

# Lake County Illinois

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



## **Meeting Minutes - Final**

**Wednesday, November 15, 2017**

**3:30 PM**

**2nd floor Conference Room - Central Permit Facility  
500 W. Winchester Road, Libertyville, IL 60048**

**Housing and Community Development Commission**

1. ROLL CALL

*Vice-Chairman Pedersen called the meeting of the Housing and Community Development Commission (HCDC) to order at 3:33 p.m.*

*Guests: Glenn Swanson, Wauconda Township Supervisor; Celeste Flores of Faith in Place; Arthur Gass of the Black Chamber of Commerce of Lake County; and David Fries of Catholic Charities*

*Staff: Jodi Gingiss, Eric Foote, Dominic Strezo and Laura Walley*

**Present** 10 - Dan Venturi, Janet Swartz, Carol Calabresa, Mary Cunningham, Linda Pedersen, Sandy Hart, Steve Carlson, Michael Meehan, Anne Flanigan Bassi and Bethany Williams

**Excused** 5 - Joe Mancino, Joel Sikes, Diane Hewitt, Ray Rose and Mary Dominiak

2. APPROVAL OF MINUTES

2.1 [17-1211](#)

Approval of the September 13, 2017 Minutes

**Attachments:** [9.13.17 Minutes.pdf](#)

**A motion was made by Commissioner Cunningham, seconded by Commissioner Swartz, to approve the September 13, 2017 minutes. The motion carried by the following vote:**

**Aye** 8 - Commissioner Venturi, Commissioner Swartz, Commissioner Calabresa, Commissioner Cunningham, Vice-Chairman Pedersen, Ex-Officio Member Carlson, Commissioner Meehan and Commissioner Williams

**Not Present** 2 - Commissioner Hart and Commissioner Flanigan Bassi

3. CHAIR'S REMARKS

*The HCDC honored Glenn Swanson, Wauconda Township Supervisor, for his eight years of service on the Commission. Supervisor Swanson expressed his appreciation of his time on the Commission and for the recognition bestowed.*

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 [17-1292](#)

Revised Lake County Consortium Property Rehabilitation Standards

**Attachments:** [Lake County HOME Consortium Property Rehabilitation Standards Novem](#)  
[Lake County HOME Consortium Property Rehabilitation Standards Novem](#)

*Presented by Jodi Gingiss, Community Development Administrator*

**A motion was made by Commissioner Venturi, seconded by Commissioner Williams, to approve the revised Lake County Consortium Property Rehabilitation Standards. The motion carried by the following vote:**

**Aye** 8 - Commissioner Venturi, Commissioner Swartz, Commissioner Calabresa, Commissioner Cunningham, Vice-Chairman Pedersen, Ex-Officio Member Carlson, Commissioner Meehan and Commissioner Williams

**Not Present** 2 - Commissioner Hart and Commissioner Flanigan Bassi

**6.2** [17-1291](#)

Zion Woods Rental Housing Development

*Presented by Jodi Gingiss, Community Development Administrator*

**A motion was made by Commissioner Venturi, seconded by Commissioner Flanigan Bassi, to approve the proposed reallocation and replacement of funds for the Zion Woods Rental Housing Development project. The motion carried by the following vote:**

**Aye** 9 - Commissioner Venturi, Commissioner Swartz, Commissioner Calabresa, Commissioner Cunningham, Vice-Chairman Pedersen, Ex-Officio Member Carlson, Commissioner Meehan, Commissioner Flanigan Bassi and Commissioner Williams

**Not Present** 1 - Commissioner Hart

**6.3** [17-1293](#)

Staff Recommendation: Reallocation of 2017 CDBG Housing Grant Funds

*Presented by Jodi Gingiss, Community Development Administrator*

**A motion was made by Commissioner Hart, seconded by Commissioner Flanigan Bassi, to approve staff recommendations for the Zion Woods PY2017 funds reallocation proposal, except for the \$430,340 set-aside for flood mitigation, which will be placed into the PY2018 Affordable Housing application funding round. The motion carried by the following vote:**

