

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake, Illinois, was held February 21, 2019, at Kuester Manor, 310 Osage, Wauconda, IL 60084.

Present: (Physically present unless noted otherwise.)
John Idleburg, Vice Chairman
Kevin Considine, Commissioner
Beverly Mull, Commissioner
Diana O’Kelly, Commissioner

Absent: Dr. H. Lee Jordan, Jr., Chairman
Curtis Robinson, Commissioner
(Vacant) Commissioner

LCHA Staff: Lorraine Hocker, Executive Director/CEO
Tiffany A. Gonzalez, Deputy Director
Khadija Darr, Chief Financial Officer
Keon Jackson, Director of Asset Management
Valerie Rogers, Executive Secretary

Others Present: Eric Hanson, Authority Attorney
Marron Mahoney, Authority Attorney
Jean Kenol, Authority Attorney
Joe Pash, Johnson Controls

Posting of the notice of this meeting and agenda complied with the requirements of the Open Meetings Act (5 ILCS 120/2.02(a)). The notice and agenda were posted prior to 12:30 p.m. on Tuesday, February 19, 2019 at the principal office, 33928 North US Highway 45, Grayslake, IL 60030, at Kuester Manor, 310 Osage, Wauconda, IL 60084 and on the Agency’s website, www.lakecountyha.org.

ROLL CALL

Noting that a quorum of Commissioners was present, Vice Chairman Idleburg called the meeting to order at 12:47 p.m. Roll call was taken and the following Commissioners were present: Considine, Mull, O’Kelly, Idleburg. Absent: Jordan, Robinson. One Commissioner position is vacant.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENT

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

MINUTES – 1/24/19 REGULAR MEETING

After discussion, Commissioner O’Kelly moved, seconded by Commissioner Mull, to approve the Minutes of the January 24, 2019 Regular Meeting. The Board voted unanimously in favor of the motion. Motion Carries.

MINUTES – 1/24/19 EXECUTIVE SESSION – Personnel Issues, Pending & Probable
Litigation, Real Estate Transactions

After discussion, Commissioner O’Kelly moved, seconded by Commissioner Considine, to approve the Minutes of the Executive Session Personnel Issues, Pending & Probable Litigation, Real Estate Transactions. The Board voted unanimously in favor of the motion. Motion Carries.

FINANCE REPORT

The Board of Commissioners of Lake County Housing Authority requests that all bills are paid in a manner appropriate to avoid late fees. In addition, to facilitate a smooth, responsible financial operation the Board acknowledges disbursements may be made prior to the regular scheduled monthly Board meeting.

The list of bills and financial report was provided by the Chief Financial Officer Khadija Darr. (See Exhibits 11, 12)

Khadija stated total bills for the month of February is \$287,098.42.00 of which \$66,049.93 is allocated directly to the Capital Fund.

She announced LCHA is on track for the FY 2018 independent financial audit on March 18-22, 2019 as well as the Departmental Enforcement Center (DEC) review the week prior, March 11-15, 2019.

Khadija reported HCV is at about a 102% ratio, income exceeding expenses. Administrative HCV is underfunded, at about 86%.

Khadija said we received a notice of funding for our forty-five (45) Family Unification Vouchers (FUP) of about \$382,000.

Khadija also said we received notice of additional funding based on HUD’s 3rd quarter reconciliation of admin fees. LCHA received \$60,351 in additional admin fees.

Total fraud recovery for this month is \$8,842 bringing the year to date total to \$39,451.

Khadija said public housing rent collections decreased to 90%.

Khadija reported total operating fund for the month was \$148,412.

Khadija said business activities are consistently better than budgeted.

Khadija reported Capital Fund balances for the quarter (an aggregated total of 2016, 2017 and 2018) is \$1.5 M.

