

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake, Illinois, was held December 17, 2015, at the Lake County Housing Authority Central Office, 33928 North US Highway 45, Grayslake, IL 60030.

Present: (Physically present unless noted otherwise.)  
Patrick Bruno, Chairman  
Ellen Rumoro, Vice Chairman  
Dawn Abernathy, Commissioner  
H. Lee Jordan, Jr., Commissioner  
Judy Martini, Commissioner  
Curtis Robinson, Commissioner

Absent: Sylvia Valadez, Commissioner

Others Present: David A. Northern, Sr., Executive Director/CEO  
Tiffany A. Gonzalez, Deputy Director  
Khadija Darr, Interim Director of Finance  
Joyce Mason, Human Resources & Public Relations Manager  
Valerie Rogers, Administrative Secretary  
Brian Grach, Authority Attorney

#### ROLL CALL

Noting that a quorum of Commissioners was present, Chairman Bruno called the meeting to order at 12:06 p.m. Roll call was taken and the following Commissioners were present: Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno. Absent: Valadez.

Posting of the agenda complied with the requirements of the Open Meetings Act (5 ILCS 120/2.02(a)). The notice of the earlier starting time and the agenda were posted prior to 12:00 p.m. on Tuesday, December 15, 2015 at; the Central Office, 33928 North US Highway 45, Grayslake, IL 60030 and on the Lake County Housing Authority website, [www.lakecountyha.org](http://www.lakecountyha.org). In addition, individual letters were sent 1<sup>st</sup> Class US Mail to each Commissioner regarding the earlier start time.

#### NEW BUSINESS

##### Executive Session – Personnel Matters, Pending & Probable Litigation, Real Estate Transactions

At 12:07 p.m. Ms. Martini moved, seconded by Ms. Abernathy, to go into Executive Session to discuss Personnel Matters, Pending & Probable Litigation, Real Estate Transactions. The Board voted as follows: Ayes: Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno. Nays: None. Absent and Not Voting: Valadez. Motion Carries.

The Board returned to open session at 12:40 p.m. and roll call was taken. Present: Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno. Absent: Valadez.

#### PUBLIC COMMENT

Chairman Bruno opened the floor for public comment. No one requested to be heard.

MINUTES – November 19, 2015 REGULAR MEETING

MINUTES - November 19, 2015 EXECUTIVE SESSION – Personnel Issues,  
Pending & Probable Litigation, Real Estate Transactions

After discussion, Ms. Martini moved, seconded by Ms. Abernathy, to approve the minutes of the November 19, 2015 Regular Meeting and Executive Session-Personnel Issues, Pending & Probable Litigation, Real Estate Transactions. The Board voted unanimously in favor of the motion. Motion Carries.

FINANCE CHAIRMAN'S REPORT

After discussion Ms. Martini moved, seconded by Ms. Abernathy to approve the List of Bills as presented. (See Exhibits 01, 02)

The Board voted as follows: Ayes: Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno. Nays: None. Absent and Not Voting: Valadez. Motion Carries.

REPORTS

Without formal action the consensus of the Board was to proceed with the following as reported.

Mr. Northern submitted the following reports:

Public Housing Program, Resident Services

By Deputy Director, Tiffany A. Gonzalez. (See Exhibit 03)

Financials

By Interim Director of Finance, Khadija Darr. (See Exhibit 04)

FUP, FSS, Housing Counseling

By Director of Housing Choice Voucher Intake, Yolanda Lynn. (See Exhibit 05)

Housing Choice Voucher Program

By Director of Voucher Management, Corinne Jordan. (See Exhibit 06)

LCHA Rentals, Maintenance, Procurement, Capital Improvements

By Director of Capital Improvements, Keon Jackson. (See Exhibit 07)

Paybacks & Complaints

By Income/Security Investigator, Renee Prior. (See Exhibit 08)

Human Resources & Public Relations Manager

By Human Resources & Public Relations Manager, Joyce Mason (See Exhibit 09)

FOIA, OMA, Staff Training

By Administrative Secretary, FOIA & OMA Officer, Valerie Rogers. (See Exhibit 10)

Other Matters

1. As has been customary, Mr. Northern invited the Board to join him for lunch at Casa Bonita Mexican Restaurant in Libertyville immediately following the conclusion of the meeting.
2. Recognition of staff service milestones and announcement of the 2015 Employee of the Year was made. Those honored were:

