

Lake County Illinois

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



Meeting Minutes - Draft

Wednesday, January 19, 2011

7:00 PM

10th floor Assembly Room

Community Development Commission

1. Roll Call

Staff: Joel Williams and Jonathan Burch.

Guests: Carolina Duque of Mano a Mano; Jim Zimmerman of HealthReach; Louise Spears, Ken Kerne, Jill O'Connor, Michelle Wetzel, and Bernie Bohlman of Alexian Brothers The Harbor; Mark McCorley of Lake County Sheriff's Office; Kathryn Lord and Donna Marask of NorthPointe Resources; John Gonsalez of COOL; John Bauters of Prairie State Legal Services; Mary Ellen Tamasy of Lake County Residential Development Corporation (LCRDC); Megan Harrington of SER-Fair Housing Center; Juliet Carrol and Phil Moeller of Carefree Development; Heather Barcal and Laura Mellon of Lake County Center for Independent Living (LCCIL); Rick Riddle, Gale Yarbrough, and Chief Jennifer Witherspoon of Lake County Jail; Sonia Mares and Frances Forsys of Maristella; Carmen Patlan of Most Blessed Trinity; Mary Ellen Saunders of ElderCARE@ChristChurch; Lu Bailey of YouthBuild Lake County; Lisa Pugliese of the Affordable Housing Corporation (AHC); Pam Jeffries of the City of North Chicago; and Ezell Robins of the City of Waukegan.

Present 12 - Commissioner Pedersen, Commissioner Hewitt, Commissioner Cunningham, Vice Chair Alexander, Chair Dietz, Commissioner Ditzig, Commissioner Krapf, Commissioner McCue, Commissioner Molek, Commissioner Rose, Commissioner Russell and Lawlor

Excused 4 - Commissioner Calabresa, Commissioner Stolman, Commissioner Swanson and Commissioner Mancino

2. Approval of Minutes

2.1 11-0021

Approval of Minutes - 10.27.10

Attachments: [10-27-10](#)

A motion was made by Member Pedersen, seconded by Member McCue, that the minutes be approved. Motion carried unanimously.

Aye: 12 - Commissioner Pedersen, Commissioner Hewitt, Commissioner Cunningham, Vice Chair Alexander, Chair Dietz, Commissioner Ditzig, Commissioner Krapf, Commissioner McCue, Commissioner Molek, Commissioner Rose, Commissioner Russell and Lawlor

3. Chair's Remarks

Chairman Dietz thanked the audience for attending the first Public Hearing for the 2011 Annual Action Plan and introduced the two new County Board members of the Community Development Commission (CDC), Aaron Lawlor and Diane Hewitt, who each spoke briefly.

4. Public Comment (items not on the agenda)

There were no public comments.

5. Old Business

There was no old business.

6. New Business

6.1 11-0022

Approval of Draft 2011 Annual Action Plan

Mr. Joel Williams informed the audience of the application review process steps that have transpired for PY2011 funding. Earlier this evening, the Executive Committee approved the draft 2011 Annual Action Plan (Plan), with directions to forward the Plan to the full Commission. He added that this meeting was the first of two Public Hearings which are held to receive comments on the Plan. Upon receiving CDC approval of the draft Plan, the thirty-day comment period would begin with this meeting and would conclude with the second Public Hearing, to be held on February 23rd. The CDC will review all comments, both oral and written, and then issue directions to Staff for the preparation of the finalized Plan, with submission to HUD in March.

A motion was made by Member McCue, seconded by Member Molek, to accept the Draft 2011 Annual Action Plan and advance it to the thirty day comment period.

Motion carried unanimously.

Aye: 12 - Commissioner Pedersen, Commissioner Hewitt, Commissioner Cunningham, Vice Chair Alexander, Chair Dietz, Commissioner Ditzig, Commissioner Krapf, Commissioner McCue, Commissioner Molek, Commissioner Rose, Commissioner Russell and Lawlor

6.2 11-0023

Public Hearing #1 on the 2011 Annual Action Plan

Attachments: [2011 Action Plan](#)

[ZM Lake County HOME Application Appeal 1-10-11.doc](#)

[Reentry Program](#)

Mr. Phil Moeller, of Carefree Development, objected to his company not receiving a funding recommendation for its Lake Zurich Meadows senior apartment project, when it had previously received two funding recommendations. (Carefree, partnered with AHC, had received CDBG funding awards in 2007 and 2008 for this project, but economic considerations delayed the project and the partnership was dissolved. The CDBG funds were reprogrammed.) Mr. Moeller stated that the project had not changed and that the requested funds would be used for construction costs, not for reimbursement of development costs. As the project has paid \$1.25 million in permit fees to the County and/or the Village of Lake Zurich, Mr. Moeller stated that asking for a \$150,000 loan was not an unreasonable request. He asked for reconsideration of this project, which would bring 95 affordable housing units to Lake County.