After discussion, Commissioner Considine moved, seconded by Commissioner Mull to accept the financial report. The Board voted unanimously in favor of the motion. Motion Carries

After discussion, Commissioner Considine moved, seconded by Commissioner O’Kelly to approve the list of bills as presented. The Board voted unanimously in favor of the motion. Motion Carries

REPORTS

The following reports were provided for review.

Capital Improvements, Procurement, Public Housing Program, Maintenance, LCHA Rentals	Keon Jackson, Director of Asset Management (Exhibit 01)
Housing Choice Voucher Program FUP ¹ ,	Gilma Beachem, Director of Housing Choice Voucher (Exhibit 02)
Repayments & Investigations.....	Jennifer Clemons-Ferguson, Director of Compliance (Exhibit 03)
FSS ² , Housing Counseling Resident Services	Ofelia Navarro, Director of FSS & Special Programs (Exhibit 04)
Human Resources.....	Lefran Elgezdi, Human Resources Manager (Exhibit 05)
FOIA/OMA ³ , Travel-Training	Valerie Rogers, Executive Secretary/FOIA & OMA (Exhibit 06)

Other Matters

1. This meeting was being held at Kuester Manor. (310 Osage, Wauconda). Commissioners received a brief presentation and tour by Property Manager, Aaron Broeski. (See Exhibit 07)
2. LCHA is once again receiving a FY18 Family Self-Sufficiency (FSS) Grant award. The grant term for the FY18 FSS award is 2/19/2019 – 2/18/2020. A chart released by HUD shows LCHA is the recipient of one of the largest grants in Illinois at \$233,406. (See Exhibit 08)
3. HUD's Departmental Enforcement Center (DEC) will conduct an evaluation of the books and records of the Lake County Housing Authority (LCHA). The objective of their review is to assess the oversight and management of LCHA's programs in accordance with federal and internal regulations, statutes, and/or policies. The review will focus on compliance with HUD and other pertinent regulations regarding procurement procedures, cash management, cost allocation, use of federally funded property and personnel management. They will conduct an onsite review from March 11th through March 15th. LCHA has begun gathering and delivering the requested documents. (See Exhibit 09)
4. LCHA received notice from HUD of the preliminary closeout of our FY 2016 Family Self-Sufficiency Program Grant subject to approval upon verification in our next fiscal audit. The independent financial audit is scheduled for March 18-22, 2019. (See Exhibit 10)

¹ Family Unification Program

² Family Self-Sufficiency Program

³ Freedom of Information Act. Open Meetings Act.

5. The first in a series of Open Forums is being held Friday, 2/22/19 at the State Bank of the Lakes in Grayslake and focuses on police departments. (See Exhibit 30)

OLD BUSINESS

Brookstone and Regency at Coles Park - Update

ED/CEO Lorraine Hocker met with Christine from IHDA on 2/8/19. They conducted a site-readiness evaluation of Brookstone and Regency and then journeyed to Midlothian Manor to tour and discuss the property and discuss its potential.

Ms. Hocker stated LCHA, along with Dorchester Management, is interviewing applicants on the Brookston/Regency waiting lists. Several outstanding matters prevent inspections from being conducted.

OIG

LCHA is gathering the last of the documentation validating the implementation of their recommendations. Ms. Hocker said LCHA is waiting for the formal demand letter from Financial Management Center (FMC) and the Quality Assurance Division (QAD). It will state how much and where we need to make repayments. LCHA took the initiative to repay amounts that were agreed to prior to the government shutdown. LCHA has Corrective Action Plans for HCV and FSS, along with internal controls and the data to back-up the entities/families we needed to pay back.

Energy Performance Contract (EPC)

By Resolution 2018-42 on 3/15/18, the Board Approved the Submittal of the Application to HUD to Participate in Energy Performance Incentive Program; and Authorization to Negotiate a Contract with a Financing Company; and Authorization to Negotiate an Energy Service Agreement with Johnson Controls subject to final approval by the Board of Commissioners. (See Exhibit 23)

The Board authorized financing by resolution 2018-73 on 7/2/18.

