

**Pursuant to Executive Order 2020-07 & 2020-18 signed by Governor Pritzker and guidance provided by legal counsel, the Lake County Housing Authority conducted this meeting by use of telephonic or electronic means without a physical quorum present in the boardroom. Public access to this meeting was available as follows: Call: 1 312-626-6799 and Enter Meeting ID 871 1112 1185.**

Consequently, the March 25, 2021 Special Board Meeting of the Housing Authority of the County of Lake was held as a teleconference via the Zoom platform. A public notice of the meeting and the opportunity for access by the public has been posted on LCHA's website ([www.lakecountyha.org](http://www.lakecountyha.org)).

NOTE: Due to technical difficulties, no audio/video recording of this Special Meeting was generated.

The Special Board Meeting of the Commissioners of the Housing Authority of the County of Lake, Illinois, was held March 25, 2021 via a Zoom teleconference and at the Lake County Housing Authority Central Office, 33928 North US Highway 45, Grayslake, IL 60030.

(Commissioners participated in this Board Meeting via teleconference.)

Present: Kevin Considine, Vice Chairman  
John Idleburg, Commissioner  
Susan Malter, Commissioner  
Beverly Mull, Commissioner

Absent: Irina Mishalov, Commissioner  
Dr. H. Lee Jordan, Jr. Chairman  
(One Commissioner position is vacant.)

Present: (Physically present at 33928 North US Highway 45, Grayslake, IL 60030.)  
LCHA Staff: Ofelia Navarro, Deputy Director  
Valerie Rogers, Executive Secretary

Attending via Telephone:  
Lorraine Hocker, Executive Director/CEO

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 11:00 a.m. on Tuesday, March 23, 2021 at the principal office, 33928 North US Highway 45, Grayslake, IL 60030 and on the Agency's website, [www.lakecountyha.org](http://www.lakecountyha.org). (See Exhibit 03)

## ROLL CALL

Noting that a quorum of Commissioners was present, Vice Chairman Considine called the meeting to order at 11:00 a.m. Roll call was taken, and the following Commissioners were present: Idleburg, Malter, Mull, Considine. Absent: Jordan, Mishalov.

## PUBLIC COMMENT

Public comments were accepted by email at [publiccomment@lakecountyha.org](mailto:publiccomment@lakecountyha.org) or by leaving a voice message at (847) 223-1170 ext. 2320. Comments received by 9:00 a.m. on March 25, 2021 are to be read at the appropriate time in the agenda. No Public Comments were submitted either by email or telephone by 9:00 a.m. on 3/25/21. Vice Chairman Considine opened the floor for public comment. No one requested to be heard.

PUBLIC COMMENT (continued)

Preceding the beginning of this meeting, three (3) voice mail messages were received as Public Comment.

- Two (2) residents of Shiloh Towers in Zion expressed a concern regarding disregard of the non-smoking policy at Shiloh and the level of oversight by management.
- One (1) resident of Shiloh Towers, Zion complimented Property Manager Rich Jeswani. She also requested the issue of loud music be addressed.

NEW BUSINESS

Resolution Authorizing The Acceptance Of The Grant And To Enter Into The Funding Agreement For IHDA's Housing Stability Services (HSS) For The Illinois Rental Payment Program (RPP)

Deputy Director Ofelia Navarro explained in April 2021, the Illinois Housing Development Authority (IHDA) will launch the Illinois Rental Payment Program (ILRPP), an emergency rental assistance program designed to support households that are unable to pay rent due to the COVID-19 pandemic.

The ILRPP invites landlords and rental unit providers only to apply to the program on behalf of eligible households. Approved applicants may receive up to 15 months of assistance; past due rent beginning with May 2020 through April 2021 and three months of upcoming rent. The maximum grant amount per successful applicant is \$20,000.

Lake County Housing Authority, through our Housing Counseling Program has been selected to assist in providing marketing, outreach and assistance where needed. LCHA will receive \$140,000 in support of this effort.

In response to a question, Deputy Director Ofelia Navarro offered that federally subsidized households/landlords are not eligible for ILRPP funds.

After discussion, Commissioner Malter introduced the following Resolution:

**RESOLUTION 2021-40**

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE GRANT AND TO ENTER INTO THE FUNDING AGREEMENT FOR IHDA'S HOUSING STABILITY SERVICES (HSS) FOR THE ILLINOIS RENTAL PAYMENT PROGRAM (RPP)**

**WHEREAS**, the Board of Directors of Lake County Housing Authority, a unit of local government (the "Corporation") met on 25<sup>th</sup> of March, 2021 and adopted the following Resolution all of which is in accordance with the laws of the State of Illinois, and the Articles of Incorporation and By-Laws of the Corporation; and

**WHEREAS**, the Illinois Housing Development Authority (the "Authority") has agreed to issue to the Corporation a grant to assist the Authority in operating the Illinois Rental Payment Program ("ILRPP") by providing Housing Stability Services ("HSS") (collectively, the "Program") in an amount not to exceed One Hundred Forty Thousand and 00/100 Dollars (\$140,000) (the "Grant"), and the Corporation

will use the Grant funds solely and exclusively for eligible activities in connection with the Program and for no other purpose; and

**WHEREAS**, the Board of Directors deems it to be in the best interest of the Corporation to accept the Grant;

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Directors of the Corporation hereby authorizes the acceptance of the Grant; and

**BE IT FURTHER RESOLVED** that the Corporation is authorized to enter into a Conditional Commitment Letter (the “CCL”) and the Grant Agreement for the Program (the “Agreement”) with the Authority wherein the Corporation agrees to perform Program services in return for the Grant; and

**BE IT FURTHER RESOLVED** that the Corporation hereby accepts the Grant, agrees to deliver and/or execute the CCL, the Agreement and any and all other instruments, certifications and agreements as may be necessary or desirable for the Corporation to perform all of its obligations and duties under the Program (including any amendments, other agreements or supplements); and

**BE IT FURTHER RESOLVED** that Lorraine Hocker the Executive Director of the Corporation, without the necessity or requirement for the signature of another person, is hereby authorized, empowered, and directed to execute on behalf of the Corporation the Agreement and all other documents and instruments relating to the Grant to be delivered to the Authority in connection with the closing of the Grant and take such further action on behalf of the Corporation as they deem necessary to effectuate the foregoing Resolutions; and

**BE IT FURTHER RESOLVED** that the Board of Directors of the Corporation hereby ratifies, authorizes, confirms and approves any prior action of the Corporation taken in furtherance of the foregoing resolutions and any and all documents and instruments previously executed on behalf of the Corporation in connection with the Grant.

(See Exhibits 01, 02)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2021-40.

Roll Call Vote:

Ayes: .....Idleburg, Malter, Mull, Considine

Nays: .....None

Absent: .....Jordan, Mishalov

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on March 25, 2021.

Minutes of the Special Board Meeting

March 25, 2021

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ADJOURNMENT

There being no further business to come before the Board, Commissioner Mull moved, seconded by Commissioner Malter to adjourn the meeting. The Board voted as follows: Ayes: Idleburg, Malter, Mull, Considine. Nays: None. Absent and Not Voting: Jordan, Mishalov. Motion Carries. Meeting adjourned at 11:04 a.m.

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Dr. H. Lee Jordan, Jr.  
Chairman

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Lorraine Hocker, Executive Director/CEO  
Secretary/Treasurer