

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
August 18, 2022 at 2:01 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker Williams, Chair (participating via Zoom.us)
Polly Kuehl, Vice Chair
Nilda Soler, Commissioner
Saul Klibanow, Commissioner
Elaine Kroll, Commissioner
Eric L. Slaughter, Commissioner
Herb Porter, Commissioner

HACC STAFF PRESENT

Richard Monocchio, Executive Director
Alesia Hushaw, Chief of Staff
Karl Becker, Chief Financial Officer
Sheryl Seiling, Director of Rent Assistance
Asif Rahman, Director of Project Development (participating via Zoom.us)
Deborah O'Donnell, Procurement Manager (participating via Zoom.us)
Jon Duncan, General Counsel
Monica Slavin, Director of Compliance and Occupancy (participating via Zoom.us)
Jesse Silva, Development Associate (participating via Zoom.us)
Kevan Casson, Director of Human Services
Debbie Kyker, Executive Assistant
Marcus King, Director of Strategy and Communication
Diana Cornejo, Paralegal

OTHER ATTENDEES PRESENT:

Johana Casanova, PIRHL (participating via Zoom.us)
David Burg, PIRHL (participating via Zoom.us)
John F. McCarron, Public Participant (participating via Zoom.us)
Mark Noth, Attorney at Law (participating via Zoom.us)
Lauren Mack, Attorney at Law (participating via Zoom.us)
Chauncey Kingsbury, HED
Susan King, HED

CALL TO ORDER

Chair Wendy Walker Williams called the August 18, 2022 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:01 p.m.

MOTION TO ALLOW COMMISSIONERS TO PARTICIPATE ELECTRONICALLY VIA ZOOM.US

General Counsel Jon Duncan noted that a quorum of commissioners was physically present at the general meeting location and that Wendy Walker Williams, Chair, was 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 Wendy Walker Williams to participate electronically and cast votes at the meeting.

A motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter to allow Wendy Walker Williams to participate electronically and cast votes from a remote location. The Commissioners who were present at the general meeting location approved the motion unanimously.

PUBLIC COMMENTS

Chair Wendy Walker Williams opened the floor for public comments, but no public comments were submitted.

CONSENT AGENDA

A motion was made by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl for approval of the Minutes of the Special Board Meeting of July 7, 2022. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2022 – HACC – 22

A resolution approving and authorizing the Chief Financial Officer to execute certain documents and take further corporate action in furtherance of the development of new housing for veterans in Chicago Heights, Illinois - Otto Veterans square.

Richard Monocchio, Executive Director recused himself and left the meeting room while the Board considered Resolution No. 2022 – HACC – 22.

Chief of Staff Alesia Hushaw presented Resolution No. 2022 – HACC – 22. Ms. Hushaw provided a financial breakdown of the Otto Veteran Square Project.

Following a brief discussion, a motion was made by Commissioner Saul H. Klibanow and seconded by Commissioner Nilda Soler for approval of Resolution No. 2022 – HACC – 22. The motion carried with all “ayes.”

After the Board had concluded its consideration of Resolution No. 2022 – HACC – 22 Richard Monocchio was asked to return to the Board meeting room, and he returned prior to the consideration of the remaining Board business.

RESOLUTION NO. 2022 – HACC – 23

A resolution authorizing the Executive Director to enter into a Memorandum of Understanding and contract with PIRHL, LLC for the development of the South Boulevard Project in Evanston, IL.

Executive Director Richard Monocchio presented Resolution No. 2022 – HACC – 23. He stated that the City of Evanston and the Housing Authority of Cook County jointly sought proposals from qualified developers for the redevelopment of 504-514 South Boulevard in Evanston, IL. Following the procurement processes, the City and the HACC jointly selected PIRHL, LLC as the developer for the South Boulevard Project.

Johana Casanova of PIRHL, LLC spoke in support of the Resolution. Ms. Casanova explained that the proposed building is planned to be comprised of five stories, with 60 apartments, a second-floor amenity space for residents, a playground, fitness room and community space. The unit mix includes one, two, and three-bedroom units. The proposed building prioritizes larger units for families, with 41 units (60% of the total) having two or three bedrooms. The number of parking spots remains to be determined. PIRHL estimates occupancy as early as the Summer of 2024, after demolition, site work, and construction.

