

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake, Illinois, was held January 16, 2020, at the Lake County Housing Authority Central Office, 33928 North US Highway 45, Grayslake, IL 60030.

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

Absent: Kevin Considine, Commissioner
Dr. H. Lee Jordan, Jr., Chairman
Curtis Robinson, Commissioner

LCHA Staff: Lorraine Hocker, Executive Director/CEO
Khadija Darr, Chief Financial Officer
Valerie Rogers, Executive Secretary

Others Present: Jean Kenol, Authority Attorney

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, January 14, 2020 at the principal office, 33928 North US Highway 45, Grayslake, IL 60030 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 12:30 p.m. Roll call was taken, and the following Commissioners were present: Malter, Mull, O’Kelly, Idleburg. Absent: Considine, Jordan, Robinson.

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 – 12/19/19 REGULAR MEETING

MINUTES – 12/19/19 EXECUTIVE SESSION - Personnel Matters and Pending & Probable Litigation

After discussion, Commissioner O’Kelly moved, seconded by Commissioner Mull to approve the Minutes of the December 19, 2019 Regular Meeting and Executive Session-Personnel Matters and Pending & Probable Litigation. The Board voted as follows: Ayes: Mull, O’Kelly, Idleburg. Nays: None. Abstain: Malter. Absent and Not Voting: Considine, Jordan, Robinson. Motion Carries.

FINANCE REPORT

The list of bills and financial report was submitted by Chief Financial Officer Khadija Darr.
(See Exhibits 10, 11)

Khadija reported:

Total list of bills for the month was \$212,599 of which \$171,737 were Capital Fund projects and most of that was the siding project at Warren Manor.

Public Housing has an operating surplus year-to-date. Operating subsidy is coming in less than budgeted. Rent collections are at 96%, slightly lower during winter due to holidays. Operating expenses are less than budgeted and reserves are favorable.

Housing Choice Voucher was funded at about 85% for administrative. Housing Assistance subsidy was funded at 102%. The Mainstream program lease-up is improving. Fraud revenue collected for the month is \$11,231. HCV reserves are favorable.

Central Office Cost Center (COCC) income is less than budgeted; has minimal operating deficit. COCC expenses were slightly more than revenue for the month.

The Housing Counseling program is operating at a slight deficit. We have started receiving Foreclosure Prevention Program (FPP) funds. Reserves have decreased but are expected to level when the FPP funds are received regularly.

Business activities are operating at a surplus; expenses did exceed revenues for month-to-date. No activity for Midlothian Manor. There was one Coles Park construction funding for Brookstone. We still haven't recognized any revenue from the development. We will be having conversations with the development soon. Business activities reserves are favorable.

After discussion, Commissioner O'Kelly moved, seconded by Commissioner Malter to approve the list of bills as presented. The Board voted as follows: Ayes: Malter, Mull, O'Kelly, Idleburg. Nays: None. Absent and Not Voting: Considine, Jordan, Robinson. Motion Carries.

REPORTS

The following reports for December 2019 were provided.

Capital Improvements Kent Britton, Director of Capital Improvements
& Procurement
(Exhibit 01)

Public Housing Program, Rentals Aaron Broeski, Director of Public Housing
Maintenance, Public Housing Inspections
(Exhibit 02)

Housing Choice Voucher Program Gilma Beachem, Dir. of Housing Choice Voucher
FUP¹
(Exhibit 03)

Compliance Jennifer Clemons-Ferguson, Director of Compliance
(Exhibit 04)

¹ Family Unification Program

FSS², Housing Counseling Heidi Semenek, Dir. of FSS & Special Programs
(Exhibit 05)

Human Resources Lefran Elgezdi, Director of Human Resources
(Exhibit 06)

FOIA/OMA³, Travel-Training Valerie Rogers, Executive Secretary/FOIA & OMA
(Exhibit 07)

Other Matters

1. HUD awarded more than \$79 million in grants to nearly 700 public housing authorities across the country through HUD's Family Self-Sufficiency Program (FSS). These funds will help residents of public housing and voucher-assisted housing increase their earned income and reduce their dependency on public assistance and rental subsidies.

