



AGENDA

REGULAR BOARD MEETING

SEPTEMBER 15, 2016

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. PUBLIC COMMENT

For individuals wishing to be heard concerning matters which lie within the scope of the Board's duties and responsibilities. Presentations are limited to three (3) minutes per speaker.
- IV. MINUTES – 8/18/16 REGULAR MEETING
MINUTES – 8/18/16 EXECUTIVE SESSION – Personnel Issues, Pending & Probable Litigation, Security Procedures, Real Estate Transactions
- V. FINANCE REPORT
- VI. REPORTS
- VII. OLD BUSINESS
A. Marion Jones Update
- VIII. NEW BUSINESS
A. Approval of the Following Marion Jones Redevelopment Documents:
 1. GROUND LEASE – 99 Years – TBG Brookstone, LLC (Tenant);
 2. GROUND LEASE – 99 years – TBG Regency, LLC (Tenant);
 3. PROMISSORY NOTE – TBG Brookstone, LLC (Maker), Housing Authority (Payee);
 4. PROMISSORY NOTE – TBG Regency, LLC (Maker), Housing Authority (Payee);
 5. JUNIOR LEASEHOLD MORTGAGE; ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT, FINANCING STATEMENT, and FIXTURE FILING – TBG Brookstone, LLC (Mortgagor), Housing Authority (Mortgagee);
 6. JUNIOR LEASEHOLD MORTGAGE; ASSIGNMENT OF RENTS & LEASES, SECURITY AGREEMENT, FINANCING STATEMENT, and FIXTURE FILING – TBG Regency, LLC (Mortgagor), Housing Authority (Mortgagee);
 7. SUBORDINATION AGREEMENT BETWEEN ILLINOIS HOUSING DEVELOPMENT AUTHORITY (Senior Lender) AND HOUSING AUTHORITY (Subordinated Lender) Re: TBG Brookstone, LLC loan;
 8. SUBORDINATION AGREEMENT BETWEEN ILLINOIS HOUSING DEVELOPMENT AUTHORITY (Senior Lender) AND HOUSING AUTHORITY (Subordinated Lender) Re: TBG Regency, LLC loan;
 9. LOW INCOME HOUSING TAX CREDIT EXTENDED USE AGREEMENT FOR REGENCY AT COLE PARK;

10. LOW INCOME HOUSING TAX CREDIT EXTENDED USE AGREEMENT FOR BROOKSTONE AT COLE PARK; and
 11. STORM WATER DETENTION POND EASEMENT, ACCESS AND TEMPORARY CONSTRUCTION EASEMENT AND MAINTENANCE AGREEMENT;
 12. Agreements to Enter into a Housing Assistance Payments Contract (AHAP's) for 48 units at Regency at Cole Park and 131 units at Brookstone at Cole Park;
 13. Regulatory Agreement and Declaration of Restrictive Covenants for Regency at Cole Park;
 14. Regulatory Agreement and Declaration of Restrictive Covenants for Brookstone at Cole Park; and
 15. Reciprocal Easement Agreement with TBG Brookstone, LLC and TBG Regency, LLC (for mutual uses).
- B. Semi-Annual Report on Police Calls to Public Housing Units
 - C. Authorization for FY 2016 Collection Losses – Housing Choice Voucher
 - D. Authorization for FY 2016 Collection Losses – Public Housing
 - E. Approval of FY 2016 Agency Operating Budget Revision
 - F. Approval of FY 2017 Agency Operating Budget
 - G. Authorization to Dispose of Equipment
 - H. Service and Space Agreement – FSS Program at Millview Manor
 - I. Service and Space Agreement – HCV Program at Shiloh Towers
 - J. Bids

Operating Fund – Rescind

1. Resolution 2016-64
Bathroom Replacement – 3322 Hyacinth, Island Lake – AMP 5
Awarded on 8/18/16 to Bee Liner Lean Services
Rescinded at the request of the contractor.

LCHA Rentals

1. Unit Turnaround - 130 Beachview, Round Lake Beach
2. Unit Turnaround - 3008 Gideon, Zion

Operating Fund

1. Camera Purchase - Nikon D7200 Digital SLR Camera Kit – Agency Wide
2. Employee Benefit Services – Agency Wide
3. Video Production Services – Agency Wide
4. Website Redesign – Agency Wide
5. Exterior Building Entry Signs..... Hawley, Shiloh & Warren – AMP 2
Beach Haven, Kuester, Millview & Orchard – AMP 3
6. Unit Turnaround – 22 Hawley, Unit 305, Grayslake - AMP 2
7. Unit Turnaround - 26275 Violet, Mundelein - AMP 4
8. Unit Turnaround - 26279 Violet, Mundelein - AMP 4
9. Unit Turnaround - 33092 Park, Grayslake - AMP 4
10. Sewer Line Repairs & Replacement - 525 Larkdale, Wauconda - Amp 5

11. Unit Turnaround - 282 Lakewood, Antioch - AMP 5
12. Unit Turnaround - 639 Prospect, Barrington - AMP 5
13. Unit Turnaround - 24087 Beach Grove Rd., Antioch - AMP 5
14. Unit Turnaround - 25562 Wacker, Lake Villa - AMP 5
15. Interior Unit Repairs - 28223 Garland, Wauconda - AMP 5
16. Unit Turnaround - 25274 Lincoln, Lake Villa - AMP 5
17. Bathroom Replacement – 3322 Hyacinth, Island Lake – AMP 5

K. Discussion Items

- L. Executive Session – Personnel Matters, Pending & Probable Litigation,
Real Estate Transactions

M. Acceptance and Approval of Salary Compensation Study

IX. ADJOURNMENT