Following a brief discussion, a motion was made by Commissioner Saul H. Klibanow and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022–HACC–23. The motion carried with all “ayes.”

RESOLUTION NO. 2022 – HACC – 24

A resolution authorizing the Executive Director to enter into negotiations and subrecipient agreement with the County of Cook and Cook County Health to provide Care Coordinators at Housing Authority properties.

Executive Director Richard Monocchio presented Resolution No. 2022 – HACC – 24.

Mr. Monocchio explained that the United States Department of the Treasury has granted \$1,000,372,385 in American Rescue Plan Act funds (“ARPA Funds”) to Cook County. Cook County in turn has allocated \$5,788,507 of these ARPA Funds to the HACC for the purpose of establishing Care Coordinators at HACC properties.

The ARPA funds that are being allocated to the HACC by Cook County will bring behavioral healthcare to residents at the HACC’s multifamily and elderly/disabled properties. Onsite social workers and nurses will work to ensure services are provided to residents, thereby reducing barriers to care for over 2,000 residents of the HACC’s multifamily and elderly/disabled housing properties. Currently there is a Request for Proposals pending, to which the deadline will be extended by a few weeks in order to maximize the number of submissions.

This initiative seeks to improve residents’ mental health and quality of life, reduce the frequency of use of emergency services, and reduce evictions due to behavior-based lease violations. The Treasury requires the ARPA funds to be obligated by December 31, 2024, and that the funds be used for eligible expenses by December 31, 2026.

In order for the HACC to accept the ARPA funds as a subrecipient of Cook County, the HACC must enter into a subrecipient agreement with Cook County and Cook County Health. Approval of this resolution will authorize the Executive Director to enter into the subrecipient agreement.

Following a brief discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022 – HACC – 24. The motion carried with all “ayes.”

OTHER BUSINESS

HED Project Manager Chauncey Kingsbury presented the highlights of the proposed Otto Veterans Square Project. The project includes 82 units of affordable housing for veterans on a secure site with 64 parking spaces. On site amenities include a dog run, dog wash, meditation garden, community room, fitness room, computer room, laundry room and security system.

EXECUTIVE DIRECTOR’S REPORT

Executive Director Richard Monocchio reported that although the Emerson Project in Evanston has been delayed due to the current changes in the economy, including higher interest rates, there are other alternatives being considered, one of which is borrowing from other projects such as American Rescue Plan Act at a lower interest rate. Another option is to use tax credits and subsidies.

DEVELOPMENT REPORT

Development Associate Jesse Silva gave a status report on pending projects. He explained that currently there are 58 Scattered Sites in the HACC's inventory, which will be replaced with Project Based Vouchers.

Sunrise Public Housing in Chicago Heights, IL has 107 units remaining. Selected units there will be demolished and replaced with new residential units and a management office adjacent to the current location. The units will be made up of RAD 80% and PBV 20%, dependent on the financing. The HACC is looking to break ground on this project next summer.

Executive Director Richard Monocchio discussed receiving the first-ever Cook County Trust Fund grant, in the amount of 13 million dollars. A Request for Proposal for developers has been issued, and so far, nine responses have been received. Currently there is discussion with two potential developers, Penrose Development and Lincoln Avenue Capitol.

Currently the HACC is helping the County to find fixed-based shelter sites.

HUMAN SERVICES REPORT

Director of Human Services Kevan Casson presented the Human Services Report.

Summer at the HACC

July/August 2022:

For the second summer in a row, the HACC was able to work together with area Park Districts and other community organizations across the County to provide summer camp opportunities for over 200 young people.

Forest Preserves Experience

The HACC continued to work with the Forest Preserves of Cook County and the Friends of the Forest Preserves to provide about 100 teens and young adults with summer jobs.

Participants had the opportunity to earn money while learning about conservation, clearing harmful brush and plants from the landscape, and working together on team-building exercises. This year, Forest Preserves Experience crews visited Moraine Valley Community College to learn more about their future career and educational opportunities, participated in Touch a Turtle day, traveled to the Indiana Dunes, and much more.

Local Park Districts

The HACC collaborated with the Hazel Crest, Markham, Streamwood, Robbins, and Lan-Oak Park Districts to provide about 70 kids with HACC Summer Fun Scholarships. Families paid a small copay in exchange for up to 4 weeks of camp.

