

**JOURNAL OF THE PROCEEDINGS
OF THE
BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY (HACC)**

**REGULAR MEETING
Board Room
September 12, 2013 at 2:15 PM**

ROLL CALL

PRESENT: Hipolito 'Paul' Roldan, Chair
Wendy Walker Williams, Vice Chair
Karen R. Chavers, Treasurer
Polly Kuehl, Commissioner
Deniece Jordan-Walker, Commissioner
Edna Carter, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Olukayode Adetayo, Chief Financial Officer
Mark Limanni, General Counsel and Director of Asset Management
Jon Duncan, Senior Counsel and Director of Human Resources
James Harney, Director of Asset Management
Sheryl Seiling, Director of Housing Choice Voucher Program
Monica Slavin, Director of Public Housing Wait List & Lease-Up
Maria Lotho, Director of Operations
Alesia Hushaw, Financial Analyst
Debbie Kyker, Executive Secretary

Other Attendee(s): Karen Webster, SEIU Local 73
Robert Matthews, Union Steward

JOURNAL OF PROCEEDINGS FOR SEPTEMBER 12, 2013

CALL TO ORDER

Hipolito 'Paul' Roldan, Chair, called the September 12, 2013 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioner to order at approximately 2:15PM.

Public Comments: Karen Webster, SEIU Local 73 mentioned that they had ratified the contract for Administrative and Clerical workers. We have been working diligently with Jon Duncan and Olukayode Adetayo because of the economic situation we had to adjust some of the provisions of the contract and made concessions.

CONSENT AGENDA

The journal of proceedings of the July 11, 2013 Regular Meeting of the Housing Authority Cook County (HACC) Board of Commissioners were approved.

RESOLUTIONS

RESOLUTION NO. 2013-HACC-21

AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT RENTAL ASSISTANCE DEMONSTRATION (RAD) PUBLIC HOUSING PROGRAM APPLICATION FOR JANE PERLMAN AND VICTOR WALCHIRK PROPERTIES IN SEPTEMBER 2013

PHAs will apply competitively to convert assistance of projects in accordance with the terms of this Notice. Under this component of Rental Assistance Demonstration (RAD), PHAs may choose between two forms of Section 8 Housing Assistance Payments (HAP) contracts: project-based vouchers (PBV) or project-based rental assistance (PBRA).

Mr. Monocchio stated that there are 199 units that will be converted with operating subsidy and the capital subsidy equals the rent. This resolution is also tied into the tax credit application in at IHDA. This will have many benefits that we would have not received but for the commitment of \$3.2M from the County, without this commitment would have not been able to apply for the tax credit. An application will be submitted to HUD once the board approves this Resolution.

Alesia Hushaw passed out some information on this resolution that we presented to the tenants at both properties and talked about the planned building renovations. Commissioner

Chavers wanted to say congratulations to Alesia Hushaw on a great job of presenting this information to the tenants.

Commissioner Kuehl asked if whether the Operating Cost Adjustment Factor (OCAF) monies will increase each year, Mr. Monocchio responded with comment that the OCAF is using 2012 numbers.

Commissioner Polly Kuehl asked whether under RAD, will the tenant get more options? Mr. Monocchio stated that tenants will have the option to choose a project based voucher.

Chairman Roldan called for a motion to approve Resolution 2013-HACC 21 - Authorizing HACC to Submit Rental Assistance Demonstration (RAD) Public Housing Program Application, which was moved by Commissioner Wendy Walker Williams and seconded by Commissioner Karen Chavers. The motion carried with all "ayes."

RESOLUTION NO. 2013-HACC-22

A RESOLUTION RATIFYING AN INTERAGENCY AGREEMENT BETWEEN THE HOUSING AUTHORITY OF COOK COUNTY AND THE GARY (INDIANA) HOUSING AUTHORITY

The Gary (Indiana) Housing Authority (GHA) has been experiencing management difficulties and issues with the operations of its Low Income Public Housing and Housing Choice Voucher programs for several years.

The U.S. Department of Housing and Urban Development (HUD) entered into a Cooperative Endeavor Agreement with the City of Gary, Indiana (HUD Agreement) on July 30, 2013 to improve management and program operations at the GHA. A copy of the Cooperative Agency Agreement between HUD and the City of Gary and a copy of the HUD press release announcing the agreement was attached to the resolution. Under the Cooperative Endeavor agreement, the GHA has been placed into HUDs receivership.