Property Manager Arlene Kocen..... 35 Years of Service/Hired 7/7/1980  
Maintenance Mechanic Gary Camiliere ..... 25 Years of Service/Hired 9/24/1990  
Certification Specialist Julie Charts..... 20 Years of Service/Hired 2/15/1995  
Certification Specialist Laura Lopez ..... 20 Years of Service/Hired 3/6/1995  
Custodian LaQuitta Fayne ..... 2015 Employee of the Year

3. Mr. Northern stated HUD had completed our environmental reviews and LCHA received \$825,117 in Capital Fund Program (CFP) funds for Fiscal Year 2015. LCHA saved an estimated \$165,000 over 5 years by approaching HUD to complete the reviews rather than Lake County. (See Exhibit 11)
4. Mr. Northern said Goldie Roberts, CPA is the firm conducting the audit of our financials for FYE 9/30/15. She and her team are scheduled to be on-site January 4-6, 2016.
5. Mr. Northern reported the 2015 Senior Holiday Feast was a joyous gathering. Donations were received from several vendors. Approximately 56 seniors attended. A complete turkey/fried chicken dinner was served followed by bingo. Each senior received a *Patti LaBelle* Sweet Potato Pie. It was all smiles, all day.
6. Mr. Northern stated LCHA will be hosting another Contractor Briefing on Friday, 1/8/16 at the central office in Grayslake. He encouraged everyone to pass along this information. (See Exhibit 12)
7. Mr. Northern announced Lake County Housing Authority has been awarded a 2015 Family Self Sufficiency (FSS) Grant in the amount is \$222,561. This is another example of a small investment, such as contracting with a professional grant writer, which resulted in a substantial gain for the agency. (See Exhibits 13, 14)
8. Mr. Northern explained as per HUD guidelines, SEMAP was not submitted in a timely manner. LCHA experienced several challenges including HUD's computer system being non-functional along with the due date falling on a Sunday. He said a hard copy was submitted and we are currently working with HUD to obtain a waiver thus allowing a new window for electronic submission of the certification.
9. Mr. Northern said HUD notified LCHA of the award of additional funding for our Housing Choice Voucher Program. LCHA will receive an additional \$22,875. (See Exhibit 15)
10. Mr. Northern stated he was honored to have been invited to participate in a White House Convening on the proposed HUD smoke-free rule. It is being sponsored by the White House Office of Public Engagement and the U.S. Department of Housing and Urban Development. It will be an opportunity for Public Housing Authorities, health-related groups and federal partners to discuss common concerns, share best practices and exchange information. LCHA became

smoke-free in 2012.

Secretary of HUD Julián Castro, Surgeon General Vivek Murthy and other principals will be participating and providing opportunity for dialogue. It will be held on January 6, 2016.  
(See Exhibit 16)

11. Mr. Northern recalled several concerns brought to the Board's attention during the public comment at the 11/19/15 Board meeting. He stated we have addressed the issues.

Carpet Issues - Staff inspected the carpet of the resident who stated her carper was excessively worn. Staff is working with a contractor to replace the flooring in her apartment. Staff is working on a plan to inspect all units' flooring and provide a cyclical flooring replacement project throughout all needed PH units.

Resident Services Activities- Activities and outings are provided monthly to all senior buildings. To specifically address the complaints received at Orchard, staff has created a survey to request feedback from all PH residents as to the overall services of LCHA and to activities and outings residents would like to participate in at their specific site. (See Exhibit 17)

Smoking Issues - The Deputy Director and property management staff visited the specific unit at Orchard that was referenced in the meeting. There was no smoking at the times of the visits however the smoking policy was reiterated to the resident. The No Smoking Policy was discussed at the monthly tenant meeting.

12. Mr. Northern said the staff holiday party is scheduled for Wednesday, December 23<sup>rd</sup> at 12:30 p.m. and invited the Board to come and celebrate the joy of each other and the special meaning of the season. It will be held at the central office. (See Exhibit 18)
13. Mr. Northern announced LCHA has been awarded a \$12,000 grant from Associated Bank in support of LCHA's Affordable Home Repair Grants, Community Reinvestment and Fair Lending Training. (See Exhibit 19)
14. LCHA was granted permission to make its own referrals to the Family Unification Program (FUP). Among other prerequisites, the family must have an open DCFS case. An aggressive campaign has been undertaken to inform and promote this opportunity to eligible families. (See Exhibit 20)
15. Mr. Northern reiterated the significant improvement in the REAC scores for public housing achieved through his NeighborWorks Achieving Excellence Performance Challenge. (See Exhibit 21) He stated Maintenance and Public Housing staff was congratulated with a luncheon for their major contributions to this successful outcome.

