



Lake County Housing Authority Board of Commissioners

Minutes of the Regular Meeting December 18, 2025

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake was held December 18, 2025, at O'Toole's, 412 N Milwaukee Ave, Libertyville, IL 60048.

Present: Kevin Considine, Chairman
Susan Malter, Vice Chair
Beverly Stackhouse, Commissioner
Dr. Charles Nozicka, Commissioner (via Zoom)

Absent: LaShaundra Barnes, Commissioner
John Idleburg, Commissioner
Eugene Roberson, Commissioner

LCHA Staff: Executive Director Lorraine Hocker, Executive Director/CEO
Scott Meno, Chief Financial Officer
Michelle Perkins, Operations Deputy
Christine Pryor, Senior HR Generalist
Yeimy Bailey, Executive Administrative Assistant

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, December 16, 2025, at the principal office: 33928 North US Highway 45, Grayslake, IL 60030 and on the organization's website, www.lakecountyha.org.

ROLL CALL

Noting that a quorum of Commissioners was present, Chairman Considine called the meeting to order at 12:41 p.m. Roll call was taken, and the following Commissioners were present: Considine, Malter, Idleburg, Roberson, Nozicka (via Zoom) as well as LCHA members Hocker, Meno, Perkins, Pryor, and Bailey. Absent: Commissioner Barnes, Commissioner Idleburg, and Commissioner Roberson.

PUBLIC COMMENT

Public comments were accepted by email at publiccomment@lakecountyha.org or by leaving a voice message at (847) 223-1170 ext. 2320. Comments received by 9:00 a.m. December 18, 2025, are to be read at the appropriate time in the agenda. No public comments were received.

Chairman Considine opened the floor for public comment. There were no public comments.

MINUTES 10/30/25 – Regular Meeting Minutes Approval

Commissioner Stackhouse moved, seconded by Vice Chair Malter to approve the Minutes of the October 30, 2025, Regular Session. The Board voted as follows: Ayes: Considine, Malter, Stackhouse, Nozicka. Abstain: None. Nays: None. Absent and Not Voting: Barnes, Idleburg, Roberson. Motion carries.

FINANCE REPORT AND APPROVAL OF BILLS

CFO Scott Meno presented the November 2025 finance report, including a review of revenues, expenditures, and cash balances for the Public Housing, Housing Choice Voucher, and Central Office Cost Center programs. The report reflected financial activity generally in line with the approved budget, and payables were presented for Board consideration. No material variances or financial concerns were noted.

After discussion, Vice Chair Malter moved, seconded by Commissioner Stackhouse, to approve the list of bills, and accept the finance report. The Board voted as follows: Ayes: Considine, Malter, Stackhouse, Nozicka. Abstain: None. Nays: None. Absent and Not Voting: Barnes, Idleburg, Roberson. Motion carries.

REPORTS

The following reports for November 2025 were provided:

Public Housing Authority (PHA) Reports:

Key Management Indicators – All Programs
Resident Characteristics – All Programs

Housing Choice Voucher (HCV) Reports:

Voucher Utilization

Public Housing Reports:

Unit Availability & Occupancy
Aged Receivables
Work Order Analysis
Demolition & Disposition

Program & Agency Reports:

Family Self Sufficiency
Resident Opportunity & Self Sufficiency (ROSS)
Housing Counseling
LCHA Human Resources

NEW BUSINESS

A. Resolution 2026-03 Adopting New Tenant Paid Utility Allowance Schedule

Chairman Considine introduced the following resolution:

RESOLUTION 2026-03

ADOPTING NEW TENANT PAID UTILITY ALLOWANCE SCHEDULE

WHEREAS, the Authority is required to assess the adequacy of its tenant paid utility allowance schedule annually; and

WHEREAS, the assessment has been completed by the Nelrod Company and a finding made that there was an increase in gas, electric, water, sewer, and trash and changes are warranted.;

NOW, THEREFORE, BE IT RESOLVED that the attached tenant paid utility allowance schedules be approved for the Housing Choice Voucher Program effective January 1, 2026 for annual certifications and for new contracts; and

BE IT FURTHER RESOLVED that the new schedule shall also be approved for the Low Rent Program effective January 1, 2026 subject to the receipt and consideration of resident comment period.