Lake County Housing Authority received \$250,045 for FY 2019. This is \$26,639.00 more than the LCHA received last year. (See Exhibit 08)

2. As reported by The National Low-Income Housing Coalition, Congress has enacted H.R. 1865, the final 2020 spending package for HUD and other federal agencies. The 715-page bill had been approved by both the Senate and the House of Representatives and the President signed the bill 12/20/19, avoiding a government shutdown.

The bill provides more than \$12 billion above the President's request for HUD programs. The spending package includes increased funding for tenant-based rental assistance, the public housing capital fund, HOME Investment Partnerships, and Choice Neighborhoods, among other programs; however, public housing operating funds have been decreased by \$104 million in comparison to fiscal year (FY) 2019. The package also includes \$25 million for a mobility voucher demonstration to help families with young children to move to areas of opportunity, and \$1 billion for areas impacted by California wildfires in 2017. (See Exhibit 09)

OLD BUSINESS

Brookstone at Coles Park

On 1/9/20 we received the Brookstone at Coles Park Certificate of Occupancy for Buildings 23 through 29. (See Exhibit 12)

LCHA has a remaining 28 applicants who were approved by LCHA and Dorchester (on-site management company at Brookstone). Currently, we are waiting on leases and contracts from Dorchester.

LCHA has also sent an additional 54 applicants who are still pending Dorchester approval. Once they are approved, we can brief them, and they will be ready for lease up.

² Family Self-Sufficiency Program

³ Freedom of Information Act. Open Meetings Act.

NEW BUSINESS

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

1. Elizabeth Werning: Housing Counselor, 12/9/19 - 12/13/19 NeighborWorks America Homeownership Counseling Certification Part 1, Portland, OR

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. A roll call vote by the Board is also required when combined travel expenditures for any one event is greater than \$4,000.00.

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

RESOLUTION 2020-31

**APPROVAL OF TRAVEL 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 13, 14)

After discussion Commissioner O’Kelly moved, seconded by Commissioner Malter to adopt Resolution 2020-31.

Roll Call Vote:

Ayes:Malter, Mull, O’Kelly, Idleburg

Nays:None

Absent:Considine, 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 January 16, 2020.

Authorization to Destroy Executive Session Audio Recordings Prior To July 1, 2018

In 2013, by Resolution 2013-194 the Board first approved the destruction of Executive Session *Audio* Recordings, in accordance with the Open Meetings Act, and provided the provision for a semi-annual review of Executive Session Audio Recordings further eligible for destruction. The approved written minutes of all Executive Sessions remain on file. Audio recordings may be destroyed after they have been retained for at least 18 months after the making of the recording.

This Resolution only considers the destruction of the audio recordings made before July 1, 2018. Six (6) additional audio recordings are now eligible and recommended for destruction.

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

RESOLUTION NO. 2020-32

AUTHORIZATION TO DESTROY

EXECUTIVE SESSION AUDIO RECORDINGS PRIOR TO 7/1/2018

IN ACCORDANCE WITH THE OPEN MEETINGS ACT

WHEREAS, the Illinois Open Meetings Act provides for Executive Sessions from time to time; and

WHEREAS, per 5 ILCS 120 Open Meetings Act, Section 2.06 (a), a verbatim audio or video recording is required for all closed sessions; and

WHEREAS, per 5 ILCS 120 Open Meetings Act, Section 2.06 (c) the verbatim record may be destroyed without notification to or the approval of a records commission or the State Archivist under the Local Records Act or the State Records Act; and

WHEREAS, the Executive Session Audio Recordings prior to July 1, 2018 have been retained for at least 18 months after the making of the recording; and

WHEREAS, the written Minutes of the Executive Sessions prior to July 1, 2018 have been approved by a majority of a quorum of the Board of Commissioners; and

WHEREAS, the adoption of this Resolution signifies the authorization of destruction by the entity which held the meeting; and

WHEREAS, this Resolution has been voted upon in an open, public forum;

NOW THEREFORE, BE IT RESOLVED that all Executive Session Audio Verbatim Recordings prior to July 1, 2018 will be erased or destroyed; and

BE IT FURTHER RESOLVED, the Board of Commissioners will review qualifying Executive Session Audio Recordings forward on a semi-annual basis.

(See Exhibit 15)

After discussion Commissioner O’Kelly moved, seconded by Commissioner Malter to adopt Resolution 2020-32.