(Continued on next page.)

OLD BUSINESS

Marion Jones Update

**MARION JONES REDEVELOPMENT UPDATE DECEMBER 4, 2015**



Lake County Housing Authority Board of Commissioners and David A. Northern Sr., Executive Director/CEO, is pleased to provide you with an update of the Marion Jones Redevelopment project.

LCHA project staff and the development team continue to work with the city of North Chicago finalizing the plans for the new development's water retention issues and final site layout.

All stakeholders are near in agreement on additional recreational spaces adjoining the development. We are excited that these features will add tremendously to the recreational enjoyment for the entire community.

LCHA remains committed to meeting our goals to include MBE and WBE companies and Section 3 qualified individuals in this project. Section 3 staff have been heavily involved in the project to date.

LCHA staff continues to check in with relocated residents to ensure their smooth adjustment in their new homes and reaches out to local supportive agencies to help allocate services when needed.

The chart below provides an update of the overall estimated project schedule.

HUD Approval	March 2014
Relocation Start	June 2014
Relocation Complete	September 2014
Demolition Start	March 2015
Demolition Complete	August 2015
Financing Application Submission	December 2015
Financial Closing	April 2016
Construction Start	May 2016
Construction Complete	December 2017
Re-Occupancy Start	January 2018
Full Occupancy	June 2018
Stabilization	December 2018
Note: Estimated timeline – changes may occur.	

NEW BUSINESS

Adoption of Payment Standards-Housing Choice Voucher Program

The Fair Market Rents were posted by HUD and are effective 12/10/15. All bedroom sizes increased between \$48 and \$180 from the 2015 published amounts.

We have the opportunity to set those amounts as per our local market with a 90% to a 110% spread. LCHA currently has two areas defined as lower rent area and higher rent area.

The CHOICES<sup>1</sup> program will encourage families to live in opportunity areas where the rents are higher. We want to keep the opportunities available to families and change the Payment Standard structure.

LCHA will have one Payment Standard for units that are located in a census tract designated by the Chicago Metropolitan Agency for Planning as an opportunity area. The census tract was designated as such based on school performance, job access, unemployment rate, housing stability, median home value, level of poverty, transit accessibility, and travel time to work.

This will also kick off our CHOICES program. These qualified census tracts will have the higher payment standard set at 110% of the Fair Market Rent. (See Exhibit 22)

All other areas not designated as CHOICES will have the lower payment standard set at 90% of the Fair Market Rent.

The new Payment Standards would be effective with the March 1, 2016 re-certifications and with January 1, 2016 new contracts.

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)

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<sup>1</sup> LCHA's CHOICES program focuses on deconcentrating poverty by encouraging moves to communities that promote self-sufficiency and have deconcentrated areas of subsidized housing and poverty.

**RESOLUTION NO. 2016-22**

**ADOPTION OF PAYMENT STANDARDS - HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, HUD has published Fair Market Rents (FMRs) for Fiscal Year 2016 and all FMRs have been increased; and

WHEREAS, the Authority is required to set the Housing Choice Voucher Payment Standards between 90% and 110% of the published Fair Market Rent; and

WHEREAS, Payment Standards set below the published FMRs strike a balance between funding limits and improving voucher utilization; and

WHEREAS, the Authority is committed to sustaining opportunity areas to our clients by dividing the County into two areas – All areas not in CHOICES Opportunity qualified census tracts and those located within qualified CHOICES census tracts as identified Areas 4 & 5 by the Chicago Metropolitan Agency for Planning; and

WHEREAS, Lake County Housing Authority has determined the following adjustments are appropriate:

0 Bedroom	Areas <b>Not</b> Qualified for CHOICES Areas Qualified for CHOICES	Increase \$43 or 90% of FMR Increase \$215 or 110% of FMR
1 Bedroom	Areas <b>Not</b> Qualified for CHOICES Areas Qualified for CHOICES	Increase \$71 or 90% of FMR Increase \$206 or 110% of FMR
2 Bedroom	Areas <b>Not</b> Qualified for CHOICES Areas Qualified for CHOICES	Increase \$6 or 90% of FMR Increase \$240 or 110% of FMR
3 Bedroom	Areas <b>Not</b> Qualified for CHOICES Areas Qualified for CHOICES	No Change or 90.3% of FMR Increase \$293 or 110% of FMR
4 Bedroom	Areas <b>Not</b> Qualified for CHOICES Areas Qualified for CHOICES	Increase \$77 or 90% of FMR Increase \$433 or 110% of FMR
5 Bedroom	Areas <b>Not</b> Qualified for CHOICES Areas Qualified for CHOICES	Increase \$89 or 90% of FMR Increase \$497 or 110% of FMR

NOW, THEREFORE, BE IT RESOLVED that Payment Standards be set as indicated below; and

BE IT FURTHER RESOLVED that these changes in the Payment Standards be made effective with March 1, 2016 annual certifications and January 1, 2016, for new contracts.