On 2/7/19, Ms. Hocker met with Joe Pash of Johnson Controls regarding the EPC. At that time, Mr. Pash believed the application packet would be approved by HUD on or before February 15th. Mr. Pash developed a timeline based on the anticipated approval. (See Exhibit 13)

HUD did approve the EPC application packet and LCHA was notified by letter dated 2/13/19 of the approval. (See Exhibit 21)

LCHA staff met with Joe Pash on 2/19/19 to review “final” scope of work, pricing and energy savings.

Mr. Pash provided a presentation for the Board to consider approval of the final project. (See Exhibit 31)

He explained, to date, LCHA has not paid any monies to Johnson Controls (JCI). JCI funded all engineering fees up front. If Board decides to abandon project LCHA will be responsible for an engineering fee but not entire project.

The Housing Authority (HA) takes out a loan. The financing must cover debt service; nothing comes out of capital or operating fund. If energy savings is not there to pay for debt service, JCI is contractually responsible for difference. The maximum term of the contract is 20 years.

The HA is funded by HUD for utilities on average of last 3 years of utility costs; Rolling Base. After EPC implemented, HUD freezes utility base line for term of contract, maximum of 20 years. When energy consumption goes down, the energy savings is what pays the debt service. There is a little extra on top that goes back to the central office. Cash flow has to be positive.

Q: Restrictions on surplus?

A: 50% goes back to central office and 50% goes back to AMPs.

Q: Rate increases in utility costs?

A: If rates go up the HA gets more money, if rates go down, HUD has a floor the HA is locked into.

Q: If utility costs increase, & amended utility costs go up, the HA gets more money from HUD, it does not come from the HA margin.

A: Correct

Q: What is typical proration over last 10-12 years?

A: As low as 86% during previous government shutdown.

Q: ComEd will provide various energy savings measures for free. With JCI we get new toilets and weatherization.

A: JCI will provide higher quality products with security measures added prohibiting resident alternations. JCI will conduct resident education as to new products. Since JCI contracts a Replacement Fund for the installed items, they want them to have a longer life. If LCHA implements energy saving products itself, thereby realizing utility consumption reduction, LCHA loses the energy savings after 3 years.

Regarding proration, HUD has 75/25 rule. 75% of savings has to cover debt service. If gets below that; HUD recaptures money with no notice.

Mr. Pash explained today the Board is being asked to allow the ED to enter Energy Service Agreement (ESA) contingent upon legal counsel approval.

He said HUD has approved the project and then we will need to add engineering and cash flow into contract. Once populated, the contract will be sent to legal counselor for approval. We are also asking for ED to be allowed to negotiate a contract with the financial lender contingent upon legal counselor approval.

Q: HUD & timing

A: JCI placed meters on make-up air units November 2018 HUD as wanted 4-6 months of data. The intent is to go to HUD in March with data.

Board had approved financing with PNC for 17 years plus a year of construction. A 17 year term won't work with cash flow. 20 year money is needed. HA will need more time to find lender with 20 year terms. PNC does not.

Q: Revisit existing list or conduct new search?

A: LCHA is inclined to conduct new search.

Q: What if JCI no longer in EPC business?

A: HUD would then come in and look at savings over that period and stipulate that savings to the HA for the balance of the contract. HA would continue paying debt service but would not have JCI as guarantor.

Q: If not approved have obligation to engineering fees?

A: Yes, \$27,000.

Mr. Pash recapped next steps:

- Make decision on financial lender
- Find out interest rate – run the cash flow
- Assure administration and legal counsel behind that
- If everything in line, JCI contract would be executed
- HUD approval letter & our contract go to financial company
- Negotiate financial contract with lender outside of JCI

Q: Prevailing wages paid?

A: JCI pays Davis-Bacon wages.

