

# Lake County Illinois

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



## **Minutes Report - Draft**

**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.*