

**JOURNAL OF THE PROCEEDINGS
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
June 14, 2018 2:05 PM**

ROLL CALL

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

CALL- IN: Deniece Jordan-Walker, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Alesia Hushaw, Chief of Staff
Karl Becker, Chief Financial Officer
Jon Duncan, General Counsel
Sheryl Seiling, Director of Rent Assistance
Monica Slavin, Director of Compliance and Occupancy
Diana Cornejo, Paralegal
Debbie Kyker, Executive Assistant

Other Attendee(s): Allison Toffic, Up Development - Heart's Place
Richard Koenig, Housing Opportunity Development Corp. - Heart's Place
Phil Moeller, Carefree Development

JOURNAL OF PROCEEDINGS FOR JUNE 14, 2018

CALL TO ORDER

Chair Paul Roldan called the June 14, 2018 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:05 PM

INTRODUCTION OF NEW PARALEGAL DIANA CORNEJO

Executive Director Monocchio welcomed the new Paralegal Diana Cornejo.

PUBLIC COMMENTS

None

CONSENT AGENDA

A Motion was made by Chair Roldan and seconded by Commissioner Klibanow for the Approval of the Minutes of the April 12, 2018 Regular Meeting of the HACC Board of Commissioners and the Executive Session Minutes. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

General Counsel Jon Duncan raised the procedural issue that, before a vote can be taken on the resolutions, in order to comply with requirements of the Illinois Open Meetings Act, a vote must first be taken by all of the Commissioners who are physically present in the room to approve the participation of Commissioner Deniece Jordan-Walker by telephone. A motion was made and seconded to approve the participation of Commissioner Jordan-Walker by telephone. The motion carried with all "ayes."

RESOLUTION NO. 2018 - HACC - 14

A Resolution Approving and Authorizing the Executive Director to Execute Certain Documents and Take Further Corporate Action in Furtherance of Redevelopment of Properties in Des Plaines and Franklin Park Illinois – Henrich House and Franklin Tower

Executive Director Monocchio informed the Board of Commissioners of project bids higher than anticipated and how a financing gap of \$1.8 million is being resolved by converting Henrich House and Franklin Tower to Project Based Vouchers.

Chair Paul Roldan requested a motion to approve Resolution 2018-HACC-14 which was moved by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes.”

RESOLUTION NO. 2018-HACC-15

A Resolution Authorizing the Executive Director to Acquire Real Property located in Ford Heights, Illinois

This resolution will authorize the purchase of an abandoned church property that is located adjacent to the Vera Yates Homes Property in Ford Heights, Illinois. The purchase price is \$25,000 plus closing costs. There will also be additional demolition and clean up fees. The church building is unsalvageable and it will have to be demolished. However, the property is in an ideal location for future development of Community Center. The purchase and demolition be funded by the Central Office Cost Center account.

Chair Roldan requested a motion to approve Resolution 2018-HACC-15, which was moved by Commissioner Saul Klibanow and seconded Nilda Soler. The motion carried with all “ayes.”

RESOLUTION NO. 2018-HACC-16

A Resolution Authorizing the Executive Director to Award Fifteen Project Based Vouchers to Carefree Development, LLC for the Development of Forest Oaks, a Senior Community in Forest Park Illinois

Sheryl Seiling, Director of Rent Assistance, discussed the Housing of Cook County’s commitment to award fifteen Project Based Vouchers to Carefree Development for larger senior family units. Phil Moeller of Carefree Development provided insight on the project. The project consists of fifty-six units in Forest Park; fifteen units will be allocated for families with at least one family member 55 years of age, supportive services will also be offered.

Chair Roldan requested a motion to approve Resolution 2018-HACC-16, which was moved by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

RESOLUTION NO. 2018-HACC-17

A Resolution Authorizing the Executive Director to Award Fourteen Project Based Vouchers through the Regional Housing Initiative to the Housing Opportunity Development Corporation for the Development of Heart's Place, a Supportive Housing Community in Arlington Heights, Illinois

Sheryl Seiling, Director of Rent Assistance, discussed the Housing Authority of Cook County's commitment to provide Project Based Vouchers to Up Development and Housing Opportunity Development Corporation for affordable housing in Arlington Heights. Richard Koenig, Executive Director of Housing Opportunity Development Corporation, provided insight on the project. The project is scheduled to close within 40 to 60 days, and anticipates completion of this project by this time next year.

Chair Roldan requested a motion to approve Resolution 2018-HACC-17, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

EXECUTIVE DIRECTOR'S REPORT

The Executive Director's report was given by Richard Monocchio. He discussed HUD, the Congressional budget and the possibility that the federal government may increase the tenants' rents up to 35% of their incomes. Director Monocchio predicted that the 2019 Fiscal Year budget will be similar to last year's level (FY 2018).

Director Monocchio also announced that the HACC and five other cities were selected to receive Choice Neighborhood Grants (planning grants). The HACC and the Village of Chicago Heights received \$350,000. The goal is to receive a \$30 million implementation grant that will help redevelop Chicago Heights. The HACC represents the first suburban area in the country to receive a Choice Neighborhood Grant.

Chief of Staff Alesia Hushaw discussed the progress of construction and the scope of work on several ongoing rehabilitation projects under the Rental Assistance Demonstration ("RAD") program. She discussed the schedule of approaching closing dates, the financial benefits of keeping the construction management in house, and the progress of converting our Low Income Public Housing properties under the RAD program.

FINANCIAL REPORT

A financial presentation was given by Karl Becker, Chief Financial Officer.

OTHER BUSINESS

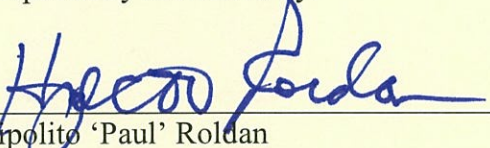
None

ADJOURNMENT

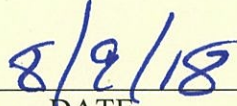
Chair Paul Roldan requested a motion to adjourn the regular meeting of the Board, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

The Regular Board Meeting was adjourned at approximately 3:10 PM

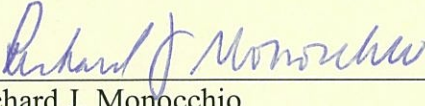
Respectfully submitted by:



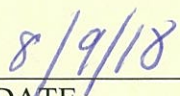
Hipolito 'Paul' Roldan
Chair



DATE



Richard J. Monocchio
Executive Director



DATE