Chairman Dietz told Mr. Moeller that Carefree Development's letter had been distributed to the CDC.

Ms. Megan Harrington, of SER-Fair Housing Center (Center), thanked the CDC on behalf of SER's Executive Director, for recognition of the Center's importance to the County's

citizens.

Mr. Marty Jablonski, of Round Lake Beach LP, spoke of the community need and support and also of the features of the Oak Hill Supportive Living Facility, which will be built on 10 acres on Rollins Road in Round Lake Beach. He requested the CDC's consideration.

Mr. John Bauters, of Prairie State Legal Services, thanked the CDC for the continued support of the agency's goals. Prairie State provides advocacy to prevent homelessness by furnishing residents with eviction defense and assistance to battered woman and children, families with children, and the unemployed.

Ms. Frances Forys, of Maristella, asked for funding reconsideration, as the agency helps homeless women and children with security deposits and rent and promotes self-sufficiency. Maristella would use the funds toward renting a larger office space and hiring additional staff.

Mr. Jim Zimmerman, of HealthReach, expressed his thanks the Commission for the agency's funding recommendation. HealthReach runs two clinics, one in Waukegan and one in Mundelein, and a licensed pharmacy in Libertyville, which provide healthcare to the underinsured citizens of Lake County. Mr. Zimmerman also thanked Community Development (CD) staff for the streamlined application, which greatly reduced the amount of time and effort required for completion. HealthReach has recently added a dental program at its Mundelein facility, as well as adding walk-in acute-care programs at both clinics. Due to HealthReach's assistance to clients with severe, chronic conditions, such as diabetes and cardiovascular disease, the agency received recognition from the American Diabetes Association and the National Committee on Quality Assurance for high-quality chronic disease and diabetic care. In response to a question from the CDC, Mr. Zimmerman stated that he is working toward establishing a dental clinic in Waukegan and that any client may use the dental clinic in the Mundelein facility.

Ms. Mary Ellen Saunders, of ElderCARE@ChristChurch, thanked the City of Waukegan for its funding recommendation and asked the CDC to reconsider the agency's request. The majority of the agency's clients state that the transportation services provided allow them to remain in their residence, rather than moving into a nursing home. As most of these clients are low-income, they would have to use governmental aid to pay for their nursing home costs. Ms. Saunders provided a written summary of care receiver evaluations for 2010 and asked for suggestions on how to improve the agency's program and application for future consideration.

Ms. Heather Barcal, of the Lake County Center for Independent Living (LCCIL), thanked the CDC for its continued support of the agency's employment readiness programs. While the area unemployment rate is currently about 10%, the usual unemployment rate for disabled individuals has been at least 70%, even prior to the recession. During the current program year, CDBG funds were used to help 51 clients find employment. Ms. Barcal again thanked the CDC, adding that the proposed funding recommendation will allow LCCIL to help even more consumers with their job searches and readiness training.

Lu Bailey, of YouthBuild Lake County, thanked the CDC and the Cities of North Chicago and Waukegan for their continued support of the agency. YouthBuild's programs provide construction training to at-risk youth, who build homes for income-qualified low- to moderate-income families. YouthBuild recently moved to a larger facility and will hold an open house during February. CDC members will receive invitations to the event.

Ms. Carolina Duque, of Mano a Mano Family Resource Center, thanked the CDC for its consideration of the agency's application and voiced her disappointment in not receiving a funding recommendation. The agency provides information and referral case management services to area residents, especially recent immigrants. Mano a Mano helps connect clients with services and also provides GED, ESL and computer training, enabling its clients to become productive community members. Ms. Duque invited the CDC to visit the agency and she distributed copies of its annual report.

Chief Jennifer Witherspoon, of the Lake County Jail, expressed her disappointment that the Sheriff's Re-entry program did not receive a funding recommendation and asked for reconsideration. The Re-entry program has placed 100 ex-offenders in jobs, which will hopefully keep them from committing additional offenses, saving housing costs of approximately \$35,000 per person annually.

Mr. Mark McCorley, of the Lake County Jail's Sheriff's Re-entry program, stated that CDBG funds have been used to assist inmates connect with a variety of service programs that would help them to lead productive lives after being released from jail. He asked that the CDC reconsider the program's application, as the funds would help to reduce the County's recidivism rate, thereby saving tax dollars.

Ms. Michelle Wetzel, of Alexian Brothers The Harbor, asked for reconsideration of the agency's application, as The Harbor is the only agency in Lake County that provides housing dedicated to people with HIV or AIDS. Ms. Wetzel added that the funds are desperately needed to maintain the services provided by the agency.