**PROPOSED VOUCHER PAYMENT STANDARDS**

All Areas NOT in CHOICES Opportunity Qualified Census Tracts	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>
	\$774	\$901	\$1,059	\$1,350	\$1,602	\$1,843

Minutes of the Regular Board Meeting

December 17, 2015

Page 8 of 28

Qualified Census

Tracts - CHOICES	\$946	\$1,101	\$1,293	\$1,643	\$1,958	\$2,251
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Opportunity Areas

After discussion Ms. Rumoro moved, seconded by Pastor Jordan to adopt Resolution 2016-22.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: .....Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

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Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

Approval of Max Rents – Public Housing

Public Housing incorporates the maximum rent calculation to prorate rent for families with one or more noncitizen family members. The total tenant payment is calculated to determine 95th percentile for all public housing residents and applied to different bedroom sizes. The maximum rent is multiplied by the non-eligible non-citizens in the household to calculate a subsidy offset. Resolution and Max Rent Schedule will be available for the meeting.

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)



**RESOLUTION NO. 2016-23**

**SETTING MAX RENTS**

WHEREAS, annually the Authority reviews the max rent determination for the Low Rent Public Housing Program; and

WHEREAS, it is appropriate to revise the current max rents in accordance with HUD guidebook 7465.7 – Restrictions on Assistance to Noncitizens;

NOW, THEREFORE BE IT RESOLVED, that the max rents indicated below be adopted; and;

BE IT FURTHER RESOLVED that these max rents shall become effective with new leases and lease renewals in calendar year 2016.

**LOW RENT PUBLIC HOUSING MAX RENTS 2016**

<b>Bedroom Size</b>	<b>Value 95th</b>	<b>Adj. Factor</b>	<b>Max Rent</b>
0	771	0.70	\$540
1	771	0.85	\$655
2	771	1.00	\$771
3	771	1.25	\$964
4	771	1.40	\$1,079
5	771	1.61	\$1,241

After discussion Ms. Rumoro moved, seconded by Pastor Jordan to adopt Resolution 2016-23.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

\_\_\_\_\_  
Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

**Approval of Flat Rents – Public Housing**

We must offer low rent residents the option of paying a flat rent or an income based rent. We have tied most of the flat rents to market rents as evidenced by the HUD-set Fair Market Rents. Resolution and Flat Rent Schedule will be available for the meeting.

After discussion, Ms. Rumoro introduced the following Resolution:

**RESOLUTION NO. 2016-24**

**SETTING FLAT RENTS**

WHEREAS, annually the Authority reviews the flat rent option for the Low Rent Public Housing programs; and

WHEREAS, it is appropriate to revise the current flat rents in accordance with procedures adopted in 1999 and in accordance with PIH Notice 2015-13 stipulating when the existing flat rent amount is less than 80 percent of FMR, PHAs must revise their flat rents to no less than 80 percent of FMR;

NOW, THEREFORE BE IT RESOLVED, that the flat rent hereto contained be adopted; and

BE IT FURTHER RESOLVED that these flat rents shall become effective with new leases and lease renewals in calendar year 2016.

**LOW RENT PUBLIC HOUSING FLAT RENTS 2016**

	0BR	1BR	2BR	3BR	4BR	5BR
Elderly/Disabled (Zion)	\$706	\$798	\$1,010	N/A	N/A	N/A
Elderly (All Others)	N/A	\$787	\$909	N/A	N/A	N/A
Scattered Sites	N/A	N/A	\$847	\$1,099	\$1,232	N/A

After discussion Ms. Rumoro moved, seconded by Pastor Jordan to adopt Resolution 2016-24.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

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Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

Predevelopment Loan – Marion Jones

According to the Master Development Agreement for Marion Jones approved by the Board on 9/17/15, LCHA will provide a predevelopment loan:

ARTICLE III. DEVELOPMENT PHASES AND COMPENSATION,  
3.6 Compensation for Development Activities,  
**(C) Third Party Expenses Incurred for Predevelopment Activities.**

The Authority will provide a predevelopment loan not to exceed \$700,000.00 if the authority provides construction and/or permanent financing. Upon execution of a predevelopment loan agreement, the Authority shall reimburse the Development Partner for 75% of third party out of pocket costs incurred after approval of the Preliminary Project Application (PPA) by the Illinois Housing Development Authority (IHDA).

