

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

**REGULAR BOARD MEETING
Housing Authority of Cook County
175 W. Jackson Blvd., Suite 350
Chicago, IL
December 14, 2017 2:03 p.m.**

ROLL CALL

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

CALL- IN: Deniece Jordan-Walker, Commissioner
Polly Kuehl, Commissioner

HACC STAFF: Richard Monocchio, Executive Director
Jon Duncan, General Counsel
Karl Becker, Chief Financial Officer
Sheryl Seiling, Director of Rent Assistance
Deborah O'Donnell, Procurement Manager
Monica Slavin, Director of Public Housing Waitlist
Monique Bond, Director of Public Relations
Jessica Del Valle, Manager of Strategic Initiatives
Debbie Kyker, Executive Assistant
Candice Grimes, Paralegal

Other Attendee(s): None

JOURNAL OF PROCEEDINGS FOR DECEMBER 14, 2017

CALL TO ORDER

Chair Paul Roldan called the December 14, 2017 Regular Board Meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:03 p.m.

PUBLIC COMMENTS

None.

INTRODUCTION OF NEW RESIDENT COMMISSIONER VICKI REED

Executive Director Monocchio welcomed the new resident Commissioner Vicki Reed. She was recommended for nomination by a unanimous vote by the Resident Advisory Board, and her nomination was recently approved by the Cook County Board.

Commissioner Reed gave a brief introduction of her background to the Board of Commissioners.

CONSENT AGENDA

Chair Paul Roldan moved for approval of the Minutes of the October 31, 2017 Special Meeting of the HACC Board of Commissioners. The motion was seconded and approved with all "ayes."

PRESENTATION OF RESOLUTIONS

General Counsel Jon Duncan noted that in order to comply with requirements of the Illinois Open Meetings Act, before a vote can be taken on the resolutions, a vote must first be adopted by the Commissioners who are physically present in the room to approve the participation of Commissioner Deniece Jordan-Walker and Commissioner Polly Kuehl by telephone.

A motion was made and seconded to approve the participation of Commissioner Jordan-Walker and Commissioner Polly Kuehl by telephone. The motion carried with all "ayes."

RESOLUTION NO. 2017 – HACC - 24

AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER A CONTRACT WITH NICOR ENERCHANGE TO PROVIDE BULK NATURAL GAS TO ALL APPLICABLE DEVELOPMENTS OWNED AND MANAGED BY THE AUTHORITY

Executive Director Monocchio informed the Board of Commissioners that this resolution is asking for a renewal of the HACC's previous contract with Nicor Enerchange. The HACC has been using this company to buy natural gas in bulk. This has been a positive financial endeavor for the HACC. For instance, over the last five years the HACC has saved approximately one hundred and sixty-five thousand dollars, due to the ability to purchase gas in bulk.

Chair Roldan requested a motion to approve Resolution 2017 - HACC - 24, which was moved and seconded. The motion carried with all "ayes."

RESOLUTION NO. 2017 – HACC – 25

ADOPTING THE HOUSING AUTHORITY OF COOK COUNTY FINANCIAL MANAGEMENT INTERNAL POLICIES AND PROCEDURES

A discussion ensued regarding ten employees of the U.S Department of Housing and Urban Development (HUD) who were in the HACC office for two weeks, reviewing files. HUD's review reported that the HACC has some policies that are not in compliance with the most recent version of the HUD handbook, and recommended that the HACC update those.

Karl Becker mentioned that the proposed HACC updated policy requires Board approval. The most substantial policy change has been using technology wherever the HACC can. For example, the HACC now scans checks to the bank, rather than physically taking the check to the bank. The HACC uses three different banks for deposits, as a means of keeping the deposits separate for each program. The HACC is required by HUD to have Collateral Agreements on each account.

The Information Technology department has also been working on refreshing the HACC's computer networks regarding spam, firewalls, encrypted e-mails and network speed. Executive Director Monocchio recommended that the IT department come up with a separate policy that will be discussed at a later date.