Roll Call Vote:

Ayes:Malter, Mull, O’Kelly, Idleburg

Nays:None

Absent:Considine, 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 January 16, 2020.

Approval of FY 2019 Sub Grant Agreement Between Housing Action Illinois and Lake County Housing Authority Housing Counseling Program

LCHA is a HUD-approved Housing Counseling agency. LCHA previously received and/or applied for funds directly from HUD.

HUD has designated HUD-approved Housing Counseling *Intermediaries* to assist or perform administrative, support and reporting functions for the approved Housing Counseling agencies.

Housing Action Illinois (HAI) became a HUD-Approved Housing Counseling Intermediary in 2014 in order to support this critical work. As an Intermediary, they aim to build the capacity of these vital housing counseling agencies. They provide pass-through funds and assist affiliate agencies with reporting, training, and identifying funding opportunities. This enables affiliate organizations to focus on meeting the evolving needs of their communities.

HAI manages a network of 28 HUD-approved housing counseling agencies who serve low- and moderate-income communities across Illinois, Indiana, Missouri, and Michigan.

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

RESOLUTION 2020-33

APPROVAL OF THE FISCAL YEAR 2019 SUB GRANT AGREEMENT BETWEEN

HOUSING ACTION ILLINOIS AND LAKE COUNTY HOUSING AUTHORITY

HOUSING COUNSELING PROGRAM

WHEREAS, Lake County Housing Authority has received certification by the U.S. Dept. of Housing and Urban Development (“HUD”) as an Approved Housing Counseling Agency and has previously received funds directly from HUD for housing counseling activities or is eligible to apply to HUD for such funds; and

WHEREAS, HUD has authorized and approved Housing Counseling Intermediaries to assist HUD Approved Housing Counseling Agencies by performing administrative, support and reporting functions; and

WHEREAS, Housing Action Illinois became a HUD-Approved Housing Counseling Intermediary in 2014 and invited Lake County Housing Authority to affiliate with Housing Action Illinois for purposes of intermediary activities; and

WHEREAS, affiliation with Housing Action Illinois would build capacity and improve Lake County Housing Authority's ability to serve its clients and community; and

WHEREAS, as a HUD-Approved Intermediary, Housing Action Illinois has developed an agreed-upon detailed Memorandum of Understanding governing the relationship with Lake County Housing Authority and its other affiliates;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Lake County Housing Authority hereby grants authorization to become an affiliate with Housing Action Illinois; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of LCHA hereby approves the Executive Director or her designee to execute the Memorandum of Understanding Between Lake County Housing Authority and Housing Action Illinois in substantially the form attached hereto and incorporated herein by reference.

(See Exhibits 16, 17)

After discussion Commissioner O'Kelly moved, seconded by Commissioner Malter to adopt Resolution 2020-33.

Roll Call Vote:

Ayes:Malter, Mull, O'Kelly, Idleburg

Nays:None

Absent:Considine, 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 January 16, 2020.

Authorization to Enter a Contract with KeyBank National Association to Provide Prepaid Debit Cards for Utility Reimbursements Allowances to LCHA Program Participants

CFO Khadija Darr reported we are pursuing a debit card project for utility assistance payments. We currently print multiple checks. With a debit card, utility assistance payments will be automatically funded to a debit card given to clients. We currently pay checks directly to utility companies. Debit card is more cost effective. Direct payment to utility companies does not allow the tenant to choose the utility paid. There are no fees to client with use of the debit card. There may be some restrictions on client's use of the debit card but not earmarked for just a utility company.

After discussion, Commissioner Mull introduced the following Resolution:

RESOLUTION 2020-34

AUTHORIZATION TO ENTER A CONTRACT WITH KEYBANK NATIONAL ASSOC.

TO PROVIDE PREPAID DEBIT CARDS FOR UTILITY REIMBURSEMENT

ALLOWANCES TO LCHA PROGRAM PARTICIPANTS

WHEREAS, a utility reimbursement is paid to a participating family when the Housing Assistance Payment (HAP) exceeds the rent to the owner; and

WHEREAS, the Housing Authority of the County of Lake (“LCHA”) currently provides utility reimbursement payments directly to a sole utility company on behalf of the participant by means of a manually paper-printed check; and

WHEREAS, manually produced paper-checks are labor intensive and inefficient; and

WHEREAS, LCHA wishes to provide enhanced services to its participants while improving the efficiency and economics of its processes; and

WHEREAS, the use of prepaid debit cards provides participants with immediate access and freedom to choose a vendor(s) for payment as well as alleviating the cost and manual drudge of paper-produced checks;

WHEREAS, KeyBank National Association has proposed an agreement to provide debit card services to LCHA’s utility allowance reimbursement recipients as a free service;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of LCHA hereby grants authorization for its Executive Director and or her designee to execute the agreement with KeyBank for the distribution and servicing of debit cards in substantially the form attached hereto and incorporated herein by reference.