**Aye** 9 - Commissioner Venturi, Commissioner Swartz, Commissioner Calabresa, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Hart, Ex-Officio Member Carlson, Commissioner Flanigan Bassi and Commissioner Williams

**Abstain** 1 - Commissioner Meehan

**6.4** [17-1294](#)

Staff Recommendation: Reallocation of 2015 CDBG Job Creation Funds

*Presented by Jodi Gingiss, Community Development Administrator, and Eric Foot, Grant Administration Specialist*

**A motion was made by Commissioner Cunningham, seconded by Commissioner**

**Williams, to approve the reallocation of the PY2015 CDBG Job Creation funds to the Black Chamber of Commerce of Lake County for its small business loan program.**

**The motion carried by the following vote:**

**Aye** 10 - Commissioner Venturi, Commissioner Swartz, Commissioner Calabresa, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Hart, Ex-Officio Member Carlson, Commissioner Meehan, Commissioner Flanigan Bassi and Commissioner Williams

**6.5** [17-1295](#)

Presentation by Black Chamber of Commerce of Lake County

*Mr. Arthur Gass, Director of the Black Chamber of Commerce of Lake County, spoke about the agency's small business loan program.*

**6.6** [17-1296](#)

Joint resolution authorizing reallocation of 2017 grant award and program income from the Lake County Affordable Housing Program (AHP).

*Presented by Jodi Gingiss, Community Development Administrator*

**A motion was made by Commissioner Cunningham, seconded by Commissioner Flanigan Bassi, to approve the joint resolution authorizing reallocation of 2017 grant award and program income from the Lake County Affordable Housing Program to be used for furnace replacements, subject to staff recommendations, vetting and securing of additional funders. The motion carried by the following vote:**

**Aye** 9 - Commissioner Venturi, Commissioner Swartz, Commissioner Calabresa, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Hart, Ex-Officio Member Carlson, Commissioner Flanigan Bassi and Commissioner Williams

**Abstain** 1 - Commissioner Meehan

**6.7** [17-1247](#)

2018 Housing & Community Development Commission Meeting Schedule

**Attachments:** [2018 Housing and Community Development Commission Meeting Schedu](#)

**A motion was made by Commissioner Venturi, seconded by Commissioner Calabresa, to approve the 2018 Housing & Community Development Meeting Schedule. The motion carried by the following vote:**

**Aye** 10 - Commissioner Venturi, Commissioner Swartz, Commissioner Calabresa, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Hart, Ex-Officio Member Carlson, Commissioner Meehan, Commissioner Flanigan Bassi and Commissioner Williams

**7. STAFF REPORTS**

*Dominic Strezio, Environmental Project Coordinator, informed the HCDC that Lake County was the lead entity for a coalition which included Waukegan, North Chicago, Zion,*

*Mundelein and Fox Lake. He reported that applications for two \$300,000 U. S. Environment Protection Agency (EPA) Brownfields Assessment grants were being finalized for submission. Funding decisions are expected in May of 2018, with the funds to be used to assess contaminated sites for future mitigation.*

*Eric Foote, Grant Administration Specialist, provided an update on the status of the Family First elevator project, which is nearing completion. The contractor still owed \$3,095, after which repayment the elevator installation will be completed by the sub-contractor.*

**8. ADJOURNMENT**

**A motion was made by Commissioner Venturi, seconded by Commissioner Cunningham, to adjourn the meeting at 4:53 p.m. The motion carried by the following vote:**

**Aye 10** - Commissioner Venturi, Commissioner Swartz, Commissioner Calabresa, Commissioner Cunningham, Vice-Chairman Pedersen, Commissioner Hart, Ex-Officio Member Carlson, Commissioner Meehan, Commissioner Flanigan Bassi and Commissioner Williams