NEW BUSINESS

Approval of Travel/Training Expenses for Executive Director and/or Commissioners

1. Chairman Dr. H. Lee Jordan, Jr. 1/6/19 – 1/9/19
PHADA 2019 Commissioners' Conference, Miami, FL
2. Executive Director/CEO Lorraine Hocker. 1/6/19 – 1/9/19
PHADA 2019 Commissioners' Conference, Miami, FL

Commissioners and the Executive Director/CEO must complete and submit a Travel Authorization Form or an Expense Report Form to the Board for approval by a roll call vote at an open meeting.

After discussion, Commissioner O'Kelly introduced the following Resolution:

RESOLUTION 2019-41

APPROVAL OF TRAVEL/TRAINING REPORT EXPENSES FOR COMMISSIONERS AND/OR EXECUTIVE DIRECTOR

WHEREAS, the Illinois General Assembly enacted Public Act 99-0604, known as the "Local Government Travel Expense Control Act", which Act becomes effective on January 1, 2017; and

WHEREAS, pursuant to the Act, non-home rule units of local government are required to establish regulations with respect to allowable travel, meal and lodging expenses; and

WHEREAS, on 2/16/17 By Resolution 2017-54 the Board approved the policy governing the combined travel, meal, and lodging expenses for any one travel event, incurred by its employees and officers to be effective 3/2/17; and

WHEREAS, expenses for travel, meals and lodging of the Executive Director/Chief Executive Officer and any member of the Board of Commissioners of the Lake County Housing Authority may only be approved by roll call vote at an open meeting of the Board of Commissioners of the Lake County Housing Authority;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Lake hereby grants approval of the Expense Reports as attached here for a member of the Board of Commissioners and/or for the Executive Director.

(See Exhibits 15, 16)

After discussion Commissioner O’Kelly moved, seconded by Commissioner Considine to adopt Resolution 2019-41.

The Board voted unanimously in favor of the motion. Motion Carries

Approval of Illinois Public Housing Authorities Cooperative Agreement – LCHA & North Chicago Housing Authority – VASH Vouchers

The purpose of this agreement is that Lake County Housing Authority hereby grants permission to North Chicago Housing Authority, allowing it to operate and administer its VASH PBV program within the Lake County Housing Authority’s area of operation.

After discussion, Commissioner O’Kelly introduced the following Resolution:

RESOLUTION 2019-42

APPROVAL OF ILLINOIS PUBLIC HOUSING AUTHORITIES

COOPERATIVE AGREEMENT – LCHA & NORTH CHICAGO HOUSING AUTHORITY

VASH VOUCHER PROGRAM ADMINISTRATION

WHEREAS, the North Chicago Housing Authority (NCHA) through the U.S. Department of Housing and Urban Development and pursuant to the Housing Authorities Act (‘Act’) (310 ILCS10/1 et seq.) administers a Section 8 Housing Choice Voucher Program; and

WHEREAS, NCHA provides rental assistance via housing vouchers to very low income persons residing in privately owned housing units (Project Based Voucher Program); and

WHEREAS, NCHA will have persons who receive a Veterans Affairs Supportive Housing Voucher (VASH) through a special admissions program with NCHA and U.S. Department of Veteran Affairs; and

WHEREAS, these new voucher holders might wish to locate to developments which are within the Lake County Housing Authority’s (LCHA) area of operation; and

WHEREAS, it would be beneficial to both Parties for NCHA to operate and administer only the VASH Project Based Vouchers at properties that receive approval for said purpose listed above;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Lake hereby grants permission to North Chicago Housing Authority, allowing it to operate and administer its VASH PBV program within the Lake County Housing Authority's area of operation.

(See Exhibit 18)

After discussion Commissioner O'Kelly moved, seconded by Commissioner Considine to adopt Resolution 2019-42.

The Board voted unanimously in favor of the motion. Motion Carries

Approval of Service and Space Agreement – LCHA & Dorchester Management

Dorchester Management is the professional leasing company overseeing Regency & Brookstone at Coles Park. The Board approved leasing office space to Dorchester at LCHA's central office in Grayslake 8/16/18 in order to meet with applicants and conduct necessary business. Dorchester is seeking additional space at LCHA to expedite the processing of candidates.