Utility Allowance 2026

Lake County Housing Authority			Apartment - High/Low Rise			01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$43	\$47	\$51	\$55	\$59	\$63
	Electric	\$28	\$32	\$44	\$56	\$68	\$80
Cooking	Natural Gas	\$2	\$2	\$4	\$5	\$6	\$7
	Electric	\$6	\$7	\$10	\$13	\$16	\$19
Other Electric		\$34	\$38	\$49	\$59	\$69	\$80
Water Heating	Natural Gas	\$5	\$6	\$9	\$11	\$14	\$17
	Electric	\$16	\$19	\$24	\$29	\$34	\$39
Water		\$38	\$39	\$52	\$64	\$77	\$90
Sewer		\$29	\$30	\$37	\$44	\$51	\$58
Trash Collection		\$26	\$26	\$26	\$26	\$26	\$26
Stove		\$11	\$11	\$11	\$11	\$11	\$11
Refrigerator		\$12	\$12	\$12	\$12	\$12	\$12
Total Allowances							

Lake County Housing Authority		Row House/Townhouse/Semi-Detached Duplex				01/01/2026		
Utility or Service		Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$49	\$53	\$58	\$63	\$67	\$73	
	Electric	\$40	\$47	\$61	\$76	\$90	\$105	

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Cooking	Natural Gas	\$2	\$2	\$4	\$5	\$6	\$7
	Electric	\$6	\$7	\$10	\$13	\$16	\$19
Other Electric		\$40	\$45	\$58	\$71	\$85	\$98
Water Heating	Natural Gas	\$7	\$8	\$11	\$14	\$18	\$21
	Electric	\$20	\$23	\$30	\$36	\$43	\$49
Water		\$38	\$39	\$52	\$64	\$77	\$90
Sewer		\$29	\$30	\$37	\$44	\$51	\$58
Trash Collection		\$26	\$26	\$26	\$26	\$26	\$26
Stove		\$11	\$11	\$11	\$11	\$11	\$11
Refrigerator		\$12	\$12	\$12	\$12	\$12	\$12
Total Allowances							

Lake County Housing Authority	Single Family/Detached House					01/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4BR	5 BR
Heating	Natural Gas	\$52	\$57	\$63	\$69	\$75	\$80
	Electric	\$69	\$81	\$96	\$110	\$123	\$137
Cooking	Natural Gas	\$2	\$2	\$4	\$5	\$6	\$7
	Electric	\$6	\$7	\$11	\$14	\$17	\$21
Other Electric		\$47	\$53	\$69	\$85	\$101	\$117
Water Heating	Natural Gas	\$7	\$8	\$11	\$14	\$18	\$21
	Electric	\$21	\$25	\$32	\$38	\$45	\$52
Water		\$38	\$39	\$52	\$64	\$77	\$90
Sewer		\$29	\$30	\$37	\$44	\$51	\$58
Trash Collection		\$26	\$26	\$26	\$26	\$26	\$26
Stove		\$11	\$11	\$11	\$11	\$11	\$11
Refrigerator		\$12	\$12	\$12	\$12	\$12	\$12
Total Allowances							

After discussion, Vice Chair Malter moved, seconded by Commissioner Stackhouse, to adopt Resolution 2026-03.

Roll Call Vote:

Ayes: Considine, Malter, Stackhouse, Nozicka

Nays: None

Absent: Barnes, Idleburg, Roberson

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 18, 2025.

B. RESOLUTION 2026-05 Authorization of Disposition and Sale of Eminent Domain of One (1) Section of Land from (1) Property Currently Owned by the Lake County Housing Authority (LCHA) in the Following Community in Lake County: Hainesville

Chairman Considine introduced the following resolution:

RESOLUTION 2026-05

AUTHORIZATION OF DISPOSITION AND SALE OF EMINENT DOMAIN

**OF ONE (1) SECTION OF LAND FROM ONE (1) PROPERTY CURRENTLY OWNED BY THE
LAKE COUNTY HOUSING AUTHORITY (LCHA) IN THE FOLLOWING COMMUNITY IN
LAKE COUNTY: HAINESVILLE**

The Lake County Division of Transportation (“County”) proposes to improve Hainesville Road from Washington to Rollins Road in Lake County, IL.

Via Eminent Domain, Lake County Division of Transportation intends to purchase one (1) parcel of land from one (1) property is currently owned by the Lake County Housing Authority (LCHA).