Ms. Jill O'Connor, of Alexian Brothers The Harbor, spoke of her experiences working with The Harbor's clients. She was introduced to the agency as an occupational therapy student and has continued working there as a volunteer and an Advisory Board member. Ms. O'Connor informed the Commission of the difference the agency makes in its clients' lives and asked the CDC to recommend funding The Harbor.

Ms. Louise Spears, a teacher at Highland Park High School and a volunteer at The Harbor, told the CDC about bringing her students to The Harbor for World AIDS study. The group continued to visit The Harbor, as the students and the residents enjoyed their interactions and benefitted from the experience. Ms. Spears' son, who has AIDS, does not live at The Harbor, but if he ever became homeless, she would want him to live there.

Mr. Bernie Bohlman, a resident of The Harbor due to a tainted blood transfusion, spoke about his experience with homelessness. He asked that the CDC reconsider the

agency's funding request, as the program benefits people from throughout the County.

Ms. Carmen Patlan, of Most Blessed Trinity (MBT), said that her agency has a long history of helping the County's poor, including its food pantry, soup kitchen, Father Gary Graf Center, and providing shelter for veterans in coordination with PADS.

Ms. Aribeta, an MBT client, shared the story of her recovery from domestic violence with the agency's aid. MBT helped her with food, transportation, legal assistance and psychological support, and connected her with the Rapid Re-housing program. She asked that the CDC reconsider MBT's funding request.

Ms. Patlan spoke again, thanking the CDC for MBT's 2010 ESG grant and asking the Commission to reconsider the agency's funding request. MBT wishes to continue its partnership with the County for the agency's emergency shelter. She added that the agency's food pantry experiences an increase of 50 families weekly.

Mr. Williams requested comments directed towards the funding recommendations of the Cities of North Chicago and Waukegan, to which there was no response. He then requested any additional comments for Lake County.

Ms. Lisa Pugliese, of AHC, thanked the CDC for its support of the agency's affordable housing programs. She was humbled by the passionate pleas expressed by the public service agencies and their clients, stating that she could appreciate the difficulties that faced the CDC during the decision-making process. Ms. Pugliese added that AHC would diligently continue its work to honor the commitment entrusted to the agency.

Ms. Donna Marask, of NorthPointe Resources, thanked the CDC for the agency's funding recommendation and referenced Ms. Barcal's unemployment figures for the disabled. NorthPointe, in collaboration with Lakeside and Countryside Associations, Mano a Mano, and the Center for Independent Living, will use the funds to help many individuals with disabilities. Ms. Marask stated that, due to previous County funding, 35 individuals found and have retained employment over the past 2½ years.

Chairman Dietz asked if there were any additional public comments, to which there was no reply. He then requested comments from the Executive Committee.

Member Ditzig said that she has discussed, within the Executive Committee and with several County Board members, continued efforts to advance the use of the ServicePoint system across the County's public service agencies. The system will greatly enhance collaboration of efforts between agencies, thereby saving valuable resources. Member Ditzig expressed the difficulty encountered when determining the funding recommendations.

Member McCue said that the funding decisions were very difficult, as all of the agencies provide valuable services, but the limited funds preclude the possibility of funding every request. She asked the agencies to understand that, even though they might not receive

a grant this year, they could possibly receive one in the future.

Member Pedersen stated the review process was a daunting task, as all of the public services agencies were worthy of an award. She said it was unfortunate that estimated funding could only partially furnish 11 agencies' grant requests, expressing her wish for sufficient funds to fulfill all 36 applicant agencies' needs.

Chairman Dietz opened the floor to the rest of the Community Development Commission.

Member Molek stated that the Application Review Committee (ARC) on which he served only had about \$100,000 to award, which made the recommendations even more difficult, as every applicant agency provides needed services to the County's low-income citizens. He added that the federal guidelines on these funds have become increasingly stringent and that Staff works diligently to ensure that the rules are met, so that the County will continue to receive all available funds. Member Molek expressed his hope that the economic problems facing the federal government would soon improve, so that additional money would be available for these programs. He thanked the agencies for their work on behalf of the area's needy.

Member Hewitt said that listening to the agencies express their goals and needs helped her to understand the difficulties that they encounter. She thanked them for their efforts, as their programs all sounded deserving, and she expressed her hope that the economic situation would improve for the next application cycle.

Member Cunningham expressed her disappointment over the agencies/programs that had not received a funding recommendation, especially the Sheriff's Re-Entry program. As the County Board had taken measures to initiate this program, in order to reduce the area's recidivism rate, she did not understand why it had not received a funding recommendation. Member Cunningham knows individuals who went through the program and were doing well, as they had been placed in jobs and had worked to reunite with their families. She fears that this program will be eliminated without an award, thereby causing the rate of recidivism to increase, and she asked that the CDC grant the program a small award.

