

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

**BOARD MEETING
Housing Authority of Cook County
175 W. Jackson Blvd., Suite 350
Chicago, IL
August 17, 2017 2:01 p.m.**

ROLL CALL

PRESENT: Hipolito "Paul" Roldan, Chair
Wendy Walker Williams, Vice Chair
Polly Kuehl, Commissioner
Nilda Soler, Commissioner
Saul H. Klibanow, Commissioner

HACC STAFF: Richard Monocchio, Executive Director
Alesia Hushaw, Chief of Staff
Jon Duncan, General Counsel
Karl Becker, Chief Financial Officer
Sheryl Seiling, Director of Rent Assistance
Monica Slavin, Director of Public Housing Waitlist
Ernest Lofton, Network Administrator
Monique Bond, Director of Public Relations
Holly Wallace, Manager of Education Programs & Partnerships
Debbie Kyker, Executive Assistant
Candice Grimes, Paralegal
Vivienne Ouma, Housing Specialist

Other Attendee(s): Alicia Harper, AGB Investigative Services, Inc.
Arba Houlden, AGB Investigative Services, Inc.
Lauren Casper, COTG - Xerox
Lalh Hettinger, COTG - Xerox
Juan Reyes, Security Professionals of Illinois, Inc.

JOURNAL OF PROCEEDINGS FOR AUGUST 17, 2017

CALL TO ORDER

Vice Chair Wendy Walker Williams called the August 17, 2017 Regular Board Meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:01 p.m.

PUBLIC COMMENTS

None

CONSENT AGENDA

Chair Paul Roldan moved for approval of the Minutes of the August 17, 2017 Regular Meeting of the HACC Board of Commissioners. The motion was seconded and approved with all "ayes".

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2017 - HACC - 14

AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO AGB INVESTIGATIVE SERVICES INC., AND SECURITY PRO OF ILLINOIS, INC., TO PROVIDE SECURITY SERVICES FOR THE HOUSING AUTHORITY OF COOK COUNTY

Executive Director Monocchio informed the Board of Commissioners that security at the Public Housing properties is imperative at this time. Previously, the HACC employed the Cook County Sheriff's Department to provide extra security. However, the work relationship was subsequently dissolved.

The HACC has begun seeking service from private security companies and as a result the HACC's residential properties are safer than they were seven years ago.

The HACC published a request for bids and received five proposals. The two firms that were awarded the contract scored a 90 and a 91 on the evaluation committee's evaluation.

The security companies will be hired to secure the HACC's senior buildings and family sites. The security officers are not permitted to sit on the job. Instead, they are required to walk the premises to alleviate illegal activity.

The HACC is generating extra income in order to hire the private security services. The security guard is expected to work 40 hours a week.

Chair Paul Roldan requested a motion to approve Resolution 2017-HACC-14, which was moved and seconded. The motion carried with all "ayes."

RESOLUTION NO. 2017-HACC-15

AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD AN AGREEMENT WITH COTG-XEROX FOR HACC'S COPIER LEASE AND MANTAINCE PROGRAM

Network Administrator Ernest Lofton discussed the HACC's history with Ricoh. The current contract standing between the HACC and Ricoh is lacking the proper equipment. For instance, if a copier needs a new roller, it could take up to several days for the replacement to arrive.

In contrast, COTG-Xerox offers excellent technical support and maintenance. COTG-Xerox will also provide the HACC with extensive training on the new equipment. Disposal of Ricoh's equipment will be handled by COTG-Xerox.

Chair Roldan requested a motion to approve Resolution 2017-HACC-15, which was and seconded. The motion carried with all "ayes."

RESOLUTION NO. 2017-HACC-16

APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN DOCUMENTS AND TAKE FURTHER CORPORATE ACTION IN FURTHERANCE OF REDEVELOPMENT OF PROPERTIES IN ROBBINS AND HARVEY, ILLINOIS – EDWARD BROWN APARTMENTS AND TURLINGTON WEST APARTMENTS

This Resolution will grant Executive Director Monocchio the authority to execute all documents required to close the 4% tax credit project for the Edward Brown and Turlington West properties. Since the HACC is near closing on the two public housing apartments, there will be some specific documents requested by the investors that will require immediate action.

Chair Paul Roldan requested a motion to approve Resolution 2017-HACC-16, which was moved and seconded. The motion carried with all "ayes."

RESOLUTION NO. 2017-HACC-17

APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN DOCUMENTS AND TAKE FURTHER CORPORATE ACTION IN FURTHANCE OF REDEVELOPMENT OF PROPERTIES IN CHICAGO HEIGHTS AND PARK FOREST, ILLINOIS – GOLDEN TOWERS I & II AND JUNIPER TOWERS

This resolution also provides Executive Director Monocchio with the authority to execute documents that are required during the closing process regarding the Golden Towers I & II and Juniper Towers properties.

Chair Paul Roldan requested a motion to approve Resolution 2017-HACC-17, which was moved and seconded. The motion carried with all "ayes."

RESOLUTION NO. 2017-HACC-18

APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN DOCUMENTS AND TAKE FURTHER CORPORATE ACTION IN FURTHERANCE OF REDEVELOPMENT OF PROPERTIES IN ROBBINS, ILLINOIS – RICHARD FLOWERS HOMES

This Resolution similarly grants Executive Director Monocchio the authority to execute all required documents to close on the Richard Flowers Homes property.

Chair Paul Roldan requested a motion to approve Resolution 2017-HACC-18, which was moved by and seconded. The motion carried with all "ayes."

PRESENTATION BY EXECUTIVE DIRECTOR MONOCCHIO

Executive Director Monocchio's presentation focused on Choice Neighborhoods for Chicago Heights. Director Monocchio also discussed the best ways to get the children in the neighborhood involved with positive activities. These activities will be funded through a combination of sources.

PRESENTATION BY HOLLY WALLACE

Manager of Education Programs & Partnerships Holly Wallace gave a presentation highlighting the HACC's outreach programs that she has initiated for youths.

FINANCIAL REPORT BY KARL BECKER

Chief Financial Officer Karl Becker summarized the monthly financial reports and gave a presentation where he informed the Board of Commissioners that the Housing Choice Voucher (HCV) program is doing well. The HCV program can attribute its success to portability. A majority of the port-ins are coming from the Chicago Housing Authority.

ADJOURNMENT

Chair Paul Roldan requested a motion to adjourn the Regular Meeting of the Board, which was moved and seconded. The motion carried with all "ayes."

The Regular Board Meeting was adjourned at approximately 3:16 p.m.

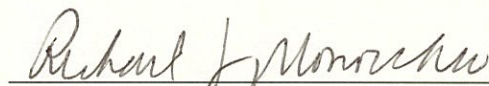
Respectfully submitted by:



Hipolito 'Paul' Roldan
Chair

10/31/17

DATE



Richard J. Monocchio
Executive Director

10/31/17

DATE