Parcel No. 0070: 0.008 acres/340 square feet of land as fee simple

WHEREAS, the Lake County Housing Authority (LCHA) owns one (1) single parcel in the community of Hainesville; and

WHEREAS, LCHA desires to sell the properties to the public and/or non-profit instrumentalities as it aligns with the PHA’s goals and Public Housing reposition strategy; and

WHEREAS, as directed by HUD, LCHA conducted a meeting with the Resident Advisory Board and received letters of support from the officials of the correlating local governmental bodies; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Lake approves and authorizes the submission of the Eminent Domain Disposition.

BE IT FURTHER RESOLVED, the LCHA Executive Director is authorized to execute the final form of the agreements and any supporting HUD documents to facilitate the sale of the parcel above; and

After discussion, Vice Chair Malter moved, seconded by Commissioner Stackhouse, to adopt Resolution 2026-03.

Roll Call Vote:

Ayes: Considine, Malter, Stackhouse, Nozicka

Nays: None

Absent: Barnes, Idleburg, Roberson

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 18, 2025.

C. Commissioner Roundtable

Commissioners had general discussion regarding all that transpired during the year and despite some funding concerns expressed a positive outlook for the new year.

D. Executive Session – Personnel Matters

At 1:36 PM Vice Chair Malter moved, seconded by Commissioner Stackhouse to go into Executive Session to discuss:

(5 ILCS 120/2) Sec. 2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees.

The Board voted as follows: Ayes: Considine, Malter, Stackhouse, Nozicka. Abstain: None. Nays: None. Absent and Not Voting: Barnes, Idleburg, Roberson. Motion carries.

The Board returned to open session at 1:39 PM and roll call was taken. Present: Considine, Malter, Stackhouse, Nozicka (via Zoom) as well as LCHA members Hocker, Meno, Perkins, Pryor, and Bailey. Absent: Commissioner Barnes, Commissioner Idleburg, and Commissioner Roberson.

Chairman Considine stated the board discussed personnel matters. No action was taken during the Executive Session.

E. RESOLUTION 2026-04 Resolution Adjusting the Salary and/or Awarding a Bonus of the Executive Director of the Housing Authority of the County of Lake

Chairman Considine introduced the following resolution:

RESOLUTION 2026-04

RESOLUTION ADJUSTING THE SALARY AND INCENTIVE PAYMENT OF THE EXECUTIVE DIRECTOR/CEO OF THE HOUSING AUTHORITY OF THE COUNTY OF LAKE

WHEREAS, on December 18, 2025 by Resolution 2026-04 the Board of Commissioners of the Housing Authority of the County of Lake (Board) reviewed and approved the performance, compensation and term of a new employment agreement for Lorraine Hocker as Executive Director/CEO; and

WHEREAS, pursuant to the Employment Agreement of January 1, 2021, between the Board and Lorraine Hocker, the LCHA Board has conducted an annual performance evaluation of Ms. Hocker; and

WHEREAS, pursuant to the Employment Agreement of January 1, 2021, between the Board and Lorraine Hocker, the LCHA Board also evaluated her achievement of the Board's criteria of high performance in relation to her Employment Agreement (3) INCENTIVE PAYMENT; and

WHEREAS, based on the satisfactory performance evaluation of the Executive Director/CEO Lorraine Hocker, the LCHA Board of Commissioners recommends an increase in her base annual salary and an award of an incentive payment

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Lake that:

1. The Executive Director/CEO Lorraine Hocker's base annual salary is increased, to \$207,550.00 effective January 1, 2026, and
2. The Executive Director/CEO Lorraine Hocker is awarded a one-time payment for incentive and prior unpaid salary increases in the amount of \$30,734.00

BE IT FURTHER RESOLVED, these awards will be implemented with continuation of the same fringe benefits as per the Employment Agreement effective January 1, 2026.

After discussion, Vice Chair Malter moved, seconded by Commissioner Stackhouse, to adopt Resolution 2026-04.

Roll Call Vote:

Ayes: Considine, Malter, Stackhouse, Nozicka

Nays: None

Absent: Barnes, Idleburg, Roberson

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on December 18, 2025.

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ADJOURNMENT

There being no further business to come before the Board, The Board voted unanimously in favor of adjournment. The meeting was adjourned at 1:39pm.

Kevin Considine
Chairman
Board of Commissioners
Lake County Housing Authority

Lorraine Hocker
Executive Director/CEO
Secretary/Treasurer