Member Krapf stated that he believes that it would be better to award smaller grants to more agencies, rather than giving larger grants to fewer agencies. He spoke of his family's experiences, which would cause them to require the assistance of various agencies. He believes that CDC members assigned to new review committees might not know all of the services that each agency provides, thereby giving the agency a lower rating.

Member Lawlor agreed with Members Cunningham and Krapf that smaller awards should go to more agencies, as he knows that governmental funds are restricted and that the agencies and the citizens are also facing financial difficulties. He would like to see Maristella, Alexian Brothers The Harbor, and the Lake County Sheriff's Office Re-Entry program receive funding recommendations.

Member Rose appreciated the concerns of those present, stating that the decisions made by the CDC are made with a great deal of consideration. He spoke of the proposed cuts for the federal budget, adding that he wrote letters to members of the federal government expressing his concerns about those who would be adversely affected by further reductions. Member Rose said that the proposed reductions could cause a regression in the progress made by many of the public service agencies. He added that he was proud of being part of the process that had brought about positive changes in Lake County and told those present that they, too, should be proud of their contributions. He urged them to continue their efforts.

Member Russell said that he spent a great deal of time reviewing the application materials prior to assigning scores to each agency. He understood that there was not enough money to fund every applicant and that difficult decisions were necessary.

Chairman Dietz added that, in addition to the monetary constraints, staffing levels had to be considered when determining the number of agencies to fund. It would not be possible for Staff to properly administer each agency if all applicants received a small award. Further, smaller grants would still require the agencies to provide the same amount of documentation as a larger award, costing the agencies valuable staff time.

As there were no further comments, Chairman Dietz closed the Public Hearing at 8:32 p.m. He said that the 30-day comment period had begun and invited those present to attend the second Public Hearing, scheduled for 7:00 p.m. on February 23rd.

Mr. Williams explained that all comments received by February 23rd would be reviewed by the CDC and any CDC-directed changes to the draft 2011 Annual Action Plan would be made prior to submission to the County Board on March 15th. Any Board-directed changes would be made prior to submission to HUD in March, with any HUD-directed changes made thereafter. Mr. Williams added that Staff would be available to answer any questions concerning the process.

Chairman Dietz opened the Public Hearing at 7:15 p.m. and closed it at 8:32 p.m.

6.3 11-0024

NSP3 - Substantial Amendment to the 2010 Action Plan

Attachments: [NSP 3 Plan 1-14-11 small](#)

Mr. Williams stated that Lake County is eligible for \$1,370,421 in Neighborhood Stabilization Program 3 (NSP3) funds, which, if received, would require a substantial amendment to the 2010 Action Plan. He introduced Mr. Jonathan Burch, who reminded the CDC of the parameters of the ongoing NSP program and then explained the County's NSP3 plan, to be submitted by March 1st. As HUD tightened the rules for NSP3, requiring a more targeted approach for increased impact, the County's proposed plan more closely identifies its target areas to neighborhoods with the highest number of notices/foreclosures. Mr. Burch met with officials from Zion, North Chicago, Waukegan, Mundelein, and Round Lake Beach to determine which of the identified areas should be

prioritized, in order to coordinate with the municipalities' improvement plans, so that a variety of funds could be utilized to provide the widest impact. He added that funding may be used for rehabilitation or demolition, should a property not warrant rehabilitation. The program's aim is to sell the rehabilitated units to income-qualified households, but rather than remain unoccupied, they may be rented at affordable housing rates. Once the NSP3 grant agreement is executed, the County has two years within which to expend 50% of the funds, with total expenditure to be attained by the end of the third year. A discussion about the rental of NSP3 properties, with possible coordination with the Rapid Re-housing program, ensued. Mr. Burch said that, with the CDC's approval, the draft NSP3 application would advance to a fifteen-day comment period, followed by submission to the Health and Community Services Committee, then the Financial and Administrative Committee, and finally to the County Board for approval.

A motion was made by Member Ditzig, seconded by Member Alexander, to approve the substantial amendment to the 2010 Action Plan and to advance the draft NSP3 application to a fifteen day comment period. Motion carried unanimously.

Aye: 12 - Commissioner Pedersen, Commissioner Hewitt, Commissioner Cunningham, Vice Chair Alexander, Chair Dietz, Commissioner Ditzig, Commissioner Krapf, Commissioner McCue, Commissioner Molek, Commissioner Rose, Commissioner Russell and Lawlor

7. Staff Reports

7.1 Community Development Administrator's Report

Mr. Williams spoke of President Obama's proposed PY2012 CDBG 25% cut and requested that CDC members send a letter to the President concerning this proposal, as it would negatively impact Lake County. He added that the federal government had not yet released the PY2011 appropriations. Mr. Williams commended Mr. Burch for his work on the NSP3 application, as he was the primary force behind its development.

8. Adjournment

Chairman Dietz adjourned the meeting at 9:16 p.m.