Steven Meiss, IL HUD Director will be in charge of this transition along with GHA's Executive Director, Willie Garrett. We settled on agreement with GHA for our services

charging \$150 per hour / per person. Richard Monocchio, James Harney and Mark Limanni went to see 10 of their 12 sites in Gary, Indiana and give them our recommendations of these sites.

An answer to questions from Commissioner Polly Kuehl, Executive Director Richard Monocchio explained that the GHA has an existing non-union staff and that HUD so far is requesting consulting services only.

In response to a question from Commissioner Deniece Jordan-Walker, Mark Limanni stated that the Gary Housing Authority had the HUD attorney review the contract.

Commissioner Deniece Jordan-Walker moved that Provision H on page 22 of the GHA Agreement be amended to reflect that Illinois law would apply in the event of a conflict with Indiana law.

A motion to so amend the GHA Agreement was made by Commissioner Wendy Walker Williams and seconded by Commissioner Polly Kuehl, carried by all "ayes."

Chairman Roldan then called for a motion to approve Resolution 2013-HACC 22 as amended – Authorizing A Resolution Ratifying An Interagency Agreement Between HACC And The Gary (Indiana) Housing Authority - which was moved by Commissioner Karen Chavers and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes."

RESOLUTION NO. 2013- HACC-23

A RESOLUTION RATIFYING COLLECTIVE BARGAINING AGREEMENT FOR ADMINISTRATIVE AND CLERICAL EMPLOYEES

The administrative and clerical work for the federal Housing Choice Voucher and Low Income Public Housing programs is performed by employees who are on the HACC payroll. Many of our administrative and clerical employees are members of a Collective Bargaining Unit and are represented by the Service Employees International Union, Local 73.

Jon Duncan gave full details of these changes on the Collective Bargaining Agreement. He thanked and acknowledged the union team of Robert Matthews, Cassy Williams and Karen Webster, and the management team of Elizabeth Femal, Raquel Burnett, Olukayode Adetayo, Kevin Krug and Mark Limanni for their efforts.

Commissioner Chavers inquired about the new drug policy, and Jon Duncan discussed the changes in the drug policy.

Chairman Roldan called for a motion to approve Resolution 2013-HACC 23 – Authorizing the Executive Director to A Resolution Ratifying Collective Bargaining Agreement For Administrative and Clerical Employees - which was moved by Commissioner Wendy Walker Williams and seconded by Commissioner Deniece Jordan-Walker. The motion carried with all “ayes.”

Mr. Mark Limanni gave a presentation on M/WBE.

Mr. Adetayo provided a brief Financial and Budget Analysis report.

Mr. James Harney provided a brief presentation on Low Income Public Housing.

Ms. Sheryl Seiling provided a brief presentation on Housing Choice Voucher.

Commissioner Edna Carter talked about the Resident Council and the issues that they are having at Turlington West Apartments.

Executive Director's Report

Richard Monocchio referred the board to his written Executive Director's Report and added that HACC was quoted in the *Financial Times* regarding the impact of the federal budget cuts. He also mentioned that HACC had a letter published in the *Chicago Tribune* that we are feeding the kids and providing books for our families in Ford Heights.

ADJOURNMENT

Chairman Roldan requested a motion to adjourn the Regular Meeting of the Board which was moved by Commissioner Karen Chavers and seconded by Commissioner Edna Carter. Accordingly, the Regular Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 4:02PM. The motion carried with all "ayes."

The next scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of Cook County is Thursday, November 14, 2013.

EXECUTIVE SESSION

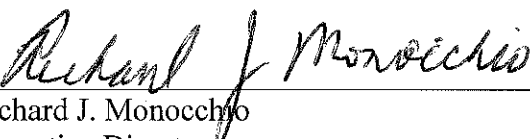
At 4:02PM the Executive Session began approving the July 11, 2013 Executive Session Minutes which was moved by Commissioner Karen Chavers and seconded by Commissioner Edna Carter. The motion carried with all "ayes." Executive Session adjourned at 4:05PM.

Respectfully submitted by:



Hipolito 'Paul' Roldan
Chairman

November 14, 2013
DATE



Richard J. Monocchio
Executive Director

November 14, 2013
DATE