

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, March 14, 2018

3:30 PM

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

Housing and Community Development Commission

1. ROLL CALL

Chairman pro tem Venturi called the meeting of the Housing and Community Development Commission (HCDC) to order at 3:34 p.m.

Guests: Mary Ellen Tamasy of Lake County Residential Development Corporation; Michael Edgar and Kenneth Barber of Greater Waukegan Development Coalition; Taylor Wegrzyn of the Village of Mundelein; Kori Larson and Linda Berkowitz of Glenkirk; Jessica Hotaling of Housing Opportunity Development Corporation; Joel Williams of PADS Lake County; Laura Kramer of Ragdale; Bob Shears of Youth Conservation Corps; Amanda Levinson of Arden Shore; Charles Amrich of the Village of Island Lake; David Fries of Catholic Charities; Anna Viveros and Maya Ziv-El of Prairie State Legal Services; Laura Ramirez of A Safe Place; Jackie Lynn of ElderCARE; and Laraesa Garland of the City of Waukegan

Staff: Jodi Gingiss, Brenda O'Connell, Eric Foote, Dominic Strezo, Irene Marsh-Elmer and Laura Walley

Present 11 - Dan Venturi, Janet Swartz, Joel Sikes, Carol Calabresa, Mary Cunningham, Diane Hewitt, Aaron Lawlor, Steve Carlson, Michael Meehan, Anne Flanigan Bassi and Bethany Williams

Excused 6 - Joe Mancino, Linda Pedersen, Sandy Hart, Ray Rose, Mary Dominiak and Stephen Henley

2. APPROVAL OF MINUTES

2.1 [18-0313](#)

Approval of the February 14, 2018 Minutes

Attachments: [2.14.18 Minutes.pdf](#)

A motion was made by Commissioner Cunningham, seconded by Commissioner Swartz, to approve the February 14, 2018 minutes. The motion carried by the following vote:

Aye 9 - Commissioner Venturi, Commissioner Swartz, Commissioner Sikes, Commissioner Calabresa, Commissioner Cunningham, Commissioner Hewitt, Ex-Officio Member Carlson, Commissioner Meehan and Commissioner Flanigan Bassi

Not Present 2 - Ex-Officio Member Lawlor and Commissioner Williams

3. CHAIR'S REMARKS

The Chairman pro tem had no remarks.

4. PUBLIC COMMENTS (items not on the agenda)

There were no public comments.

5. OLD BUSINESS

5.1 [18-0198](#)

Discussion: Proposed ServicePoint Coordinating Council

Attachments: [Proposed ServicePoint Coordinating Council Executive Summary.pdf](#)

From this point, Commissioner Lawlor presided as Chairman pro tem.

Presented by Jodi Gingiss, Community Development Administrator, and Brenda O'Connell, Continuum of Care Program Coordinator

6. NEW BUSINESS

6.1 [18-0323](#)

Approval: ServicePoint Referral Network (SPRN) Legal Documents

Attachments: [DeLoss - Business Associate Agreement.pdf](#)

[DeLoss - Client Authorization.pdf](#)

[DeLoss - Data Services Agreement.pdf](#)

[DeLoss - Business Associate Subcontractor Agreement.pdf](#)

A motion was made by Commissioner Venturi, seconded by Commissioner Cunningham, to approve the ServicePoint Referral Network legal documents. The motion carried by the following vote:

Aye 11 - Commissioner Venturi, Commissioner Swartz, Commissioner Sikes, Commissioner Calabresa, Commissioner Cunningham, Commissioner Hewitt, Ex-Officio Member Lawlor, Ex-Officio Member Carlson, Commissioner Meehan, Commissioner Flanigan Bassi and Commissioner Williams

6.2 [18-0317](#)

Presentation by Greater Waukegan Development Coalition

Presented by Jodi Gingiss, Community Development Administrator, and Michael Edgar and Kenneth Barber of the Greater Waukegan Development Coalition

6.3 [18-0315](#)

Presentation: 2018 Proposed Funding Recommendations - U.S. Department of Housing & Urban Development, Lake County Affordable Housing Program & Video Gaming Revenue

Presented by Jodi Gingiss, Community Development Administrator; Eric Foote, Grant Administration Specialist; and Dominic Strezo, Environmental Project Coordinator

6.4 [18-0318](#)

PUBLIC HEARING: Proposed 2018 Funding

Chairman pro tem Lawlor requested a motion to open the Public Hearing.

Motion: To open the Public Hearing at 4:59 p.m.

Motion Made By: Daniel Venturi

Motion 2nd By: Mary Cunningham

Motion approved

Reverend Jackie Lynn, Executive Director of ElderCARE, thanked the Housing & Community Development Commission (HCDC) for the funding recommendation and informed the Commission about the increasing number of senior citizens across the country and within Lake County. This has caused an increase in the number of clients that utilize her agency. She then spoke about the services provided by ElderCARE.

Mary Ellen Tamasy, Executive Director of Lake County Residential Development Corporation (LCRDC), thanked the HCDC for its funding recommendations for two affordable housing rental projects. She said that the multi-family Lakeview Pointe project's pre-application was approved by the Illinois Housing Development Authority (IHDA), so it has moved on to the full application stage. She approximated that it will take between 4 – 6 months to receive feedback on that application. Unfortunately, the Marjorie Hart School senior housing project did not advance for this IHDA funding round, but Ms. Tamasy is exploring other funding possibilities through IHDA, including its 9% and 4% tax-credit programs.

