

**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
February 9, 2017 2:00 p.m.**

ROLL CALL

PRESENT: Hipolito "Paul" Roldan, Chair
Wendy Walker Williams, Vice Chair
Deniece Jordan-Walker, Commissioner
Polly Kuehl, Commissioner
Saul H. Kilbanow, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Alesia Hushaw, Chief of Staff
Jon Duncan, General Counsel
Karl Becker, Chief Financial Officer
Monica Slavin, Director of Compliance and Occupancy
Monique Bond, Communications Director
Candice Grimes, Paralegal
Debbie Kyker, Executive Assistant
Crystal Jones, Housing Specialist
Cassy Williams, Housing Specialist
Latrice Gamble, Housing Specialist
Javier Galvez, Housing Specialist
Kathleen Williams, Housing Specialist
Vivienne Ouma, Housing Specialist
Debbie Kyker, Executive Assistant

Other Attendee(s): Joe Evans, McGladrey & Associates

JOURNAL OF PROCEEDINGS FOR FEBRUARY 9, 2017

CALL TO ORDER

Chair Paul Roldan called the February 9, 2017 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00 p.m.

PUBLIC COMMENTS

Public Comments were taken from HACC employees Javier Galvez and Crystal Jones regarding the progression of the negotiations for the employee Collective Bargaining Agreements. Chair Roldan and Executive Director Monocchio expressed their gratitude towards the HACC staff. Executive Director Monocchio also mentioned that he is discouraged by the pace of the Collective Bargaining negotiations. However, he is confident that the process can be sped up.

CONSENT AGENDA

Approval of the Minutes of the December 15, 2016 Regular Meeting and the December 15, 2016 Executive Session of the HACC Board of Commissioners which was moved by Chair Roldan and seconded by Commissioner Kilbanow. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2017 - HACC - 01

AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD AN AGREEMENT WITH ANDERSON ELEVATOR COMPANY FOR HACC'S ELEVATOR MAINTENANCE, PARTS AND REPAIR SERVICES PHA WIDE

A resolution authorizing the Executive Director to enter into a contract with Anderson Elevator Company, in an amount not to exceed \$704,060.00 for the base period of the contract to provide elevator maintenance, parts and repair services at HACC's locations system-wide and to authorize the Executive Director at his discretion to exercise the three one-year options in an amount not to exceed \$1,056,090.00 subject to funds availability and satisfactory contract performance, for an aggregate not to exceed amount of \$1,760,150.00.

Chief of Staff Alesia Hushaw mentioned that the purpose of re-bidding is to be assured that we are getting the best deal. She stated that the price on elevator maintenance is high but necessary. All maintenance and parts are included in the price listed above, along with 24 hour maintenance. Chair Roldan mentioned that eventually maintenance is no longer a fiscally responsible solution, and at some point the elevators will have to be replaced.

Chief of Staff Hushaw discussed how the Property Needs Assessment process provides the HACC with projections of the life expectancies of the elevators. Executive Director Monocchio informed the Board that Harvey's elevator system has not been replaced in 25 years. Director Monocchio assured the board that this issue can be alleviated through strategic replacement of elevators in the redevelopment process with tax credits and prioritize use of our capital fund for boilers and elevators. This redevelopment plan would include all elevators in our inventory. Commissioner Polly Kuehl asked about hiring a consulting firm to access our elevator systems. Executive Director Monocchio responded by stating that the HACC is currently going through portfolio conversion to RAD, which includes Property Needs Assessments on all of the RAD properties. There are approximately 18 sites with elevators, Director Monocchio said.

Chair Paul Roldan requested a motion to approve Resolution 2017-01 which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Kilbanow. The motion carried with all "ayes."

RESOLUTION NO. 2017-HACC-02

ADOPTING THE HOUSING AUTHORITY OF COOK COUNTY (HACC) OPERATING BUDGET FOR THE FISCAL YEAR 2018 ENDING MARCH 31, 2018.

A resolution to approve Board Resolution No. 2017-HACC-02, an Authorization to Adopt the Housing Authority of Cook County's Fiscal Year 2018 Budget ending March 31, 2018.

The HACC has a good budget to present, but budgetary uncertainties exist due to the new Administration and Congress in Washington which may impact HUD appropriations and the funding available to the HACC. So far, the Congress has passed only a continuing resolution rather than a budget appropriations bill for HUD, and HUD responded by reducing subsidies to public housing authorities for the voucher program to 95% of last year's amount. This costs the HACC approximately \$800,000 per month. This could prevent the HACC in the future from continuing project based vouchers for the housing of the homeless and helping people that are leaving nursing homes.

