

Lake County Illinois

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



Meeting Minutes

Wednesday, May 22, 2013

7:00 PM

10th floor Assembly Room

Community Development Commission

1. ROLL CALL

Chairman Rose called the Community Development Commission (CDC) meeting to order at 7:10 p.m. with the following members present:

Aaron Lawlor, ex-officio member, was present.

Staff: Brenda O'Connell, Sarah Ciampi, Janel Gomez, and Laura Walley.

Guests: Greg Mavromatis of Lake County Coalition for the Homeless; James Reaves and Pam Garland of University of IL, Lake Co. Extension; Avni Patel of the 4-H Club; Al Rogers of Bethesda Village; Jack Kerry of Links Mortgage; Gregorio Resendiz and Edward Beckstrom of Consumer Credit Counseling Service of Lake and McHenry Counties; Marcia McCutchan of RHMG/Lakes Region Sanitary District; Mary Ellen Saunders of ElderCARE @ Christ Church and Mano a Mano Family Resource Center; Greg Droessler of Clark Dietz; Mary Ellen Tamasy of Lake Co. Residential Development Corporation; Mohammed Haque of Lakes Region Sanitary District; Allison Lourash of Lake Co. Center for Independent Living; and Audrey Nixon of the Lake County Board.

Present 9 - Commissioner Krapf, Commissioner Molek, Commissioner Venturi, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson and Chairman Rose

Absent 4 - Commissioner Russell, Commissioner Swartz, Commissioner Hart and Commissioner Calabresa

2. APPROVAL OF MINUTES

2.1

Approval of February 27, 2013 Minutes

Attachments: [2.27.13 Minutes Revised](#)

A motion was made by Commissioner Venturi, seconded by Commissioner Hewitt, to approve the February 27, 2013 minutes. The motion carried by the following vote:

Aye: 8 - Commissioner Krapf, Commissioner Molek, Commissioner Venturi, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Swanson and Chairman Rose

Abstain: 1 - Commissioner Rosenthal

Absent: 5 - Commissioner Russell, Mancino, Commissioner Swartz, Commissioner Hart and Commissioner Calabresa

2.2

Minutes from April 24, 2013

Attachments: [4.24.13 Minutes](#)

A motion was made by Commissioner Venturi, seconded by Commissioner Hewitt, to approve the April 24, 2013 minutes. The motion carried by the following vote:

Aye: 9 - Commissioner Krapf, Commissioner Molek, Commissioner Venturi, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson and Chairman Rose

Absent: 5 - Commissioner Russell, Mancino, Commissioner Swartz, Commissioner Hart and Commissioner Calabresa

3. CHAIR'S REMARKS

Chairman Rose recognized County Board Chairman Aaron Lawlor and welcomed him to the meeting. Chairman Lawlor stated that he appreciated all of the efforts expended by the CDC members, as he could remember the difficult decision-making processes required during his tenure on the Commission.

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

Public Hearing - Housing & Community Development Needs

Ms. Brenda O'Connell thanked the Commissioners and the audience members for their presence and contributing their insights. She presented an overview of the upcoming 2014 application process, which included this Needs Public Hearing.

Ms. Marcia McCutchan, of RHMG for the Lakes Region Sanitary District (LRSD), requested that sanitary districts be allowed to apply for Community Development Block Grant (CDBG) Public Infrastructure funds. Ms. McCutchan indicated that approximately 12,000 acres in Northwestern Lake County, consisting of the unincorporated areas of five townships and seven villages, are located within LRSD's purview. The majority of the areas located within the district's service area have a median household income below the County's average. As sanitary sewer improvements are a high priority of the 2010 – 2014 Consolidated Plan, and as LRSD is a unit of general local government, as indicated by the Housing and Community Development Act of 1964, she requested that sanitary districts be allowed to apply for CDBG funding. Ms. McCutchan offered her opinion that this would help to address the sanitary sewer needs not covered by the municipalities, townships and units of County government currently allowed to apply for funding.

Mr. Mohammed Haque, of LRSD, identified an area on the east side of Long Lake in need of sanitary sewer improvements, due to deteriorating infrastructure. This area is CDBG-eligible, with many of the residents unable to afford the thousands of dollars per household that the necessary improvements would cost. The proposed project would reduce inflow and infiltration of storm water into the sewer system and reduce the potential of sanitary system overflows and backups. Without the needed improvements, pressure

on the infrastructure located downstream of this area will cause additional costs to be incurred to those areas. Mr. Haque stated that there are only five sanitary districts, so their inclusion in the application process would not increase the number of applications to a great extent. He thanked the CDC for the opportunity to present this request.

