

Lake County Illinois

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



Minutes Report - Draft

Wednesday, January 13, 2016

3:30 PM

10th floor Assembly Room
18 N. County Street, Waukegan, IL

Housing and Community Development Commission

1. ROLL CALL

Chairman Rose called the Housing and Community Development Commission (HCDC) meeting to order at 3:36 p.m.

Guests: Sam DeGrino of Prairie State Legal Services; Kay Petersen of the Zion Park District; Arthur Gass and Lydia Lewis of the Black Chamber of Commerce of Lake County; Edward Beckstrom and Gregorio Resendez of Consumer Credit Counseling Services of Northern Illinois; Kori Larson and Linda Berkowitz of Glenkirk; David Fries of Catholic Charities; Margaret Dillon of Lake County Residential Development Corporation; Suzanne Christensen of PADS Lake County; Martin Buckley of Lambs Farm; Amanda Orenchuk of the Village of Mundelein; Chris Bouchard of RHMG Engineers; Joanne Kuhstoss of Countryside Association; Tameka Wilson and David Mangus of YouthBuild Lake County; Lori Harper of I-PLUS; Donovan Day and Christine Baker of the Village of Fox Lake; Evelyn Chenier of Family First Center; and Ezell Robins of the City of Waukegan

Staff: Eric Waggoner, Jodi Gingiss, Monika Bobo and Laura Walley

Present 13 - Karl Molek, Aaron Lawlor, Harriet Rosenthal, Carol Calabresa, Ray Rose, Mary Cunningham, Virginia Mulligan, Sandra Hart, Diane Hewitt, Dan Venturi, Janet Swartz, Joel Sikes and Michael Meehan

Excused 4 - Linda Pedersen, Burnell Russell, Glenn Swanson and Joe Mancino

2. APPROVAL OF MINUTES

2.1 16-0065

Approval of the November 18, 2015 Minutes

Attachments: [11.18.15 Minutes.pdf](#)

Motion: To amend the November 18, 2015 minutes to include the following sentences for Item 6.10 Proposal to Reduce Term of HOME Mortgage on Staben House: Discussion noted that the Commission recognizes the importance of long-term affordability. However, in this specific instance, the mortgage has already been in place for 19 years and the granting of the waiver will not practically impact the carrying out of Staben House's mission.

Motion Made By: Janet Swartz

Motion 2nd By: Mary Cunningham

Motion approved, with Karl Molek not present

A motion was made by Commissioner Cunningham, seconded by Commissioner Rosenthal, to approve the November 18, 2015 minutes, as amended. The motion carried by the following vote:

Aye 12 - Ex-Officio Member Lawlor, Commissioner Rosenthal, Commissioner Calabresa, Chairman Rose, Commissioner Cunningham, Commissioner Mulligan, Commissioner Hart, Commissioner Hewitt, Commissioner Venturi, Commissioner Swartz, Commissioner Sikes and Commissioner Meehan

Not Present 1 - Commissioner Molek

3. CHAIR'S REMARKS

Chairman Rose welcomed new member Michael Meehan to the HCDC and asked him to speak about his interests and accomplishments. Commissioner Meehan spoke about his

activities with the Chicago Lighthouse, where he serves as Chairman of the Board, his work history and his consulting work.

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 16-0067

Initial Funding Recommendations - 2016 Housing & Community Development Action Plan

Attachments: [Initial Funding Recommendations 2016 Action Plan.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator

A motion was made by Commissioner Venturi, seconded by Commissioner Mulligan, to approve the funding recommendations for PY2016 Goals #1 - 8 and Goal #10, as presented on the distributed chart. The motion carried by the following vote:

Aye 12 - Commissioner Molek, Ex-Officio Member Lawlor, Commissioner Rosenthal, Commissioner Calabresa, Chairman Rose, Commissioner Cunningham, Commissioner Mulligan, Commissioner Hart, Commissioner Hewitt, Commissioner Swartz, Commissioner Sikes and Commissioner Meehan

Abstain 1 - Commissioner Venturi

6.2 16-0066

PUBLIC HEARING - INITIAL FUNDING RECOMMENDATIONS 2016 HOUSING & COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN

Chairman Rose requested a motion to commence the Public Hearing.

Motion: To open the Public Hearing at 3:53 p.m.

