

### **INTRODUCTION OF NEW HACC BOARD OF COMMISSIONER**

Chair Wendy Walker Williams introduced new Board of Commissioner Eric L. Slaughter. Commission Eric L. Slaughter spoke of his background and interests.

### **PUBLIC COMMENTS**

Chair Wendy Walker Williams opened the floor for public comments.

There were no 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 Regular Board Meeting of December 9, 2021. The motion carried with all "ayes."

## **PRESENTATION OF RESOLUTIONS**

### **RESOLUTION NO. 2022 – HACC–01**

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

Executive Director Richard J. Monocchio recused himself from all consideration of the resolution and left the boardroom prior to any discussion on the resolution.

Alesia Hushaw, Chief of Staff, presented Resolution No. 2022– HACC –01. Ms. Hushaw explained that on November 18, 2021 the Board of Commissioner adopted Resolution No. 2021 – HACC– 29, which authorized the award for the Otto Veterans Square construction project to the lowest bidder. However, that lowest bidder subsequently requested a price increase of over 1.5 million dollars, resulting in it no longer being the lowest bidder for the Otto Veterans Square construction project. All other bidders for this project were contacted and asked if they could extend their original bids, but only one bidder, Apex Construction Group, Inc., extended its original bid for this time period.

Commissioner Nilda Soler asked what was the difference in price is between both companies. Manager of Procurement Deborah O’Donnell responded the difference is an increase of \$900,479.

Following the discussion, a motion was made by Commissioner Dr. Normah Salleh-Barone and seconded by Commissioner Saul H. Klibanow for approval of Resolution No. 2022– HACC-01. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC–02**

A Resolution Adopting the Housing Authority of Cook County Operating Budget for the Fiscal Year Budget Ending March 31, 2023.

Chief Financial Officer Karl Becker presented Resolution No. 2022– HACC– 02. Mr. Becker explained the budget is similar to the prior three years. There are three main Programs: Low Income Public Housing (LIPH), the Housing Choice Voucher Program (HCV) and the Central Office Cost Center, which make up the operating budget.

HACC’s Fiscal Year 2023 ending March 31, 2023 Operating Budget projections were developed based on the Agency’s planned expenditures level and other contingencies. All of the Directors of the major programs and Managers were involved with the development of their operating and maintenance of property budgets. All departmental Directors were responsible for preparing their operational needs for the Central Office, Low Income Public Housing and Housing Choice Voucher Program budget projections. These expenditure levels are necessary for the efficient and economical operations of the HACC for the purpose of serving low-income families.

Following the discussion, a motion was then made by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl for approval of Resolution 2022– HACC–02. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC–03**

A Resolution Authorizing the Executive Director to enter into a Lease Agreement with 10 South LaSalle Owner, LLC.

Executive Director Richard J. Monocchio and Manager of Procurement Deborah O’Donnell presented Resolution No. 2022– HACC–03. The Housing Authority of Cook County’s current lease for office space at 175 West Jackson Boulevard, Chicago, Illinois, expires on June 20, 2023, and a new lease should be executed at 10 South LaSalle St., Chicago, Illinois. Ms. O’Donnell explained that HACC worked with Cushman and Wakefield to find available rental property. Key factors that were considered were cost, location, image of the building and access to public transportation. The new lease term is for 12 years downsized 5000 square feet. The current average gross rent per RSF is \$42.69 the new amount will be \$35.36 monthly, saving \$20,163.08. There will be no out of pocket expense to move or for office furnishings.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Dr. Normah Salleh-Barone for approval of Resolution No. 2022– HACC–03. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC–04**

A Resolution Authorizing the Executive Director to Award Contracts to GSG Consultants, Inc. and Carnow Conibear and Associates to provide Environmental Consulting Services for the Housing Authority of Cook County

Manager of Procurement Deborah O’Donnell presented Resolution No. 2022–HACC–04. Deborah O’Donnell explained that the proposed contracts for environmental consulting services are not to exceed \$500,000.00 for the base period of two years for each contract. The resolution will also authorize the Executive Director under his discretion to exercise the three (3) one-year options in not-to-exceed amounts of \$250,000.00 per option year, subject to funds availability and satisfactory contract performance.