(See Exhibits 18, 19, 20)

After discussion Commissioner Mull moved, seconded by Commissioner Malter to adopt Resolution 2020-34.

Roll Call Vote:

Ayes:Malter, Mull, O’Kelly, Idleburg

Nays:None

Absent:Considine, 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 January 16, 2020.

Approval and Authorization to Submit Amended FY 2020 Operating Budget

In a manner as prescribed by HUD, at the close of the current fiscal year and prior to the beginning of the upcoming fiscal year, the Finance Department generates a projected operating budget based on fiscal trends and predicated fiscal activity. We ask that the Board of Commissioners please review and approve the Projected FY 2020 budget by means of resolution.

After discussion, Commissioner Mull introduced the following Resolution:

RESOLUTION NO. 2020-35

APPROVAL OF AMENDED FY 2020 OPERATING BUDGET

WHEREAS, the regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Public Housing Agency to approve the Operating Budgets; and

WHEREAS, the Commissioners of the Lake County Housing Authority have reviewed the Operating Budget and do find:

- 1) That the proposed expenditures are necessary for the efficient and economical operation of the programs for the purpose of serving low-income families;
- 2) That the financial plan is reasonable in that: (a) It includes sources of funding adequate to cover all proposed expenditures, and (b) It does not provide for use of Federal funding in excess of that payable under the provisions of the Annual Contributions Contract;
- 3) That all proposed rental charges and expenditures will be consistent with the provisions of law and the Annual Contributions Contract; and

WHEREAS, The Board of Commissioners of the Lake County Housing Authority hereby certify that the Lake County Housing Authority is in compliance with the Annual Contributions Contract which requires the Housing Authority to, at least once per year, re-examine the income of families receiving assistance; and

WHEREAS, The Board of Commissioners of the Lake County Housing Authority hereby certify that the Lake County Housing Authority is in compliance with the requirement of the Annual Contributions Contract, and that rents and utility allowance calculations have been or will be, adjusted in accordance with current HUD requirements and regulations;

NOW THEREFORE, BE IT RESOLVED that the Fiscal Year 2020 Operating Budgets, copies of such budgets attached hereto, are hereby approved by the Board of Commissioners of the Lake County Housing Authority; and

BE IT FURTHER RESOLVED, staff is authorized to execute and submit the necessary documents to HUD's Financial Management Center.

(See Exhibits 21, 22, 23)

After discussion Commissioner Mull moved, seconded by Commissioner Malter to adopt Resolutions 2020-35 and Resolution 2020-36.

Roll Call Vote:

Ayes:Malter, Mull, O’Kelly, Idleburg

Nays:None

Absent:Considine, 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 January 16, 2020.

Amending the HCV Administrative Plan – Repayment Agreements

The repayment agreement policy is being modified to make the process more conducive for unreported income processing.

We have modified the time frames for reporting changes from 10 days to 30 days to allow families an opportunity to report accurately. The 30-day reporting time frame also lessens the burden of case managers spending excessive time and resources verifying recent income when families have not yet received enough documentation to support their income changes. We have changed the initial down payment amount from 1/3 of debt owed to 10% of debt owed to lessen the deposit amount for the repayment agreement. Additionally, we have increased the amount of debt we will enter into a repayment agreement from \$4,000 to \$5,000. We are introducing a repayment schedule to allow a variety of payment options, so our families aren’t burdened with paying their rent in addition to making a substantial payment towards their debt. The changes should also lessen the amount of terminations and hearings which often cause an administrative burden and force our families to attend multiple meetings and appointments.