Dr. Edward Beckstrom, of CCCS, informed the CDC about his agency, which provides budget and financial assistance counseling, as well as housing counseling to prevent foreclosures. Since the beginning of 2012, the agency has assisted 680 Lake County households, and has partnered with Libertyville, Warren and Zion Townships and also with other public service agencies. Dr. Beckstrom asked that the CDC consider the need for these services, provided in both English and Spanish, and hopefully fund his agency.

Mr. Greg Mavromatis, of Lake County Coalition for the Homeless, spoke about the homeless needs of the County. He said that the County currently provides funds and services for homeless prevention services, transitional and permanent supportive housing. Mr. Mavromatis asked the CDC to consider the fact that homeless services not only affect a person's access to stable housing, but also provide the ability to help families, the elderly, and those with disabilities.

Mr. James Reaves, University of Illinois, Lake County Extension, introduced a 4-H member, Avni Patel, who gave a presentation on her 7-year experience with the club. Her main projects have been leadership, citizenship, and public speaking, which have all helped her with many aspects of her life. Ms. Patel said that the University of Illinois donates a 75% match for every grant dollar that the Extension receives. She then presented an overview of the educational services provided through the use of those funds, which help the County's citizens to live more healthful lives. She asked that the CDC consider the need for these services.

Mary Ellen Saunders, of ElderCARE @ Christ Church, spoke of the need for support for the elderly, especially assistance that would allow them access to services which permit them to remain healthy and independent. She then informed the CDC of the increasing number of senior citizens within the County, many of whom need transportation assistance for their medical appointments. Ms. Saunders requested that these needs receive a high-priority rating for the upcoming application cycle.

Ms. Saunders next spoke about Mano a Mano Family Resource Center, which provides assistance to support recent immigrants to access services. She informed the CDC of the increasing number of immigrants, many of whom encounter language barriers, who could benefit from the agency's case management and referral services. These services help them to move out of poverty and thrive.

Chairman Rose said that all comments received within the comment period would be

forwarded to the appropriate Application Review Committees (ARC) for review.

Commissioner Venturi asked about the comments received pertaining to current restrictions disallowing Public Infrastructure applications by Sanitary Districts. Staff stated that research indicated this restriction was imposed by the CDC during an earlier application process. It's believed that the rule was placed to ensure that funds went to the areas of greatest concern at that time. This restriction could possibly be changed by altering the application for the upcoming cycle. Staff will conduct additional research, which will be presented to the appropriate ARC, to ensure that the restriction was not written within the Consolidated Plan.

As there were no further comments, the Public Hearing was closed at 7:36 p.m.

A motion was made by Commissioner Venturi, seconded by Commissioner Cunningham, to open the Public Hearing at 7:12 p.m. The motion carried by the following vote:

Aye: 9 - Commissioner Krapf, Commissioner Molek, Commissioner Venturi, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson and Chairman Rose

Absent: 5 - Commissioner Russell, Mancino, Commissioner Swartz, Commissioner Hart and Commissioner Calabresa

6.2

Amendment to 2012 Village of Fox Lake Watermain Project

Attachments: [Fox Lake Amendment Supporting Doc](#)

Ms. Janel Gomez stated that the Village of Fox Lake had requested a change in the scope of its 2012 public improvement project, as the Village was unable to leverage the needed funds for the originally planned project. This was due to a change in leadership, which included a revised budget and the ensuing adjustment to the Village's Capital Improvement Plan (CIP). The new project would replace fire hydrants within the same census tract as the original project, which would have installed new water mains. Fox Lake would use the grant funds of \$97,369 for the project, but would only contribute 20% (\$24,342), rather than the 64% (\$172,000) that was proposed in their application. In response to a question, Staff stated that a review of the 2012 Public Infrastructure applications suggested that the reduction in matching funds might have produced a lower score for Fox Lake's application. While it was impossible to determine the effect of the lowered score, it was thought that the Village might have received a reduced funding recommendation. A discussion ensued about the Application Review Committee (ARC) process, the applicants' agreement/contract on the original project and its time frame, and the possibility of Fox Lake seeking an extension to allow it to procure the additional funds. Upon question, Staff said that if the Village had the \$172,000 and requested the change from water mains to fire hydrants, that would not have constituted a substantial change, therefore the request would not need to receive CDC approval. If locating additional

funding was not possible, it was suggested that the fire hydrant project be submitted for the 2014 application process.