All predevelopment loan costs shall be converted to a permanent loan upon closing of each applicable phase. Predevelopment loan funds cannot be used for any overhead costs of the Development Partner, including legal costs. Notwithstanding anything to the contrary the maximum obligation of the Authority under this 3.6 c is \$700,000.00 of each phase.

Attorney Grach brought special attention to details of significance within the agreement. 1) There are no multiple phases to the development. It will be financed as one enterprise and 2) all references to a \$500,000 predevelopment loan should be a \$700,000 predevelopment loan.

After discussion, Ms. Martini introduced the following Resolution:

(See next page for Resolution.)

**RESOLUTION 2016-25**

**APPROVAL OF PREDEVELOPMENT LOAN AGREEMENT**

**WHEREAS**, a Master Development Agreement (MDA) was approved by the Board of Commissioners on September 17, 2015 and said Agreement included provision of a predevelopment loan for the redevelopment of the Marion Jones site; and

**WHEREAS**, LCHA received HUD approval to utilize Bond Refinancing proceeds (FAF Funds) for the redevelopment of Marion Jones; said funds are available to provide the predevelopment loan, and the predevelopment loan will be repaid at closing through payment from tax credit equity or conversion to permanent loan financing;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners that the Board authorizes and approves the entering into the Predevelopment Loan Agreement, in an amount not to exceed \$700,000, with The Benoit Group, LLC, in substantially the same form presented, with such changes as shall be approved by the Executive Director; and

**BE IT FURTHER RESOLVED**, that the proper officers, agents and employees of the Lake County Housing Authority are hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all such documents as contemplated to be done and performed or executed and delivered by the Lake County Housing Authority under this Resolution.

(See Exhibit 23)

After discussion Ms. Martini moved, seconded by Ms. Abernathy to adopt Resolution 2016-25.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

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Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

Bids

LCHA Rentals

1. Unit Turnaround – 37896 New York, Beach Park

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)

**RESOLUTION NO. 2016-26**

**(LCHA RENTALS)**

**INFORMAL BID AWARD FOR PURCHASES OF**

**EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES**

**UNIT TURNAROUND – 37896 NEW YORK, BEACH PARK**

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bids are approved and the appropriate staff are authorized to issue a purchase order for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Chaser Painting	Unit Turnaround	37896 New York, Antioch	\$6,380.00

(See Exhibit 24)

After discussion Ms. Rumoro moved, seconded by Ms. Martini to adopt Resolution 2016-26.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

\_\_\_\_\_  
Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

Operating Fund

1. Ice Melt Products – CO, AMPs 2 & 3

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)

**RESOLUTION NO. 2016-27**

**(OPERATING)**

**INFORMAL BID AWARD FOR PURCHASES OF**

**EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES**

**ICE MELT PRODUCTS – CO, AMPS 2 & 3**

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bids are approved and the appropriate staff are authorized to issue a purchase order for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Lowe's	Ice Melt Products	Central Office, AMPS 2 & 3	\$2,645.00

(See Exhibit 25)

After discussion Ms. Rumoro moved, seconded by Ms. Martini to adopt Resolution 2016-27.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

\_\_\_\_\_  
Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO



Minutes of the Regular Board Meeting

December 17, 2015

Page 17 of 28

2. Unit Turnaround – 38220 Harper, Beach Park – AMP 4

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)

**RESOLUTION NO. 2016-28**

**(OPERATING)**

**INFORMAL BID AWARD FOR PURCHASES OF**

**EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES**

**UNIT TURNAROUND – 38220 HARPER, BEACH PARK – AMP 4**

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bids are approved and the appropriate staff are authorized to issue a purchase order for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Chaser Painting	Unit Turnaround	38220 Harper, Beach Park/AMP 4	\$5,760.00

(See Exhibit 26)

After discussion Ms. Rumoro moved, seconded by Ms. Martini to adopt Resolution 2016-28.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

\_\_\_\_\_  
Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

3. Unit Turnaround – 19431 Kruger, Mundelein – AMP 4

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)

