

Lake County Illinois

*Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351*



Minutes Report - Final

Wednesday, November 12, 2025

3:30 PM

Join via Zoom: <https://us02web.zoom.us/j/81864324111>

18 N County St, WAUKEGAN, IL
10th floor Assembly Room

Housing and Community Development Commission

1. Roll Call

Chair Rose called the meeting to order at 3:35 PM.

Commissioner Victor joined the meeting in person at 3:39 PM.

Other Attendees

In Person Attendees:

Dominic Strezo, Community Development

Penni Raphaelson, Community Development

Pamela Jeffries, Community Development

Courtney Cymerman, Community Development

Eric Tellez, Community Development

Michele Slav, Community Development

Yazmin Albino, Community Development

RuthAnne Hall, County Administrator's Office

Danielle White, Community Development

Electronically:

Dan Venturi, Housing and Community Development Commissioner

Eric Waggoner, Planning, Building and Development

Present 11 - Kathleen O'Connor, Janet Swartz, Dan Venturi, Gina Roberts, Sara Knizhnik, Billy McKinney, Ray Rose, Stephanie Victor, Bethany Williams, Anne Flanigan Bassi and Linda Pedersen

Excused 5 - Michael Knight, Mary Ross Cunningham, Marah Altenberg, Marc Jones and Michael Meehan

2. Approval of Minutes

2.1 [25-1483](#)

Approval of Minutes September 17, 2025

Attachments: [2025-09-17 HCDC Minutes Draft](#)

A motion was made by Commissioner Flanigan Bassi, seconded by Commissioner Williams, that the minutes be approved. The motion carried by the following roll call vote:

Aye 10 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Roberts, Commissioner Knizhnik, Commissioner McKinney, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

Absent 5 - Commissioner Knight, Commissioner Ross Cunningham, Commissioner Altenberg, Commissioner Jones and Commissioner Meehan

Not Present 1 - Commissioner Victor

3. Chair's Remarks

There were no Chair remarks.

4. Public Comments (items not on the agenda)

There were no public comments.

5. Old Business

There was no old business.

6. New Business

6.1 [25-1480](#)

Presentation - Proposed Second Amendment to the United States Department of Housing & Urban Development (HUD) Program Year 2025 Annual Action Plan (AAP).

Attachments: [PY25 AAP 2ND AMENDMENT](#)

Dominic Strezo, Community Development Administrator, presented a proposed second amendment to the 2025 Annual Action Plan (AAP).

6.2 [25-1482](#)

PUBLIC HEARING - Proposed Second Amendment to Program Year 2025 Proposed Annual Action Plan (AAP).

There were no comments from the public.

6.3 [25-1481](#)

Joint resolution approving the second amendment to the Program Year 2025 (PY25) United States Department of Housing & Urban Development (HUD) Annual Action Plan (AAP).

- HUD requires the submission of an Annual Action Plan (AAP) and associated amendments to govern expenditure of federal housing and community development funding for each program.
- On October 1, 2025, a total of \$77,702.66 of Fiscal Year (FY) 2018 Community Development Block Grant (CDBG) funds expired.
- To account for the expired CDBG funds, the second amendment to the PY 2025 AAP makes the following changes:
 - Reducing CDBG funding allocated to Community Partners for Affordable Housing (CPAH) for down payment assistance by \$72,742.66.
 - Applying \$72,742.66 of previously unallocated HOME program income (PI) funding to CPAH for down payment assistance.
 - Allocating \$72,742.66 of CDBG funds and \$4,960.00 of CDBG PI to Youth Conservation Corps. for their residential rehab and resale housing program.

Attachments: [PY25 Annual Action Plan Amendment 02.pdf](#)

approved

Aye 11 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Roberts, Commissioner Knizhnik, Commissioner McKinney, Commissioner Rose, Commissioner Victor, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

Absent 5 - Commissioner Knight, Commissioner Ross Cunningham,
Commissioner Altenberg, Commissioner Jones and Commissioner
Meehan

7. Staff Reports

There were no staff reports.

8. Adjournment

Chair Rose adjourned the meeting at 3:58 PM.

These minutes were approved January 21, 2026.