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2020-37

AMENDING THE HCV ADMINISTRATIVE PLAN

REPAYMENT AGREEMENTS

WHEREAS, LCHA’s Repayment Agreement Policy requires revision to foster a more cohesive, comprehensive and thorough process for unreported income and fraud; and

WHEREAS, revision is needed to clarify staff’s processing of unreported income and participants’ understanding of fraud; and

WHEREAS, LCHA’s Repayment Agreement Policy requires revision to support HCV required income reporting changes implemented in August 2019;

NOW, THEREFORE, BE IT RESOLVED, the following Sections are amended as follows; and

BE IT FURTHER RESOLVED, the amended Sections are effective January 16, 2020.

PART II: APPROACH TO TERMINATION OF ASSISTANCE

12-II.C. ALTERNATIVES TO TERMINATION OF ASSISTANCE

Repayment of Family Debts

REMOVE:

LCHA Policy

If a family owes amounts to the PHA, as a condition of continued assistance, the PHA will require the family to repay the full amount or to enter into a repayment agreement, within 60 days of receiving notice from the PHA of the amount owed. See Chapter 16 for policies on repayment agreements.

REPLACE WITH:

PHA Policy

If a family owes amounts to the PHA, as a condition of continued assistance, the PHA will require the family to repay the full amount or to enter into a repayment agreement, within 30 days of receiving notice from the PHA of the amount owed. See Chapter 16 for policies on repayment agreements.

PART IV: OWNER OR FAMILY DEBTS TO THE PHA

16-IV.B. REPAYMENT POLICY

Family Debts to the PHA

REMOVE:

PHA Policy

Omit paragraphs 1 and 2

REPLACE WITH:

Any amount due to the LCHA by an HCV participant must be repaid by the family. If the family refuses to pay the debt, enter into a repayment agreement within 30 days or breaches a repayment agreement, the LCHA will terminate the assistance upon notification to the family and pursue other modes of collection.

Repayment Agreement [24 CFR 792.103]

REMOVE:

This Authority may actively seek prosecution in a court of law of those who have committed fraud while a program participant, and/or those who owe an amount in excess of \$4,000. This may be in conjunction with, or on the behalf of, the Office of Inspector General for HUD, or the State's Attorney(s).

REPLACE WITH:

PHA Policy

This Authority may actively seek prosecution in a court of law of those who have committed fraud while a program participant, and/or those who owe an amount in excess of \$5,000. This may be in conjunction with, or on the behalf of, the Office of Inspector General for HUD, or the State's Attorney(s).

**General Repayment Agreement Guidelines for Families
Down Payment Requirement**

REMOVE:

Omit paragraphs 1 & 2

REPLACE WITH:

PHA Policy

The LCHA will not enter into a repayment agreement for amounts in excess of \$5,000. Unreported income in excess of \$5,000 is grounds for termination. Additionally, the housing authority should report the findings to OIG for further investigation.

The LCHA will require a 10% down payment of the total debt owed unless the family requests a hardship waiver of the down payment.

Payment Thresholds

REMOVE:

Omit Paragraph 2 (PHA Policy)

REPLACE WITH:

LCHA Policy

Upon notice by the Authority the full amount owed by the family is due. LCHA establishes the monthly repayment amount the amount due monthly. The family has the option to pay the balance in full or make a deposit of 10% of total amount owed and pay the remaining debt in installments. Amounts less than \$500 due to the Housing Authority do not require repayment. Amounts equaling \$500 but less than \$5,000 the Authority may, at its discretion, offer the participant an opportunity to enter into a Repayment Agreement that sets forth the schedule of monthly repayment amounts.

Payment Schedule

\$500- \$2500 debt to be paid off within 12 months

\$2500 - \$3500 debt to be paid off within 24 months

\$3500 - \$5000 debt to be paid off within 36 months

In accordance with Housing Choice Voucher income reporting requirements, income totaling \$200 or less each month are not required to be reported at interim re-examinations. For purposes of repayment agreements, staff must review to determine if unreported income would not have exceeded \$200 per month. In these cases, a repayment agreement is not required.

Execution of the Agreement

REMOVE:

PHA Policy

Omit sentence

REPLACE WITH:

PHA Policy

Any repayment agreement between the LCHA and a family will be signed and dated by the PHA and by the head of household, spouse/cohead, and adult household members (if applicable).

Late or Missed Payments

REMOVE:
PHA Policy
Omit entire passage.