Following the discussion, a motion was made by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler for approval of Resolution No. 2022– HACC–04. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC–05**

A Resolution Authorizing the Executive Director extend the Contract with Yardi Systems, Inc., for the Housing Authority and Financial Computer Software and Support Services.

Executive Director Richard J. Monocchio presented Resolution No. 2022– HACC–05.

Mr. Monocchio expressed his and the staff’s overall satisfaction with Yardi Systems Inc.

Following the discussion, a motion was made by Commissioner Saul H. Klibanow and seconded by Commissioner Nilda Soler for approval of Resolution No. 2022–HACC–05. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC–06**

A Resolution Authorizing the Executive Director to Acquire Real Property located in Chicago Heights, IL

Executive Director Richard J. Monocchio presented Resolution No. 2022 –HACC–06. Mr. Monocchio explained that acquiring real estate from the City of Chicago Heights, IL will benefit our program participants and HACC employees by proving parking adjacent to the Central Management Office in Chicago Heights, which is expected to open in March.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow for approval of Resolution No. 2022– HACC–06. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC–07**

A Resolution Authorizing to Approve Submission to the U.S. Department of Housing and Urban Development (HUD) of Applications for Disposition of up to 58 Scattered-Site Public Housing Units in Evanston, IL and Wheeling, IL to Enable their Replacement with Project-Based Vouchers.

Executive Director Richard J. Monocchio presented Resolution No. 2022–HACC-07. Mr. Monocchio explained the disposition of 58 scattered sites properties located in Evanston, IL and Wheeling, IL will allow the HACC to move forward and make possible the use of 4% low-income housing tax credits if needed to supplement borrowed funds for rehabilitation. Conversion of these units from public housing to project-based vouchers will enable the HACC to preserve these units as low-income housing and increase the operating income.

Following the discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Nilda Soler for approval of Resolution No. 2022–HACC–07. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC–08**

A Resolution Authorizing the Executive Director to Award Eighteen (18) Project Based Vouchers to Impact Behavioral Health Partners for the Continued Operation of a Scattered-Site Permanent Supportive Housing Portfolio in Evanston, IL

Development Associate Jesse Silva presented Resolution No. 2022–HACC–08. Mr. Silva described the details of the competitive process by which HACC evaluates applications for Project Based Vouchers (PBVs) and what was desired by the evaluation committee. Impact Behavioral Health Partners submitted its request for eighteen (18) PBVs across its existing seven-building portfolio of scattered-site permanent supportive housing properties in Evanston, IL.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022– HACC–08. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC–09**

A Resolution Authorizing the Executive Director to Award up to Thirty-Four (34) Project Based Vouchers for the Emerson Project at 1900 Sherman Avenue, Evanston, IL

Executive Director Richard J. Monocchio presented Resolution No. 2022–HACC–09. Mr. Monocchio explained that The Emerson in Evanston, Illinois will break ground October 2, 2022 and seeks to award thirty-four (34) Project Base Vouchers to The Emerson. There will be a total of one hundred fifty-two (152) units, thirty-four (34) for very-low income families, seventeen (17) for medium income and the rest will be open market.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow for approval of Resolution No. 2022–HACC–09. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC– 10**

A Resolution Authorizing the Executive Director to Award Twenty (20) Project Based Vouchers to New Directions Housing Corporation for the Development of Bethel Point Apartments, a Multifamily Development in Chicago Heights, IL.

Development Associate Jesse Silva presented Resolution No. 2022– HACC–10. Mr. Silva explained that Bethel Pointe Apartments is a new construction family development with 78 units serving households from 30% Area Median Income (AMI) to 80% AMI.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow for approval of Resolution No. 2022– HACC–10. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC – 11**

A Resolution Authorizing the Executive Director to Award Eleven (11) Project Based Vouchers to Housing Opportunity Development Corporation for the Development of Mount Pisgah Place, A Multifamily Development in Evanston, IL

Development Associate Jesse Silva presented Resolution No. 2022– HACC –11. Mr. Silva explained that Housing Opportunity Development Corporation (HODC) will be a forty-four (44) unit development on a formerly city-owned site.