A motion was made by Commissioner Pedersen, seconded by Commissioner Hewitt, to deny the Amendment to Fox Lake's 2012 Watermain Project. The motion carried by the following vote:

Aye: 9 - Commissioner Krapf, Commissioner Molek, Commissioner Venturi, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson and Chairman Rose

Absent: 5 - Commissioner Russell, Mancino, Commissioner Swartz, Commissioner Hart and Commissioner Calabresa

6.3

Public Hearing - Round Lake Amendment to the 2012 Action Plan

Mr. Greg Droessler, of Clark Dietz, provided more information about Fox Lake's requested change of project. The new administration decided to concentrate on improving the existing infrastructure, rather than incur the cost of expanding the system. The Village has experienced a reduction in revenues, part of which was due to many customers not paying their water bills.

As there were no other comments, the Public Hearing was closed at 7:45 p.m.

A motion was made by Commissioner Cunningham, seconded by Commissioner Venturi, to open the Public Hearing at 7:43 p.m. The motion carried by the following vote:

Aye: 9 - Commissioner Krapf, Commissioner Molek, Commissioner Venturi, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson and Chairman Rose

Absent: 5 - Commissioner Russell, Mancino, Commissioner Swartz, Commissioner Hart and Commissioner Calabresa

6.4

Joint Resolution to Approve a Revised 2013 Annual Action Plan to the US Department of Housing and Urban and Development (HUD)

Attachments: [PY2013 Action Plan Amended May 2013](#)
[2013 Action Plan Changes](#)

Ms. O'Connell reminded the CDC that, during the April meeting, they had approved a number of changes to the 2013 Annual Action Plan (Plan), as requested by the Chicago HUD office. Shortly thereafter, as she was preparing to advance that amendment to the Health and Community Services Committee (HCS), HUD requested additional changes. Ms. O'Connell explained that the new changes did not affect the recommended awards in any manner, but pertained to recent changes in regulations and transitions encountered due to working with a new HUD representative. These additional changes were required in

order to gain Plan approval, which was needed in order to receive HUD funding.

A motion was made by Commissioner Venturi, seconded by Commissioner Pedersen, to approve the Joint Resolution to approve the revised 2013 Annual Action Plan. The motion carried by the following vote:

Aye: 9 - Commissioner Krapf, Commissioner Molek, Commissioner Venturi, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson and Chairman Rose

Absent: 5 - Commissioner Russell, Mancino, Commissioner Swartz, Commissioner Hart and Commissioner Calabresa

6.5

Public Hearing - Amendment to the Submission of the 2013 Action Plan

There were no comments. The Public Hearing was closed at 8:14 p.m.

Chairman Rose thanked Ms. O'Connell for holding the original Plan amendment, scheduled for the April HCS meeting, in order to present it at the May HCS meeting as one legislative file meeting the totality of HUD's requirements.

A motion was made by Commissioner Venturi, seconded by Commissioner Cunningham, to open the Public Hearing at 8:13 p.m. The motion carried by the following vote:

Aye: 9 - Commissioner Krapf, Commissioner Molek, Commissioner Venturi, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson and Chairman Rose

Absent: 5 - Commissioner Russell, Mancino, Commissioner Swartz, Commissioner Hart and Commissioner Calabresa

7. STAFF REPORTS

Ms. O'Connell said that Community Development (CD) had another conversation with HUD on the division's monitoring and that CD was working to meet all of HUD's requests for additional information. CD was still waiting for HUD's formal monitoring letter.

During the April CDC meeting, it was announced that the 2013 HOME application process would begin shortly. It was decided to combine the 2013 Lake County Affordable Housing Program application process with the HOME program process. Application training will be combined, thereby allowing the service providers to attend one meeting rather than two. The Affordable Housing ARC will consider all applications during one session. Once the recommendations are determined, they will be presented to the CDC and become an amendment to the 2013 Action Plan.

The report was presented.

8. ADJOURNMENT

A motion was made by Commissioner Venturi, seconded by Commissioner

Swanson, to adjourn the meeting at 8:17 p.m. The motion carried by the following vote:

Aye: 9 - Commissioner Krapf, Commissioner Molek, Commissioner Venturi, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson and Chairman Rose

Absent: 5 - Commissioner Russell, Mancino, Commissioner Swartz, Commissioner Hart and Commissioner Calabresa