

# Lake County Illinois

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



## **Minutes Report - Draft**

**Wednesday, March 11, 2026**

**3:30 PM**

**Join via Zoom: <https://us02web.zoom.us/j/81157844340>**

**18 N County St, Waukegan - 10th Floor Assembly Room**

**Housing and Community Development Commission**

**1. Roll Call**

*Chair Rose called the meeting to order at 3:40 PM.*

*In person attendees:*

*Eric Foote, PADS Lake County  
Allen Willey, PADS Lake County  
Baxter Willey, PADS Lake County  
Julie Weinberg, Coalition Legal  
Carissa Casbon, Lake County Board  
Lacey Simpson, County Administrator's Office  
RuthAnne Hall, County Administrator's Office  
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  
Danielle White, Community Development  
Eric Waggoner, Planning, Building and Development*

*Virtual attendees:*

*Commissioner Swartz  
Commissioner Bassi  
Mark Ingrum, Glenkirk  
Rhianna Bunch, NICASA  
Takeisha Baker, Raquan's Haven  
Tameeca Russell, Urban Muslim Minority Alliance (UMMA)  
JoEllen Erdman, Zacharias Center  
Laura Craemer, Allendale  
Amanda Levinson, Arden Shores  
Pam Tancredi, The Cradle  
Kori Larson, Riverside Foundation  
Rob Anthony, Community Partners for Affordable Housing (CPAH)  
Ashley Watson, County Administrator's Office*

**Present** 12 - Kathleen O'Connor, Janet Swartz, Dan Venturi, Michael Knight, Gina Roberts, Sara Knizhnik, Mary Ross Cunningham, Michael Meehan, Ray Rose, Bethany Williams, Anne Flanigan Bassi and Linda Pedersen

**Excused** 4 - Marah Altenberg, Marc Jones, Billy McKinney and Stephanie Victor

**2. Approval of Minutes**

**2.1 26-0291**

Approval of the HCDC Minutes January 21, 2026.

**Attachments:** [2026-01-21 HCDC Minutes - DRAFT.pdf](#)

**A motion was made by Commissioner Venturi, seconded by Commissioner Ross Cunningham, for the approval of all minutes listed on the agenda. The motion carried by the following voice vote.**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**2.2 26-0303**

Approval of the HCDC Executive Committee Minutes January 21, 2026.

**Attachments:** [2026-01-21 HCDC Exec Minutes - DRAFT.pdf](#)

**A motion was made by Commissioner Venturi, seconded by Commissioner Ross Cunningham, for the approval of all minutes listed on the agenda. The motion carried by the following voice vote.**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**2.3 26-0292**

Approval of the HCDC Executive Committee Minutes February 25, 2026.

**Attachments:** [2026-02-25 HCDC Exec Meeting Minutes - DRAFT.pdf](#)

**A motion was made by Commissioner Venturi, seconded by Commissioner Ross Cunningham, for the approval of all minutes listed on the agenda. The motion carried by the following voice vote.**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**2.4 26-0293**

Approval of the Affordable Housing ARC Minutes February 6, 2026.

**Attachments:** [2026-02-06 Affordable Housing ARC Minutes - DRAFT.pdf](#)

**A motion was made by Commissioner Venturi, seconded by Commissioner Ross Cunningham, for the approval of all minutes listed on the agenda. The motion carried by the following voice vote.**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**2.5 26-0294**

Approval of the Public Services ARC Minutes February 6, 2026.

**Attachments:** [2026-02-06 Public Services ARC Minutes - DRAFT.pdf](#)

**A motion was made by Commissioner Venturi, seconded by Commissioner Ross Cunningham, for the approval of all minutes listed on the agenda. The motion carried by the following voice vote.**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**2.6 26-0297**

Approval of the Behavioral Health ARC Minutes February 25, 2026.