Richard Koenig of HODC said that the development will include a new church and retail component in hopes to revitalize the west side of Evanston, IL. The project site is located almost directly across from Evanston Township High School.

Following the discussion, a motion was made by Commissioner Saul H. Klibanow and seconded by Commissioner Dr. Normah Salleh-Barone for approval of Resolution No. 2022– HACC–11. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC – 12**

A Resolution Authorizing the Executive Director to enter into Negotiations and to Execute a Development Agreement, Operating Agreement, and Master Project Agreement with Related Midwest, LLC., for The Emerson Project in Evanston, IL

Executive Director Richard J. Monocchio presented Resolution No. 2022– HACC–12. Mr. Monocchio explained that these agreements are for the development of The Emerson Project located at 1900 Sherman Avenue, Evanston, IL. The HACC and Related propose to form a limited liability company that will develop, own, and manage the project.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow for approval of Resolution No. 2022– HACC–12. The motion carried with all “ayes.”

### **RESOLUTION NO. 2022 – HACC – 13**

A Resolution Authorizing the Executive Director to Execute a Memorandum of Understanding and Enter into Negotiations for a Joint Venture Agreement with Brinshore Development, LLC., for Redevelopment of Sunrise and Bergen in Chicago Heights, IL.

Executive Director Richard J. Monocchio presented Resolution No. 2022–HACC–13. Mr. Monocchio explained that HACC and Brinshore desire to enter into a Memorandum of

Understanding (“MOU”) regarding their relationship and, later, to enter into negotiations for a Master Development and an Operating Agreement with regard to the Sunrise and Bergen redevelopment activities in Chicago Heights, IL. The MOU is not intended to be a complete or definitive statement of all the terms and conditions of the proposed development or potential Joint Venture Agreement, but contemplates major concepts for the purpose of discussing and entering into a future Joint Venture Agreement.

Peter Levavi of Brinshore Developments elaborated on their current and past projects and why he supports these redevelopment programs.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022–HACC–13. The motion carried with all “ayes.”

#### **RESOLUTION NO. 2022 – HACC – 14**

A Resolution Authorizing the Executive Director to Execute a Memorandum of Understanding, Award Eighteen (18) Project Based Vouchers, and Enter into Negotiations for a Joint Venture Agreement with The Richman Group for an Age Restricted Project in Orland Hills, IL

Director of Development Nancy Guzman presented Resolution No. 2022–HACC–14. Ms. Guzman explained that The Richman Group (“TRG”) was selected on August 19, 2020 as one of several prequalified developers for the HACC. TRG has approached the HACC to collaborate on the acquisition of a vacant site located at 9800 West 167th Street in Orland Hills, IL. The intent is to develop, construct, own and manage Orland Hills Senior Apartments, a 70-unit, affordable senior residential community for Seniors 55 or older.

The proposed site is well-situated for independent senior living and is close to shopping centers, dining, banking, pharmacy, and the Orland Hills Community Center, which provides services for seniors. Directly across the street from the development is the Orland Grassland Nature Preserve and Trails. It is a beautiful recreation area with biking/walking trails and open recreation and leisure space.

Andre Blakely of The Richman Group discussed successful past and current TRG projects as well as the financial agreements as noted in the Memorandum of Understanding.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow for approval of Resolution No. 2022–HACC–14. The motion carried with all “ayes.”



**OTHER BUSINESS**

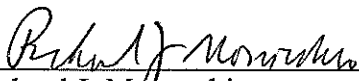
There was no other business.

**ADJOURNMENT**

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

The Meeting was adjourned at approximately 3:30 p.m.

Respectfully submitted by:

  
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Richard J. Monocchio  
Executive Director

  
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DATE