

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION MEETING

Wednesday, May 13, 2015 - 3:30 p.m.
County Administration Building
10th Floor Conference Room C

1.0 Roll Call

Acting Chairperson Linda Pedersen called the Housing and Community Development Commission (HCDC) meeting to order at 3:35 p.m.

<u>E</u> Judy Armstrong	<u>X</u> Karl Molek
<u>X</u> Carol Calabresa	<u>E</u> Ginny Mulligan
<u>E</u> Steve Carlson (ex-officio)	<u>X</u> Linda Pedersen (Vice-Chairman)
<u>X</u> Mary Cunningham	<u>E</u> Ray Rose (Chairman)
<u>X</u> Sandra Hart	<u>X</u> Harriet Rosenthal
<u>X</u> Diane Hewitt	<u>E</u> Burnell Russell
<u>X</u> Leonard Krapf	<u>E</u> Glenn Swanson
<u>E</u> Aaron Lawlor (ex-officio)	<u>X</u> Janet Swartz
<u>E</u> Joe Mancino	<u>X</u> Daniel Venturi

Guests: Bill Emmerich, Mundelein Village Engineer

Staff: Eric Waggoner, Jodi Gingiss, Brenda O'Connell, Jordan Bartle, Monika Bobo, Brenda O'Connell, Sandi Friedman

2.0 Approval of Minutes – March 11, 2015

Motion: To approve the March 11, 2015 minutes

Motion Made By: Dan Venturi

Motion 2nd By: Diane Hewitt

Motion approved

3.0 Chair's Comments

Brenda O'Connell, Community Development staff member, is now the Continuum of Care Program Coordinator.

4.0 Public Comments (items not on the agenda)

There were no public comments.

5.0 Old Business

There was no old business.

6.0 New Business

6.1 15-0543

Preliminary Discussion of 2015 Housing & Community Development applications

Ms Gingiss briefly reviewed the goals of the Con Plan. Several scenarios were discussed as examples. Over 182% of applications were received. The applications were pretty evenly applied to for the goals this year. As for the amount of request funds, Housing, for example, received a request for \$2.8 M in applications last year and the requests received for 2015 were \$3.1 M.

Ms Gingiss further reviewed several examples of needed funds that were pointed out by the consultants at previous meetings. She compared several applications received this year to the examples previously discussed.

6.2 15-0544

There was discussion regarding two conflict of interest waivers from the US Department of Housing & Urban Development (HUD)

Three applications for 2015 Housing & Community Development funds contain situations that could be perceived as conflicts of interest, so require two different waivers from the U.S. Department of Housing & Urban Development (HUD) in order to be considered for funding by the Housing & Community Development Commission (HCDC).

Neither of these waiver requests represents an approval for funding of the respective funding applications.

One potential conflict of interest concerns two applications for Goal #6 funding to "Revitalize Business Districts" in an area where one of the HCDC members owns a small commercial building used as an office.

A second potential conflict of interest concerns an application for funds from an organization that has current tenants on its board of directors. (This is standard for a community land trust, an affordable housing model embraced by HUD). HUD requires a conflict of interest waiver to provide HUD funding to organizations where board members could directly benefit from HUD's grants.

Both waiver requests contain written opinions by the States Attorney's Office that no local laws would be broken.

Motion: To approve the two conflict of interest waivers as presented
Motion Made By: Janet Swartz
Motion 2nd By: Carol Calabresa
Dan Venturi recused himself from voting on Public Improvements - Goal 6
Motion approved

6.3 15-0546

Village of Mundelein CDBG Public Infrastructure Grant Amendment Request - 2013

Village of Mundelein was awarded \$85,000 in 2013 CDBG funds for its 2013 Sanitary Sewer Rehabilitation Project; the original contractor defaulted. Although the work was started and nearly completed, the Village's ability to provide documentation indicating compliance with CDBG regulations was compromised.

Consequently, the Village of Mundelein is requesting that HCDC approve an amendment to its 2013 CDBG Public Infrastructure agreement in order to repurpose funds to a new project meeting CDBG requirements. The new project would extend infrastructure to small businesses located in the Mundelein Target Area census tract (60.2% low/moderate income households).

Staff's review of the new scope suggested the project would have obtained funding in the PY2013 round.

Motion: To fund the project as presented
Motion Made By: Diane Hewitt
Motion 2nd By: Harriet Rosenthal
Motion approved

7.0 Staff Reports

None

8.0 Adjournment

Motion: To adjourn the meeting at 4:50 p.m.
Motion Made By: Dan Venturi
Motion 2nd By: Mary Cunningham
Motion approved

