

# Lake County Illinois

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



## **Meeting Minutes - Final**

**Tuesday, August 5, 2008**

**1:00 PM**

**Conference Room C**

**Health & Community Services Committee**

**Call to Order**

*Chair Carlson called the meeting to order at 1:00 p.m.*

*Others Present:*

*Suzi Schmidt, Chairman*

*Barry Burton, County Administrator*

*Dusty Powell, Sr. Asst. County Administrator*

*Gary Gibson, Asst. County Administrator*

*Vern Witkowski, Community Development*

*Frank Brisbois, Lake County Partners*

*Calvin Gwynne, Friend of Winchester House*

*Melinda Bush, Grayslake*

*Barbara Allen, County Board Office*

*Kimberly Mannette, IT Department*

**Pledge of Allegiance**

**Chair Carlson led the Committee in the Pledge of Allegiance.**

**Approval of Minutes**

**None**

**Public Comment**

**None**

**Added to Agenda**

**None**

**Old Business**

**None**

**New Business**

- 1 [08-0455](#) Your Health & Community Services and Financial & Administrative Committees herewith present an Inducement Resolution and Memorandum of Agreement for the acquisition, renovation and improvement of the Carriage House Apartments in Gurnee, IL  
*Joint Inducement Resolution and Memorandum of Agreement for the acquisition, renovation and improvement of the Carriage House Apartments in Gurnee, IL*  
*Frank Brisbois, Lake County Partners, presented this request for \$10.0 million in tax exempt bond volume cap to acquire, renovate and*

*expand the 134 1BR and 2 2BR development (total of 136 units) to a mix of 66 1BR units, 70 2BR units and 17 studios, for an expanded total of 153 dwelling units.*

- This 1960 era complex of buildings will be completely renovated; each apartment will be equipped with its own heating unit, washer/dryer and electric meter. Previously these services were consolidated in each buildings common area; the relocation of these items will facilitate the construction of 17 new studios, one in each building.*
- These units will be rented by low to moderate income individuals or families. The total project cost is \$15,165,633 and \$10,000,000 will be financed with the proceeds of this Revenue Bond.*

**A motion was made by Member Powers, seconded by Member Cunningham, that this Resolution be Approved and Referred on to Financial and Administrative Committee. Motion carried unanimously.**

**Aye:** 6 - Carlson, Cunningham, Maine, Nixon, Powers and Spielman

2      [08-0485](#)

Joint Resolution authorizing the award of Lake County Affordable Housing Program Funds (Account #101-1102030-72720).

*Joint Resolution authorizing the award of Lake County Affordable Housing Program Funds (BOSS Account #101-1102030-72720) was presented by Vern Witkowski, Community Development. In FY08, the Lake County Board allocated \$300,000 to the Lake County Affordable Housing Program in order to increase affordable housing opportunities for residents of Lake County. Also available is \$166,085 in reprogrammed funds from prior years, making a total of \$466,085 available for FY08.*

- Presentations were made to the Health & Community Services Committee on July 29th by ten applicants requesting a total of \$1,121,000. In addition to the ten applications, the County Community Development Division requested an allocation of 7% of the available LCAHP funds for administration of the program.*
- At the conclusion of the Health & Community Services Committee review of the submitted funding requests, the Committee discussed each application. Funding recommendations were suggested for eight of the applications and the County Community Development Division's administration. The Committee then instructed staff to prepare a Joint Resolution for the August County Board meeting, incorporating the Committee's recommendations. Carol Spielman objected that Lake Bluff mandated the Affordable Housing facility put in sprinkler systems and may have to do something about the water pressure. She is concerned that any village that doesn't have much affordable housing should participate in funding the affordable housing request.*
- Staff subsequently had discussions with those applicants who*

were not recommended for funding at their requested amount and who would have to make choices regarding the activities they would carry out at the reduced funding levels. In the cases of the Community Action Partnership of Lake County, Habitat for Humanity, and the Highland Park Illinois Community Land Trust, a reduction in the scope of activities was agreed upon. The remaining \$2400 was given to Habitat for Humanity.

- The following projects are recommended for funding with Lake County Affordable Housing Program funds:
  - o Affordable Housing Corporation - First time homebuyer program providing \$5,000 in purchase assistance and counseling for 10 moderate-income households (\$60,000).
  - o Community Action Partnership of Lake County – Assistance in the rehabilitation of 12 apartments on Hervey Avenue in North Chicago, for transitional housing for persons leaving the VA's Substance Abuse Program (\$90,000).
  - o Habitat for Humanity Lake County - Purchase of at least two building sites on 11th Court in Waukegan (\$69,960).
  - o Highland Park IL Community Land Trust - Acquire, rehab, and sell 4 single-family homes in Highland Park to income-qualified buyers via a land trust model (\$52,500).
  - o Lake Co. Residential Development Corp. - Installation of a fire sprinkler system in LCRDC's 5-unit rental project in Lake Bluff for very low-income households (\$60,000).
  - o NorthPointe Resources, Inc. - Rehabilitation of seven CILA residential units housing 24 persons with disabilities (\$41,000).
  - o Youth Conservation Corps. – Training youth in construction skills (under YCC YouthBuild Program) to be used in the building of a “green” home, to be sold as affordable housing (\$30,000).
  - o YouthBuild Lake County - Funding to pay trainee stipends for building 2 affordable homes (\$30,000).
  - o Lake County Community Development Division - Administration of the Lake County Affordable Housing Program (\$32,625).

**A motion was made by Member Powers, seconded by Member Cunningham, that this Resolution be Approved and Referred on to Financial and Administrative Committee. The motion carried unanimously.**

**Aye:** 6 - Carlson, Cunningham, Maine, Nixon, Powers and Spielman

## **Community Development**

### **Community Development**

**Vern Witkowski, Community Development, discussed House Resolution 3221: Housing and Economic Recovery Act of 2008. This program will release Block Grant Funds which will be available for Acquisition and Rehab of Vacant and Foreclosed**

**Properties for re-sale to low to moderate income families.**

**Winchester House Report**

*Dusty Powell, Sr. Assistant Administrator, notified the committee that the Supportive Living Study, by Arch Consultant is ready to be presented to the Committee. They will send a power point presentation and will do a presentation to the full board August 26, 2008. All County Board Members will be invited to attend.*

**County Administrator's Report**

*Dusty Powell, Sr. Assistant Administrator, notified the committee that he is gathering names for the Winchester House Advisory committee.*

**Adjournment**

**A motion was made by Member Nixon, seconded by Member Cunningham, that this be Adjourn. The motion carried unanimously.**

**Aye:** 6 - Carlson, Cunningham, Maine, Nixon, Powers and Spielman

*Minutes prepared by Barbara Allen.*

*Respectfully submitted,*

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*Chair*

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*Vice-Chair*

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*Health & Community Services Committee*