

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
December 8, 2022 at 2:01 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

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

HACC STAFF PRESENT

Richard Monocchio, Executive Director
Alesia Hushaw, Chief of Staff (participating via Zoom.us)
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
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
Darrick Shafer, Regional Manager North (participating via Zoom.us)
Chalone Liddell, Regional Manager South (participating via Zoom.us)
Diana Cornejo, Paralegal

OTHER ATTENDEES PRESENT:

Lauren Mack, Attorney at Law (participating via Zoom.us)
Camilla Krauss, Chicago Coalition for the Homeless

CALL TO ORDER

Chair Wendy Walker Williams called the December 8, 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 Commissioner Dr. Normah Salleh-Barone 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 Dr. Normah Salleh-Barone to participate electronically and cast votes at the meeting.

A motion was made by Commissioner Herb Porter and seconded by Commissioner Eric L. Slaughter to allow Dr. Normah Salleh-Barone to participate electronically and cast votes from remote locations. 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. Attorney Camilla Krauss of Chicago Coalition for the Homeless asked whether forms provided by the Housing Authority of Cook County (HACC) are available in the Spanish language. Ms. Krauss currently has a client who resides in a Project-Based Voucher property and only speaks Spanish.

Director of Rent Assistance Sheryl Seiling stated that although not all forms of publication are in Spanish, they are available from HUD in multiple languages and are easily accessible if needed.

General Counsel Jon Duncan also noted that there are several employees at the HACC who are bilingual in different languages, including Spanish, and are available for translation services. The HACC also maintains a Language Line that is available for phone calls in most languages.

CONSENT AGENDA

A motion was made by Commissioner Herb Porter and seconded by Commissioner Eric L. Slaughter for approval of the Minutes of the Regular Board Meeting of October 20, 2022. The motion carried with all "ayes."

EXECUTIVE DIRECTOR RICHARD MONOCCHIO TEMPORARILY LEFT THE MEETING WHILE THE BOARD CONSIDERED A RESOLUTION PERTAINING THE OTTO VETERANS SQUARE PROJECT

Executive Director Richard Monocchio previously was recused from any discussions of issues pertaining to the construction of the Otto Veterans Square Project, which is the subject of Resolution Number 2022 – HACC – 35. Accordingly, he left the meeting and was not present while the Board considered Resolution Number 2022 – HACC – 35.

Because Richard Monocchio is not a voting Board member, his recusal for the resolution did not cause an absence of a quorum.

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2022 – HACC – 35

A Resolution approving an increase in the amount of certain loans to finance Otto Veterans Square.

Development Associate Jesse Silva Resolution presented No. 2022 – HACC – 35. Mr. Silva explained that this resolution authorizes the HACC to proceed by accepting and providing additional funding to the Otto Veterans Square Project, reflecting continuing interest rate increases. Approval will provide authorization to move forward. The loan from the Illinois Housing Development Authority in the amount \$885,000 is expected to close two weeks after Christmas.

Commissioner Dr. Normah Salleh-Barone asked whether this request is sufficient with rising rates and cost increases. Chief of Staff Alesia Hushaw answered “yes,” adding that there is a \$1.6 million not-to-exceed agreement in place, and Apex is holding its construction cost.

Following a discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Nilda Soler for approval of Resolution No. 2022 – HACC – 35. The motion carried with all “ayes.”

RICHARD MONOCCHIO REJOINS THE MEETING

After the Board’s consideration of Resolution No. 2022 – HACC – 35, Executive Director Richard Monocchio was advised that the Board had concluded its consideration of Resolution Number 2022 – HACC – 35. He then returned to the meeting.

HUMAN SERVICES REPORT

Director of Human Services Kevan Casson reported that Procurement Manager Deborah O'Donnell collected donations of winter coats, books, school supplies, clothing and toys, which were distributed to HACC's three family sites.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Richard Monocchio reported the importance of competing an analysis of expenditures such as payments to municipalities, reviewing amps and how much is being spent. Mr. Monocchio gave an example of how a development is subsidized and also stated that the south region lost rental income due to the pandemic.

Mr. Monocchio explained that Rental Assistance Demonstration (RAD) Properties are having financial problems nationwide and for this reason a letter was sent to Senator Tammy Duckworth and Senator Dick Durbin asking them to include \$25 million in the Senate Appropriations Bill for distressed RAD properties. Commissioner Polly Kuehl asked whether these funds would be used for capital improvements or subsidizing operating costs. Rich Monocchio answered that these funds were for subsidizing operating costs.

Commissioner Polly Kuehl asked whether RAD dollars are better than Public Housing dollars. Mr. Monocchio responded that although there is not much of a difference, RAD conversion is more financially beneficial.

Chief Financial Officer Karl Becker summarized expenditures and source of funds for the Central Office Cost Center. This includes Section 8 and Section 9 Public Housing operating fund and capital fund.

Chief of Staff Alesia Hushaw further explained the Operating Subsidy and Projected Expense Levels.

DEVELOPMENT REPORT

Development Associate Jesse Silva gave a brief status report of current projects. There are currently eight projects: Otto Veterans Square, The Emerson – Evanston, Bergen Mackler Sunrise, Plum Farms – Hoffman Estates, Orland Hills Senior, South Blvd Shores-Evanston, Salt Creek - Arlington Heights and HACC Scattered Sites – Evanston/Wheeling.

FINANCIAL REPORT

Chief Financial Officer Karl Becker presented the Financial Report.

OTHER BUSINESS

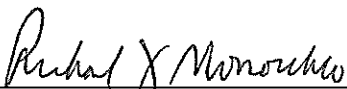
General Counsel Jon Duncan stated that there will be a Special Board Meeting scheduled on January 12, 2023 at 2:00 for approval of the HACC's Annual Plan before it is submitted to HUD.

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 Polly Kuehl and seconded by Commissioner Eric L. Slaughter. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 3:35 p.m.

Respectfully submitted by:



Richard J. Monochio
Executive Director



Date