Chair Paul Roldan requested a motion to approve Resolution 2017 – HACC - 25, which was moved and seconded. The motion carried with all "ayes."

RESOLUTION NO. 2017 – HACC - 26

AUTHORIZING THE AMENDMENT OF THE FISCAL YEAR 2017 ANNUAL PHA PLAN TO INCLUDE A RENTAL ASSISTANCE DEMONSTRATION-SPECIFIC SUBMISSION

Executive Director Monocchio mentioned that as the HACC converts public housing properties into the Rental Assistance Demonstration (RAD) program, residents must have the same rights as they did under the previous public housing program (leases, grievance procedures, etc.). The protocol has changed due to the change in ownership from solely Public Housing ownership to Public Housing and Investor ownership. However, the rights of the tenants remain the same.

Chair Paul Roldan requested a motion to approve Resolution 2017 – HACC - 26, which was moved and seconded. The motion carried with all “ayes.”

RESOLUTION NO. 2017 - HACC –27

AUTHORIZING THE APPROVAL OF THE ANNUAL AGENCY PLAN FOR FISCAL YEAR 2018 OF THE HOUSING AUTHORITY OF COOK COUNTY TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

The HACC is proposing project based voucher housing that is specifically designated for the homeless. The waitlist has proven to be more challenging than usual to maintain, since the target population is homeless, complicating communications with people who are on the waitlist. The HACC is requesting to receive referrals from the Coordinated Entry System (Cook County Continuum of Care). This system prioritizes people based on those that are in need. The Cook County Continuum of Care has funding for housing of the homeless.

Chair Paul Roldan requested a motion to approve Resolution 2017 – HACC - 27, which was moved and seconded. The motion carried with all “ayes.”

RESOLUTION NO. 2017 – HACC - 28

SETTING THE REGULAR HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING SCHEDULE FOR THE CALENDAR YEAR 2018

Chair Paul Roldan mentioned that there are six meetings that are being scheduled for 2018. The Board of Commissioners was not surveyed regarding this matter. Therefore, the dates are subject to change, contingent upon the Board of Commissioners’ schedule.

General Counsel Jon Duncan explained the renumbering of this resolution. This resolution was inadvertently numbered as 2017 – HACC – 23 on the Board agenda, but that numbering was

duplicative of a resolution that was adopted at the October 31, 2017 Special Meeting. This resolution was therefore renumbered as 2017 – HACC – 28.

Chair Paul Roldan then requested a motion to approve Resolution 2017-HACC - 28, which was moved and seconded. The motion carried with all “ayes.”

PRESENTATION BY EXECUTIVE DIRECTOR RICHARD MONOCCHIO

Executive Director Richard Monocchio presented an update on housing developments in Congress. He reported that the House of Representatives had eliminated private activity bonds, but the Senate saved it. This was important because sixty percent of affordable housing comes from private activity bonds.

Preparations are underway to close on the rehabilitation of 560 units in the south suburbs. The County helped the HACC find a new lender, BMO bank, to assist in the closing process. The closing is currently projected to occur sometime in late January. The Illinois Housing Development Authority played a very significant role in the closing process.

Two grant applications will be submitted on behalf of the HACC for Jobs Plus and a grant allowing the HACC to act as a developer.

FINANCIAL REPORT BY KARL BECKER

Chief Financial Officer Karl Becker provided a financial report. He noted that Public Housing income is larger than what the HACC originally budgeted for. Mr. Becker also mentioned that the administrative fees associated with the Housing Choice Voucher program have increased the HACC’s bottom line.

OTHER BUSINESS


None.

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."

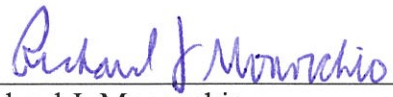
The Regular Board Meeting was adjourned at approximately 2:55 p.m.

Respectfully submitted by:



Hipolito 'Paul' Roldan
Chair

February 15, 2018
DATE



Richard J. Monocchio
Executive Director

February 15, 2018
DATE