**RESOLUTION NO. 2016-29**

**(OPERATING)**

**INFORMAL BID AWARD FOR PURCHASES OF**

**EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES**

**UNIT TURNAROUND – 19431 KRUGER, MUNDELEIN – AMP 4**

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bids are approved and the appropriate staff are authorized to issue a purchase order for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
J & J Property Investments, LLC	Unit Turnaround	19431 Kruger, Mundelein/AMP 4	\$42,900.00

(See Exhibit 27)

After discussion Ms. Rumoro moved, seconded by Ms. Martini to adopt Resolution 2016-29.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

\_\_\_\_\_  
Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

Minutes of the Regular Board Meeting

December 17, 2015

Page 21 of 28

4. Unit Turnaround – 100 Oakwood, Antioch – AMP 5

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)

**RESOLUTION NO. 2016-30**

**(OPERATING)**

**INFORMAL BID AWARD FOR PURCHASES OF**

**EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES**

**UNIT TURNAROUND – 100 OAKWOOD, ANTIOCH – AMP 5**

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bids are approved and the appropriate staff are authorized to issue a purchase order for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Bee Liner Lean Services	Unit Turnaround	100 Oakwood, Antioch/AMP 5	\$3,573.12

(See Exhibit 28)

After discussion Ms. Rumoro moved, seconded by Ms. Martini to adopt Resolution 2016-30.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

\_\_\_\_\_  
Sylvia Valadez, Acting Chairman

\_\_\_\_\_  
David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

Minutes of the Regular Board Meeting

December 17, 2015

Page 23 of 28

5. Unit Turnaround – 117 Circle, Island Lake – AMP 5

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)

**RESOLUTION NO. 2016-31**

**(OPERATING)**

**INFORMAL BID AWARD FOR PURCHASES OF**

**EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES**

**UNIT TURNAROUND – 117 CIRCLE, ISLAND LAKE – AMP 5**

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bids are approved and the appropriate staff are authorized to issue a purchase order for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Dean Investments	Unit Turnaround	117 Circle, Island Lake/AMP 5	\$8,325.00

(See Exhibit 29)

After discussion Ms. Rumoro moved, seconded by Ms. Martini to adopt Resolution 2016-31.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

\_\_\_\_\_  
Sylvia Valadez, Acting Chairman

\_\_\_\_\_  
David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO



6. Unit Turnaround & ADA Compliant – 30 Hennings Court, Antioch – AMP 5

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)

**RESOLUTION NO. 2016-32**

**(OPERATING)**

**INFORMAL BID AWARD FOR PURCHASES OF**

**EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES**

**UNIT TURNAROUND & ADA COMPLIANT – 30 HENNINGS CT., ANTIOCH – AMP 5**

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bids are approved and the appropriate staff are authorized to issue a purchase order for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
C & J Home Improvements	Unit Turnaround & ADA Compliant	30 Hennings Ct., Antioch/AMP 5	\$87,450.00

(See Exhibit 30)

After discussion Ms. Rumoro moved, seconded by Ms. Martini to adopt Resolution 2016-32.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

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Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

Minutes of the Regular Board Meeting

December 17, 2015

Page 27 of 28

Change Order

Capital Fund

1. Resolution 2015-47 Approved 12/18/14  
Demolition Services – Marion Jones & 3 Single Family Homes  
DeNovo - \$1,265,000.00  
CO #1: Abatement of Additional Asbestos – Add \$7,900.00 Approved 4/16/15  
CO #2: Water Service Removal/Add'l Work – Add \$10,659.63 Approved 8/20/15  
CO #3: Abatement & Disposal Transite Asbestos – Add \$35,145.00

After discussion, Ms. Rumoro introduced the following Resolution:

(See next page for Resolution.)

**RESOLUTION NO. 2016-33**

**APPROVAL OF CAPITAL FUND CHANGE ORDER**

(See Exhibit 31)

After discussion Ms. Rumoro moved, seconded by Ms. Abernathy to approve the Capital Fund Change Order as presented.

Roll Call Vote:

Ayes: .....Abernathy, Jordan, Martini, Robinson, Rumoro, Bruno.

Nays: .....None

Absent: ..... Valadez

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 17, 2015.

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Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer, Executive Director/CEO

**ADJOURNMENT**

There being no further business to come before the Board, Ms. Abernathy moved, seconded by Pastor Jordan to adjourn the meeting. The Board voted unanimously in favor of the motion. Motion Carries. Meeting adjourned at 1:24 p.m.

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Sylvia Valadez, Acting Chairman

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David A. Northern, Sr.  
Secretary/Treasurer  
Executive Director/Chief Executive Officer