Adults Active in Youth Development

The HACC was pleased to work with Adults Active in Youth Development for the second year in a row to send our kids ages 6-12 to their Science, Technology, Engineering and Math camp, which was held at the Dixmoor Community Center. Recruitment was focused at Richard Flowers Community Housing, but we were also able to include local Housing Choice Voucher campers in the scholarship cohort. Kids learned about various scientific concepts surrounding their 2022 Earth and Water theme, went on field trips, met guest speakers, and more.

Tenant Meetings

The Human Services team has spent the last few months attending tenant meetings at our buildings around the County in an effort to establish contacts at each building, spread the word about our services, and gauge the tenants' needs. The Human Services Team plans to follow up with their contacts and develop relationships that will allow them to deliver services that tenants want. So far, they have introduced AgeOptions health-focused workshops and Medicare-Medicaid Alignment Initiative presentations to some of the sites across the County.

HACC Back to School Events

The HACC held our annual Back to School Events at Richard Flowers (Robbins), Vera Yates (Ford Heights), and Sunrise/Bergen Apartments (Chicago Heights) on August 10th, 11th, and 12th, respectively. Families enjoyed hot dogs and hamburgers (grilled by our Maintenance team), free backpacks and school supplies, face painting, a bounce house, games, a raffle, and more. Local organizations such as One Million Degrees, Seasons Community Outreach, Aetna, Cook County Health, Cornerstone Community Development, Illinois Action for Children, and Xfinity shared their resources with visitors.

After School 2022

The HACC is planning on entering into our second year of our Flowers After School Program, which specifically caters to students grades 1-8 at Richard Flowers Community Housing in Robbins, Illinois. This year, the HACC will host the Program at the Robbins Park District Community Center, which will offer the kids more space for homework and enrichment activities. The HACC will continue to offer healthy snacks, and plans to include guest speakers, local field trips, and parent engagement activities. The Program will also be working with the William Leonard Public Library, where the HACC will be bringing the students for reading and homework help every Tuesday. Currently, the HACC is in the process of hiring staff and preparing for registration.

Opportunity Fund

The HACC just finished accepting applications for the Opportunity Fund. Students will be able to apply for up to \$500 in assistance for costs associated with going to college, such as laptops, transportation, and childcare. Currently applications are being processed.

Vera Yates Garden Club

The HACC's Human Services team has been working alongside a group of wonderful Yates residents who are committed to bettering their community, starting with the 15-plant bed garden area adjacent to the Central Office. Residents gathered their families and friends together to weed the entire garden last month and plan the project scope. Aetna Health and AllTerrain recently stepped in and offered to help sponsor the project. They have agreed to provide dirt to level the beds, repair the beds' concrete, repaint, and even plant native flowers that will last through the cold season. Phase 2 of the project will include repair/replacement of old picnic tables and the possible addition of a fence. When the first phase is finished, Aetna and the Yates Garden Committee plan to host an opening day gathering with food, nutrition education, and an opportunity to admire the new space.

FINANCIAL REPORT

Chief Financial Officer Karl Becker presented the Financial Report.

OTHER BUSINESS

General Counsel Jon Duncan reported that a discussion in an Executive Session (closed to the public) was needed in order to discuss probable or imminent litigation. The Board then moved to a closed Executive Session, pursuant to Section 2(c)11 of the Illinois Open Meeting Act [5 ILCS 120/2(c)11] for the purpose of discussing probable or imminent litigation.

The closed Executive Session of the Board of Commissioners began at approximately 3:45 p.m. Minutes of the Executive Session are kept separately from the minutes of the open portion of the meeting. At the conclusion of the Executive Session, the Board returned the meeting to open session, at approximately 4:18 p.m.

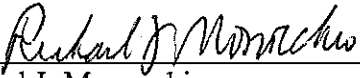
After the Board returned to the open meeting session, General Counsel Jon Duncan noted for the open meeting record that the closed Executive Session was conducted in order to discuss pending or imminent litigation, and noted that no votes were taken during the Executive Session.

ADJOURNMENT

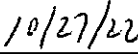
There being no further business for the Board's consideration, Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Elaine Kroll and seconded by Commissioner Herb Porter. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 4:20 p.m.

Respectfully submitted by:



Richard J. Monocchio
Executive Director



DATE