Motion Made By: Diane Hewitt

Motion 2nd By: Janet Swartz

Motion approved

Jodi Gingiss presented the City of Waukegan's funding recommendations.

Dr. Evelyn Chenier, of Family First Center, thanked the County Board for its PY2015 grant for an elevator, which will allow its elderly and disabled clients to more fully access the agency's services.

Ms. Margaret Dillion, of Lake County Residential Development Corporation, thanked the HCDC for its support of the agency's North Chicago project, which encompasses both rental and homeownership units.

Dr. Ed Beckstrom, of Consumer Credit Counseling Services of Northern Illinois, explained some of the services provided by his agency, including financial counseling and

workshops to help prepare residents for homeownership.

Mr. Sam DeGrino, of Prairie State Legal Services, spoke of the services offered by Prairie State and thanked the HCDC and the City of Waukegan for their continued support for the disabled and for promoting fair housing.

Mr. David Fries, of Catholic Charities, thanked the County Board and the City of Waukegan for their generous funding recommendations to assist citizens in need of housing. He said that the agency has noted a growing need, while state funding has been cut, so the proposed funds are essential to the program.

Motion: To close the Public Hearing at 4:13 p.m.

Motion Made By: Diane Hewitt

Motion 2nd By: Janet Swartz

Motion approved

6.3 16-0068

Goal #9 Create Low/Mod Income Jobs: ARC Recommendation

- Since the target funding amount for Goal #9: Create Low/Mod Income Jobs is not large, the Public Improvements Advisory & Recommendation Committee (ARC) recommends investing \$118,000 of CDBG 2016 funds in a pilot funding initiative that supports several existing Job Creation and Retention programs consistent with selection approach in 2015 funding round. As job creation is difficult, only a handful of such programs already exist.
- The HCDC will hear presentations from one local chamber of commerce (Black Chamber of Commerce) with experience managing a successful small business loan program and two new local façade improvement programs (Fox Lake and Mundelein). These programs were identified by staff as well-suited for this pilot. The HCDC also has the option instead to issue a broader Request for Proposals from local job creation programs and await the outcome of that process.
- In 2015, CDBG funds for Goal #9 were approved in similar fashion for Lake County Workforce Development to pay local manufacturing companies as an incentive to hire local low-income workers with classroom training but no previous manufacturing work experience. (Manufacturing jobs typically require skilled labor.)

Attachments: [Goal9_2016_Program_Proposal.docx](#)

[Goal 9 2016 Small Business Assistant Program Proposal.pdf](#)

[Fox Lake Facade Improvement Program.pdf](#)

[Mundelein Business Incentive Grant Program.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator, with additional information presented by Pastor Arthur Gass of the Black Chamber of Commerce of Lake County, Donovan Day of the Village of Fox Lake and Amanda Orenchuk of the Village of Mundelein. The HCDC was presented with proposed funding scenarios and the option to issue a Request for Proposals from local job creation programs (see Goal #9 handout).

A motion was made by Commissioner Venturi, seconded by Commissioner Swartz, to approve the funding recommendations for PY2016 Goal #9 Create Low/Mod Income Jobs with designations of \$30,000 for the Village of Fox Lake and \$44,000

for the Village of Mundelein for facade improvement projects and \$44,000 to the Black Chamber of Commerce for a small business loan program. The motion carried by the following vote:

Aye 10 - Commissioner Molek, Commissioner Rosenthal, Commissioner Calabresa, Chairman Rose, Commissioner Mulligan, Commissioner Hart, Commissioner Venturi, Commissioner Swartz, Commissioner Sikes and Commissioner Meehan

Nay 2 - Commissioner Cunningham and Commissioner Hewitt

Not Present 1 - Ex-Officio Member Lawlor

7. STAFF REPORTS

Jodi Gingiss thanked those present for their participation.

8. ADJOURNMENT

A motion was made by Commissioner Venturi, seconded by Commissioner Hart, to adjourn the meeting at 5:12 p.m. The motion carried with the following vote:

Aye 12 - Commissioner Molek, Commissioner Rosenthal, Commissioner Calabresa, Chairman Rose, Commissioner Cunningham, Commissioner Mulligan, Commissioner Hart, Commissioner Hewitt, Commissioner Venturi, Commissioner Swartz, Commissioner Sikes and Commissioner Meehan

Not Present 1 - Ex-Officio Member Lawlor