After discussion, Commissioner Considine introduced the following Resolution:

RESOLUTION 2019-43

APPROVAL OF SERVICE & SPACE AGREEMENT

LCHA AND DORCHESTER MANAGEMENT

WHEREAS, LCHA is committed to providing affordable housing and community development programs to the residents of Lake County as documented by the LCHA mission and bylaws; and

WHEREAS, the Housing Authority of the County of Lake (LCHA) demolished its public housing structures at the former Marion Jones Townhomes footprint and is redeveloping the site into a new Mixed Use Community known as Regency and Brookstone at Coles Park; and

WHEREAS, Regency will have 50 units for seniors and Brookstone will have 170 units; and

WHEREAS, LCHA will issue project-based vouchers to make 169 of the units, including all the senior units, affordable for lower-income residents; and

WHEREAS, Dorchester Management is the leasing agent for Regency and Brookstone at Coles Park; and

WHEREAS, LCHA authorized and executed a Lease Agreement with Dorchester Management for LCHA office space by Resolution 2018-78 on 8/16/2018; and

WHEREAS, Dorchester Management is requesting to permit additional designated employees of the Dorchester Management to lease space within LCHA to facilitate the delivery of the specialized services;

NOW, THEREFORE BE IT RESOLVED that the Executive Director or her designee is authorized to execute a Lease Agreement for office space with the Dorchester Management, in substantially the form attached hereto and incorporated herein by reference.

(See Exhibit 20)

After discussion Commissioner Considine moved, seconded by Commissioner O'Kelly to adopt Resolution 2019-43.

The Board voted unanimously in favor of the motion. Motion Carries

Authorization to Execute an Energy Services Agreement With Johnson Controls Contingent Upon Lake County Housing Authority Legal Counsel Approval; And Authorization To Execute A Contract With A Financing Company Contingent Upon Lake County Housing Authority Legal Counsel Approval

A concern was raised regarding splitting the project into two phases. It seemed apparent the majority of things that are desired and will pay for the debt are pending the second half; are not approved yet.

After discussion, Commissioner Considine introduced the following Resolution:

RESOLUTION 2019-44

AUTHORIZATION TO EXECUTE AN ENERGY SERVICES AGREEMENT WITH JOHNSON CONTROLS CONTINGENT UPON LAKE COUNTY HOUSING AUTHORITY LEGAL COUNSEL APPROVAL; AND

AUTHORIZATION TO EXECUTE A CONTRACT WITH A FINANCING COMPANY CONTINGENT UPON LAKE COUNTY HOUSING AUTHORITY LEGAL COUNSEL APPROVAL

WHEREAS, The Lake County Housing Authority (LCHA) Board of Commissioners supported and authorized the approval to submit an Energy Performance Contract HUD Submission Package to the Chicago HUD Field Office and the HUD Energy Office to participate in an Energy Performance Incentive Program on March 15, 2018, and

WHEREAS, HUD has approved the Energy Performance Contract in the amount of \$1,141,983 and HUD Incentives of approximately \$2,193,632 million over 20 years, liabilities associated with the energy savings project of approximately \$2,067,813 million over 20 years, which results in a 20 year positive cash flow back to the Central Office of approximately \$125,820;

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the LCHA authorizes the Executive Director, to negotiate contract terms and execute an Energy Services Agreement with Johnson Controls, Inc., and negotiate contract terms and execute a financial contract with a Financial Company contingent upon LCHA legal counsel.

After discussion, Commissioner Considine moved to adopt Resolution 2019-44. The motion was not seconded. Motion fails.

After discussion, Commissioner O'Kelly moved, seconded by Commissioner Considine, to table Resolution 2019-44 until the March Board meeting.

