

Lake County Illinois

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



Minutes Report - Draft

Wednesday, October 24, 2012

7:00 PM

Note Meeting Location Change

**Lake County Division of Transportation – 600 W. Winchester Road,
Libertyville**

Community Development Commission

1. **Roll Call**

Staff: Joel Williams, Sarah Ciampi, Janel Gomez, and Laura Walley.

Guests: Joseph Napolitano and Pamela Jeffries of the City of North Chicago, and Jonathon Bowles of Illinois Courier Inc.

Chairman Rose called the Community Development Commission (CDC) meeting to order at 7:15 p.m.

Present 8 - Commissioner Cunningham, Commissioner Krapf, Commissioner Molek, Chair Rose, Commissioner Swanson, Commissioner Lawlor, Commissioner Northern and Commissioner Venturi

Excused 8 - Commissioner Pedersen, Commissioner Calabresa, Commissioner Hewitt, Commissioner Russell, Commissioner Mancino, Commissioner Swartz, Commissioner Stolman and Commissioner Rosenthal

2. **Approval of Minutes**

2.1 **12-1189**

Approval of Minutes - September 12, 2012

Attachments: 9.12.12 Minutes

A motion was made by Commissioner Cunningham, seconded by Commissioner Venturi, that the September 12, 2012 minutes be approved. Motion carried by voice vote.

Aye: 8 - Commissioner Cunningham, Commissioner Krapf, Commissioner Molek, Chair Rose, Commissioner Swanson, Commissioner Lawlor, Commissioner Northern and Commissioner Venturi

3. **Chair's Remarks**

There were no chair remarks.

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 **12-1187**

Amendment to 2012 Village of Wauconda Roadway Improvement Project C1219

- The Village of Wauconda is requesting to reduce the scope of their 2012 roadway improvement project due to the amount of leverage funds available being less than expected.
- Neither the area that CDBG funds would be used nor the score the applicant would have received has changed.
- The Lake County Citizen Participation Plan requires Commission approval of this change.
- Staff has reviewed the request and recommends its approval.

Attachments: [Wauconda](#)

Ms. Janel Gomez stated that the Village of Wauconda requested an amendment to its 2012 Public Infrastructure project, funded at \$67,367. Due to a shortfall in its available leverage funds, Wauconda would like to reduce the project's scope, from improving three roads for \$257,000 to one road at \$112,000, without changing the project area. This request would not incur a reduction in the Village's application score. Staff has reviewed the request and recommended its approval.

A motion was made by Member Venturi, seconded by Member Northern, to approve the Village of Waucond's request to amend its PY2012 project. The motion carried unanimously.

Aye: 8 - Commissioner Cunningham, Commissioner Krapf, Commissioner Molek, Chair Rose, Commissioner Swanson, Commissioner Lawlor, Commissioner Northern and Commissioner Venturi

6.2 12-1188

Request from the City of North Chicago to Use NSP3 Funds for Demolition Projects

- The City of North Chicago is a subrecipient of both NSP and NSP3 funds.
- The NSP3 plan, in concert with HUD regulations, allows for 10% of the overall grant to be used for demolition purposes when local market conditions warrant it.
- The City is requesting to use the full 10% of the award in their allocation of NSP3 funds, which results in a small balance to be used for traditional NSP activities.
- The City's subrecipient agreement, the NSP3 Plan, and HUD regulations require the Commission to grant permission to carry out demolition projects.
- If allowed by the Commission, staff will work with HUD to properly implement such projects.

Attachments: [Demo Request Letter - NC](#)

Ms. Sarah Ciampi introduced the representatives from the City of North Chicago and gave a brief overview of their request to utilize the majority of North Chicago's NSP3 funds for demolition purposes.

Mr. Joseph Napolitano informed the CDC of the importance of demolition activities in the target area, as the City has a housing vacancy rate of approximately 17%, with the City incurring expenses to maintain those properties. It is believed that the demolition of several of the vacant properties would have a greater impact on the neighborhood than rehabilitating one or two homes. Ms. Pamela Jeffries explained that several of the vacant properties under consideration for demolition also have zoning issues which further hinder their purchase by prospective homebuyers.

A discussion about the target area, criminal activity, amount of allowable funds for demolition, and final disposition of the land ensued.

A motion was made by Member Cunningham, seconded by Member Molek, to approve the City of North Chicago's request to use allowable NSP3 funds for demolition purposes. The motion carried unanimously.

Aye: 8 - Commissioner Cunningham, Commissioner Krapf, Commissioner Molek, Chair Rose, Commissioner Swanson, Commissioner Lawlor, Commissioner Northern and Commissioner Venturi

6.3 12-1191

Appointment of Executive Committee Member - Municipal/Township Representative

- A vacancy now exists on the Community Development Commission Executive Committee due to the resignation of Cheri Ditzig.
- The CDC by-laws require her replacement to be a municipal/township representative.
- Nominations are sought for the Executive Committee Member seat.

Mr. Joel Williams said that, due to the resignation of Cheri Ditzig, a vacancy in the Executive Committee needed to be filled. Nominations would be accepted for the position, which must consist of municipal/township representatives. Daniel Venturi was nominated to fill the vacancy.

A motion was made by Member Cunningham, seconded by Member Lawlor, to approve Daniel Venturi as the new Executive Committee member. The motion carried unanimously.

Aye: 8 - Commissioner Cunningham, Commissioner Krapf, Commissioner Molek, Chair Rose, Commissioner Swanson, Commissioner Lawlor, Commissioner Northern and Commissioner Venturi

7. Staff Reports

7.1 Letter of Intent Update

Ms. Gomez said that 23 Public Infrastructure letters of intent were submitted, with one applicant deemed ineligible, as sanitary districts are not permitted to apply. The requested grants total \$2,160,000, while funding is estimated at \$1.3 – \$1.5 million.

Mr. Williams stated the 29 letters of intent were submitted for Public Service grants, with requests totaling more than \$1.1 million and estimated funding of \$275,000. 7 ESG letters of intent were submitted, requesting a total of about \$300,000, with estimated funding of about \$200,000. Housing applications have been delayed, as HUD has not yet finalized its "new rule".

7.2 Community Development Administrator's Report

Mr. Williams said that he is a member of the evaluation committee involved with reviewing the development proposals for the demolition and replacement of the Marion Jones Townhomes. Commissioner Northern added that the townhomes are Lake County Housing Authority's oldest development, with a high rate of poverty and crime. The Authority expends additional funding on security to try to keep its residents safe. The new development will focus on improving the environment, hopefully bringing mixed-income housing to the area. It is planned to bring area businesses, the local government and park district, and churches together in this project, which will cost an estimated \$20 - \$50 million. The current development consists of 125 units of low-income housing, while the Authority plans for less density with the new development. All residents in good standing will be issued replacement vouchers, which they can use to move to another location.

Mr. Williams announced that Cathy Curran, the Executive Director of PADS, passed away earlier in the day. He will distribute any information he receives about her services to the Commission. He said that this represents a major loss, not only to PADS, but to the entire homeless community.

8. Adjournment

A motion was made by Member Venturi, seconded by Member Cunningham, that the meeting be adjourned. The motion carried unanimously.

Aye: 8 - Commissioner Cunningham, Commissioner Krapf, Commissioner Molek, Chair Rose, Commissioner Swanson, Commissioner Lawlor, Commissioner Northern and Commissioner Venturi