REPLACE WITH:
PHA Policy

If a family misses any two Repayment Agreement payments or fails to pay the down payment at the time of their appointment, they will be notified that they are in Default, and the entire balance owed is due in full. Failure to pay the full balance within 30 calendar days will result in the termination of assistance.

No Offer of Repayment Agreement

REMOVE:
Omit entire passage.

REPLACE WITH:
PHA Policy

LCHA does not permit a participant to enter into an agreement if there is already a repayment agreement in place with the family or the amounts owed by the family exceed the federal or state threshold for criminal prosecution. LCHA will require both amounts owed (new and current) to be paid off in full within a 30 calendar daytime frame, or face termination.

The Authority will terminate participation:

- If a family has failed to report income for any family member that was received for two years. The entire balance owed is due in full.
- If any family member has committed fraud
- If the family has already entered into 2 repayment agreements
- If a family is in DEFAULT on a repayment agreement and has not paid the remaining balance in full as required

(See Exhibit 24)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2020-37.

Roll Call Vote:

Ayes:Malter, Mull, O’Kelly, Idleburg

Nays:None

Absent:Considine, 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 January 16, 2020.

Commissioner Roundtable - Discussion

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

Commissioner Mull reported she obtained *NAHRO Certified Commissioner* from the National Association of Housing and Redevelopment Officials organization after completing a series of trainings. (See Exhibit 26)

Executive Session – Personnel Matters, Pending & Probable Litigation, Real Estate Transactions & Semi-Annual Review of Executive Session Minutes

At 12:53 p.m. Commissioner O’Kelly moved, seconded by Commissioner Malter, to go into Executive Session to discuss Personnel Matters, Pending and Probable Litigation, Real Estate Transactions & Semi-Annual Review of Executive Session Minutes. The Board voted as follows: Ayes: Malter, Mull, O’Kelly, Idleburg. Nays: None. Absent and Not Voting: Considine, Jordan, Robinson. Motion Carries.

The Board returned to open session at 1:12 p.m. and roll call was taken. Present: Malter, Mull, O’Kelly, Idleburg. Absent: Considine, Jordan, Robinson.

The Board discussed Personnel Matters, Pending and Probable Litigation, Real Estate Transactions & Semi-Annual Review of Executive Session Minutes. No action was taken during the Executive Session.

Semi-Annual Review of Executive Session Minutes

In accordance with the Open Meetings Act the Executive Session Minutes must be reviewed semi-annually to either allow for release to the public or to remain closed. There have been nine (9) executive sessions dealing with personnel matters, pending or probable litigation or real estate transactions. All are recommended to remain closed to the public. The minutes of the Executive Sessions are included in your Executive Session packet with other closed session materials.

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

RESOLUTION NO. 2020-38

SEMI-ANNUAL REVIEW OF EXECUTIVE SESSION MINUTES

WHEREAS, the Illinois Open Meetings Act provides for Executive Sessions from time to time; and

WHEREAS, the Act requires a periodic review of Executive Session Minutes to determine whether or not such Minutes may be available for public inspection; and

WHEREAS, the Board of Commissioners has reviewed Executive Session Minutes from the Executive Sessions held on:

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August 15, 2019Personnel Matters, Pending or Probable Litigation;

September 19, 2019Personnel Matters, Pending or Probable Litigation and
Real Estate Transactions;

October 24, 2019.....Personnel Matters;

November 21, 2019.....Personnel Matters;

December 19, 2019Personnel Matters, Pending or Probable Litigation;

NOW, THEREFORE, BE IT RESOLVED that since all five (5) sessions were devoted to Personnel Issues, none of the sessions is determined to be available for public inspection.

(See Exhibit 25)

After discussion Commissioner O’Kelly moved, seconded by Commissioner Mull to adopt Resolution 2020-38.

Roll Call Vote:

Ayes:Malter, Mull, O’Kelly, Idleburg

Nays:None

Absent:Considine, 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 January 16, 2020.

ADJOURNMENT

There being no further business to come before the Board, Commissioner O’Kelly moved, seconded by Commissioner Malter to adjourn the meeting. The Board voted unanimously in favor of the motion. Motion Carries. Meeting adjourned at 1:13 p.m.

John Idleburg
Vice Chairman

Lorraine Hocker, Executive Director/CEO
Secretary/Treasurer