So far the HACC has 6 project based voucher developments. These projects provide 9% tax credits. In the past, the HACC has used voucher turnover (about 40 vouchers a month) to provide project based vouchers.

The voucher turnover allows the HACC to also distribute vouchers in opportunity areas that benefit families. Approximately 75 families in the voucher program have moved to opportunity areas. Executive Director Monocchio predicts that the new federal budget will not increase beyond 95% of last year's level.

Executive Director Monocchio has invited the new HUD Secretary Ben Carson to come out. Ben Carson has said that he wants to focus on things that call for individual initiative such as the HACC's college program, after school program, machinist program and scholarship programs.

However, those initiatives may be the first programs to be cut, as the management and upkeep of HACC buildings is the top priority. The prediction is that there will be a drastic cut back on money available for public housing.

Commissioner Denise Jordan-Walker stated that she believes that the only way to maintain the economic sustainability of public housing is to increase public and private cooperation.

Chair Roldan recalled that public housing was originally created to be transitional housing during the Great Depression. Instead, it has turned into permanent subsidized housing. HUD Secretary Carson has said that he believes that homeless people should not rely on the government to provide sustainable living, but instead they should be seeking support from their family and friends. Chair Roldan also mentioned the possibility of 5 year terms for voucher holders. He said that vouchers become very expensive on a ten year span.

The HACC must have funds available to support the RAD conversions (for architects, engineers, surveyors, etc.). Rather than paying property taxes the HACC makes Payments in Lieu of Taxes to support governmental services. The "PILOT" payments actually save the HACC money as compared to the alternative of paying normal real estate taxes.

Chair Roldan requested a motion to approve Resolution 2017-02 which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner Saul Kilbanow. The motion carried with all "ayes."

AUDIT PRESENTATION

A presentation regarding the results of the annual audit was given by Joe Evans from McGladrey & Associates.

Chair Roldan requested a motion to approve the audit which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes."

EXECUTIVE DIRECTOR'S REPORT

The Executive Director's report was given by Richard Monocchio. He announced plans for a Career Day at Bloom Township High school to be held in the near future.

Director Monocchio updated the Board on new initiatives that the HACC is taking on. For instance, there is a facility in Schaumburg that will train people in advanced manufacturing for 16 weeks that will later secure them a \$60,000 job. Five people have started the program within the last week.

Family First is another enterprise that works with school districts to help identify homeless families and assist them in finding sustainable living conditions. There are 17 families housed, thanks to this program. The criteria for this program is based on whether not the individual was self-sufficient at some point in his/her life. This is a two year voucher program. The HACC

originally hoped to help 100 families through this program. However, due to budget cuts the HACC will probably be able to help 50.

Head Start is available to all children up to age 5 participating in the HACC programs. The mothers of the Head Start participants will have access to the HACC Scholarship program to go to Prairie State for two years for free. The HACC hopes to engage South Suburban and Marine Valley into similar scholarship programs. In addition, to educational opportunities, mothers are also assigned to case workers who will introduce the mothers to parenting and wellness classes.

Lastly, the HACC has connections with the Chicago Food Depository to provide internships for 16 weeks, where participants can become licensed.

FINIANCIAL REPORT

Financial presentation given by Karl Becker, Chief Financial Officer.

MOTION TO CONVENE AN EXECUTIVE SESSION

In public session, Chair Paul Roldan moved for an Executive Session closed to the public [pursuant to Section 2(c)(2) of the Illinois Open Meetings Act, 5 ILCS 120/2(c)(2)] to discuss the status of Collective Bargaining negotiations, which was seconded by Commissioner Polly Kuehl. The motion carried with all "ayes." The executive session began at approximately 3:19 p.m. and ended at 3:32 p.m., with no votes being taken.

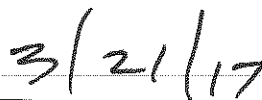
ADJOURNMENT

Following the Executive Session, the Regular Meeting resumed and Chair Paul Roldan requested a motion to adjourn the regular meeting of the Board, which was moved by Commissioner Polly Kuehl and seconded by Vice Chair Wendy Walker Williams. The motion carried with all "ayes."

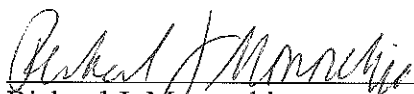
Respectfully submitted by:



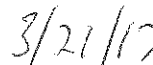
Hipolito 'Paul' Roldan
Chair



DATE



Richard J. Monocchio
Executive Director



DATE