**Attachments:** [2026-02-25 Behavioral Health ARC Minutes - DRAFT.pdf](#)

**A motion was made by Commissioner Venturi, seconded by Commissioner Ross Cunningham, for the approval of all minutes listed on the agenda. The motion carried by the following voice vote.**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**3. Chair's Remarks**

**4. Public Comments (items not on the agenda)**

**5. Old Business**

**6. New Business**

**6.1 26-0321**

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

*Dominic Strezo, Community Development Administrator, presented the proposed amendment to the Program Year 2025 (PY25) Annual Action Plan (AAP).*

**6.2 26-0296**

Presentation and Discussion - Program Year 2026 Funding Recommendations

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program

- Emergency Solutions Grant (ESG)
- Lake County Affordable Housing Program (AHP)
- Video Gaming Revenue (VGR)
- Opioid Settlement Funds (OSF)

*Dominic Strezo presented the funding sources and timelines.*

*Pamela Jeffries, Grant Administrator, presented scores and funding recommendations for public improvements projects.*

*Eric Tellez, Senior Grant Administrator, presented scores and funding recommendations for the affordable housing proven housing models projects.*

*Penni Raphaelson, Community Development Grants Manager, presented scores and funding recommendations for the Affordable Housing Program and public service projects.*

*Dominic Strezo presented the scoring and funding recommendations for the Affordable Housing Low-Income Housing Tax Credit projects.*

*Courtney Cymerman, Grant Administrator, presented Video Gaming Revenue scores and grant recommendations.*

*RuthAnne Hall, Assistant County Administrator, presented scores and recommendations for the Opioid Settlement Fund programs for the first PY2026 funding round.*

### 6.3 26-0295

#### PUBLIC HEARING

- Program Year 2026 Funding Recommendations
- Fourth Amendment to the Program Year 2025 Annual Action Plan

*Eric Foote with PADS Lake County, gave his thanks to the Commissioners for all the time and work they put in to better our community.*

### 6.4 26-0319

Joint resolution approving the fourth 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 and associated amendments to govern expenditure of federal housing and community development funding for each program.
- The fourth amendment to the PY25 AAP exchanges \$190,000 of PY25 HOME funds from the Liberty Point Apartments project with \$190,000 of PY22 HOME funds allocated to the Midlothian Manor project.
- The funding reallocations accelerate HOME spending timelines and reduce regulatory cost impacts to the North Point Apartments project.

**Attachments:** [PY25 AAP 4th AMENDMENT](#)

**A motion was made by Commissioner Roberts, seconded by Commissioner Venturi, that this commission action item be approved. The motion carried by the following voice vote.**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**6.5 26-0300**

Joint resolution approving the Program Year 2026 Video Gaming grant funding recommendations in the amount of \$841,100 and an emergency appropriation of \$16,100 from the Video Gaming Revenue Fund balance.

- Lake County annually acts on the Video Gaming Revenue (VGR) award recommendations that are developed based on the VGR policy. The policy provides staff guidelines for allocating video gaming revenue to programs, projects, and/or services.
- In December 2025, Lake County Community Development received applications for VGR funds totaling \$1,221,100.
- Applications were scored by staff and on March 11, 2026, the Housing and Community Development Commission approved funding recommendations totaling \$841,100.

**Attachments:** [PY2026 Funding Recommendations Video Gaming.pdf](#)

[Emergency Appropriation VGR Grants Fund Balance 26-0300.pdf](#)

**A motion was made by Commissioner Williams, seconded by Commissioner Venturi, that this resolution be approved. The motion carried by the following voice vote.**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**6.6 26-0301**

Joint resolution approving the Program Year 2026 Lake County Opioid Settlement Funds (OSF) funding recommendations of \$405,000.

- Program Year 2025 OSF grantees were invited to submit funding renewal applications to continue implementation of their efforts.
- Lake County staff reviewed applications and developed funding recommendations.
- On March 11, 2026, the Housing and Community Development Commission (HCDC) approved the OSF funding recommendations detailed in the attached table, totaling \$405,000.

**Attachments:** [PY2026 Opioid Memo\\_FINAL](#)

**A motion was made by Commissioner Ross Cunningham, seconded by Commissioner Williams, that this resolution be approved. The motion carried by the following voice vote.**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Venturi, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Ross Cunningham, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**7. Staff Announcements**

**8. Adjournment**

*Meeting adjourned at 4:55 PM.*