Roll Call Vote:

Ayes:Considine, Mull, O’Kelly, Idleburg
Nays:None
Absent:Jordan, Robinson
Abstain:None
Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on February 21, 2019.

Bids

Operating Fund

1. Unit Turnaround - 10162 W. Talmadge, Beach Park - AMP 4

After discussion, Commissioner Considine introduced the following Resolution:

RESOLUTION NO. 2019-45

(OPERATING)

INFORMAL BID AWARD FOR PURCHASE OF

EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES

UNIT TURNAROUND – 10162 WEST TALMADGE, 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 bid is approved and the appropriate staff are authorized to issue purchase orders 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	10162 West Talmadge, Beach Park/AMP 4	Not To Exceed \$27,690.00

(See Exhibit 25)

After discussion Commissioner Considine moved, seconded by Commissioner O’Kelly to adopt Resolution 2019-45.

The Board voted unanimously in favor of the motion. Motion Carries

2. Roof Replacement – 219-221 Liberty, Barrington – AMP 5

After discussion, Commissioner Considine introduced the following Resolution:

RESOLUTION NO. 2019-46

(OPERATING)

**INFORMAL BID AWARD FOR PURCHASE OF
EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES**

ROOF REPLACEMENT – 219-222 EAST LIBERTY STREET, BARRINGTON-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 bid is approved and the appropriate staff are authorized to issue purchase orders for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Innovative Home Concepts	Roof Replacement	219-222 East Liberty, Barrington/AMP 5	Not To Exceed \$11,850.00

(See Exhibit 27)

After discussion Commissioner Considine moved, seconded by Commissioner O’Kelly to adopt Resolution 2019-46.

The Board voted unanimously in favor of the motion. Motion Carries

3. Waterproofing Foundation – 394 Birchwood, Antioch – AMP 5

After discussion, Commissioner Considine introduced the following Resolution:

RESOLUTION NO. 2019-47

(OPERATING)

INFORMAL BID AWARD FOR PURCHASE OF

EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES

WATERPROOFING FOUNDATION – 394 BIRCHWOOD DRIVE, 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 bid is approved and the appropriate staff are authorized to issue purchase orders for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Reliable Basement Services	Waterproofing Foundation	394 Birchwood Drive, Antioch/AMP 5	Not To Exceed \$13,409.00

(See Exhibit 29)

After discussion Commissioner Considine moved, seconded by Commissioner O’Kelly to adopt Resolution 2019-47.

The Board voted unanimously in favor of the motion. Motion Carries

Commissioner Roundtable - Discussion

This time scheduled for discussion of non-action items as initiated by members of the Board.

A concern was raised about monitoring the condition of Midlothian Manor during extreme weather. Ms. Hocker confirmed it is being monitored on a regular visit. Ms. Hocker stated when IHDA was here last week they visited Midlothian Manor to discuss possibilities.

Deputy Director Tiffany A. Gonzalez thanked the Board for their support. She announced she will be resigning at the end of February.

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

At 2:19 p.m. Commissioner O’Kelly moved, seconded by Commissioner Considine, to go into Executive Session to discuss Personnel Matters, Pending & Probable Litigation, Real Estate Transactions. The

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Board voted as follows: Ayes: Considine, Mull, O'Kelly, Idleburg. Nays: None. Absent and Not Voting: Jordan, Robinson. Motion Carries.

The Board returned to open session at 2:347 p.m. and roll call was taken. Present: Considine, Mull, O'Kelly, Idleburg. Absent: Jordan, Robinson.

The Board discussed Personnel Matters, Pending & Probable Litigation and Real Estate Transactions but no action was taken during the Executive Session.

ADJOURNMENT

There being no further business to come before the Board, Commissioner O'Kelly moved, seconded by Commissioner Mull to adjourn the meeting. The Board voted unanimously in favor of the motion. Motion Carries. Meeting adjourned at 2:35 p.m.

John Idleburg
Vice Chairman

Lorraine Hocker, Executive Director/CEO
Secretary/Treasurer