Jessica Hoteling, from Housing Opportunity Development Corporation (HODC), thanked the HCDC for its continuing support of HODC's Zion Woods affordable housing project in Deerfield. She said that HODC is awaiting a response from IHDA on the organization's March tax credit application.

Maya Ziv-El, of Prairie State Legal Services, spoke about the Fair Housing Program (Program), informing the HCDC that this April celebrates the 50th anniversary of the passage of the Fair Housing Act. Unfortunately, she said that there are still members of our nation that experience housing discrimination. She explained that the Program works to enforce federal, state and local laws that protect against this illegal discrimination and to educate the public about it. She explained the essential need of Lake County's funding and gave thanks for the HCDC's continued support, as the Program would not exist without this funding. The Program will continue its efforts to help ensure equal access to rental housing and home ownership opportunities, thereby creating open communities throughout the County.

Laura Ramirez, from A Safe Place, thanked the HCDC for its consideration and funding recommendations in support of the agency. Recent Video Game Revenue funding has allowed A Safe Place to invest in its counseling program, so that it may assist more victims of domestic violence. The new funding source allowed the agency to leverage other funding, enabling the agency to hire additional staff. She asked that the HCDC approve the funding recommendation that will be used to complete the accessibility improvements needed to assist clients with disabilities.

Joel Williams, Executive Director of PADS Lake County, distributed a letter and then

reiterated the letter's points, requesting that the HCDC reconsider PAD's recommended grant amount. He asked for a grant closer to the requested \$125,000, rather than the \$40,957 recommended, and explained why he felt that the increase was necessary.

Kori Larson, Executive Director of Glenkirk, thanked the HCDC and the Affordable Housing Advisory and Recommendation Committee for the funding recommendation to help upgrade accessibility features and rehabilitate one of her agency's group homes for people with disabilities. She also expressed her thanks for the HCDC's support over the years.

As there were no other comments, Chairman pro tem Lawlor requested a motion to close the Public Hearing.

Motion: To close the Public Hearing at 5:13 p.m.

Motion Made By: Daniel Venturi

Motion 2nd By: Carol Calabresa

Motion approved

6.5 [18-0316](#)

Approval of Program Year 2018 U.S. Department of Housing & Urban Development (HUD)
Proposed Funding Recommendations

Attachments: [Funding Recommendations.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator

A motion was made by Commissioner Cunningham, seconded by Commissioner Swartz, to approve the proposed PY2018 HUD funding recommendations. The motion carried by the following vote:

Aye 10 - Commissioner Venturi, Commissioner Swartz, Commissioner Sikes, Commissioner Calabresa, Commissioner Cunningham, Commissioner Hewitt, Ex-Officio Member Lawlor, Ex-Officio Member Carlson, Commissioner Meehan and Commissioner Williams

Abstain 1 - Commissioner Flanigan Bassi

6.6 [18-0320](#)

Joint resolution approving 2018 Video Gaming revenue grant funding recommendations in the amount of \$554,230.

Attachments: [PY2018 VGR ONLY.pdf](#)

Presented by Eric Foote, Grant Administration Specialist

A motion was made by Commissioner Cunningham, seconded by Commissioner Swartz, to approve the joint resolution of the 2018 Video Gaming revenue grant funding recommendations. The motion carried by the following vote:

Aye 11 - Commissioner Venturi, Commissioner Swartz, Commissioner Sikes, Commissioner Calabresa, Commissioner Cunningham, Commissioner Hewitt, Ex-Officio Member Lawlor, Ex-Officio Member Carlson, Commissioner Meehan, Commissioner Flanigan Bassi and Commissioner Williams

6.7 [18-0321](#)

Joint resolution approving 2018 Lake County Affordable Housing Program (LCAHP) grant awards.

Attachments: [PY2018 LCAHP ONLY.pdf](#)

Presented by Irene Marsh-Elmer, Housing Grant Administration Specialist

A motion was made by Commissioner Cunningham, seconded by Commissioner Swartz, to approve the joint resolution authorizing the 2018 Lake County Affordable Housing Program grant recommendations. The motion carried by the following vote:

Aye 10 - Commissioner Venturi, Commissioner Swartz, Commissioner Sikes, Commissioner Calabresa, Commissioner Cunningham, Commissioner Hewitt, Ex-Officio Member Lawlor, Ex-Officio Member Carlson, Commissioner Meehan and Commissioner Williams

Abstain 1 - Commissioner Flanigan Bassi

7. STAFF REPORTS

Jodi Gingiss informed the HCDC that the April and August meetings of the HCDC and its Executive Committee are being canceled.

8. ADJOURNMENT

A motion was made by Commissioner Hewitt, seconded by Commissioner Venturi, to adjourn the meeting at 5:24 p.m. The motion carried by the following vote:

Aye 11 - Commissioner Venturi, Commissioner Swartz, Commissioner Sikes, Commissioner Calabresa, Commissioner Cunningham, Commissioner Hewitt, Ex-Officio Member Lawlor, Ex-Officio Member Carlson, Commissioner Meehan, Commissioner Flanigan Bassi and Commissioner Williams