



**Lake County Housing Authority
Board of Commissioners**

**Minutes of the Regular Meeting
January 15, 2026**

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake was held January 15, 2026, at Lake County Housing Authority: 33928 North U.S. Highway 45, Grayslake, IL 60030.

Present: Kevin Considine, Chairman
Susan Malter, Vice Chair
LaShaundra Barnes, Commissioner
John Idleburg, Commissioner
Dr. Charles Nozicka, Commissioner (via Zoom)
Eugene Roberson, Commissioner

Absent: Beverly Stackhouse, Commissioner

LCHA Staff: Lorraine Hocker, Executive Director/CEO
Scott Meno, Chief Financial Officer
Michelle Perkins, Operations Deputy
Christine Pryor, Senior HR Generalist
Stacy Davis-Wynn, Program Procurement Director (via Zoom)

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 13, 2026, 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 12:30 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 Davis-Wynn (joined via Zoom at 12:41 p.m.). Absent: Commissioner Stackhouse.

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. January 15, 2026, 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 12/18/25 – Regular Meeting Minutes Approval
MINUTES 12/18/25 – Executive Session Minutes Approval

Vice Chair Malter moved, seconded by Commissioner Idleburg to approve the Minutes of the December 18, 2025, Regular Board Meeting and Executive Session. The Board voted as follows: Ayes: Barnes, Considine, Idleburg, Malter, Nozicka, Roberson. Abstain: None. Nays: None. Absent and Not Voting: Stackhouse. Motion carries.

FINANCE REPORT AND APPROVAL OF BILLS

CFO Scott Meno presented the December 2025 finance report which showed the agency operating at budget levels, though slightly down due to timing of revenue and bonus payments. CFO Meno explained they are implementing process improvements in finance and Accounts Payable, including adding layers of review and scrutinizing invoices more closely. The board discussed financial ratios and reporting, with Vice Chair Malter requesting additional breakdowns of liquid assets and operating reserves, which Meno agreed to provide. Chairman Considine requested year-over-year balance sheet comparisons (if easily available in Yardi) for review in upcoming months.

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

REPORTS

The following reports for December 2025 were provided:

Public Housing Authority (PHA) Reports:

- Key Management Indicators
- Resident Characteristics

Housing Choice Voucher (HCV) Reports:

- HCV Monthly Report
- Voucher Utilization

Public Housing Reports:

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

Program & Agency Reports:

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

NEW BUSINESS

A. Resolution 2026-06 Approval of the Renewal of Property, Liability, and Workers Compensation Insurance

Chairman Considine introduced the following resolution:

RESOLUTION NO. 2026-06

**APPROVAL OF THE RENEWAL
OF PROPERTY, LIABILITY & WORKERS COMPENSATION INSURANCE**

WHEREAS, 24 CFR 965.205, states the Annual Contributions Contract (ACC) between PHAs and the U. S. Department of Housing and Urban Development requires that PHAs maintain specified insurance coverage for property and casualty losses that would jeopardize the financial stability of the PHAs.

WHEREAS, the insurance coverage is required to be obtained under procedures that provide for open and competitive bidding, the HUD Appropriations Act for Fiscal Year 1992 provided that PHA could purchase insurance coverage without regard to competitive selection procedures when it purchases it from a nonprofit insurance entity owned and controlled by PHAs approved by HUD in accordance with standards established by regulation. Procurement of insurance from other entities is subject to competitive election procedures.

WHEREAS, AHRMA is nonprofit insurance entity owned and controlled by PHAs and approved by HUD; and

WHEREAS, it is the recommendation of the Executive Director to renew with the current provider AHRMA, at an annual cost of \$384,396.00.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of the County of Lake authorizes the Executive Director to renew the property, liability, and workers compensation insurance contract with AHRMA as specified in **Exhibit A**.

After discussion, Vice Chair Malter moved, seconded by Commissioner Barnes, to adopt Resolution 2026-06.

Roll Call Vote:

Ayes: Barnes, Considine, Idleburg, Malter, Nozicka, Roberson

Nays: None

Absent: Stackhouse

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on January 15, 2026.

**B. Resolution 2026-07 Approval of Regular and Annual Board of Commissioners Meeting for
Calendar Year 2026**

Chairman Considine introduced the following resolution:

RESOLUTION NO. 2026-07

APPROVAL OF REGULAR AND ANNUAL

BOARD OF COMMISSIONERS MEETING DATES – CY 2026

WHEREAS, in accordance with the Open Meetings Act, 5 ILCS 120/2.02: Public notice of all meetings, whether open or closed to the public, shall be given as follows: (a) Every public body shall give public notice of the schedule of regular meetings at the beginning of each calendar or fiscal year and shall state the regular dates, times, and places of such meetings; and

WHEREAS, with noted exceptions, the Regular and Annual Board of Commissioner Meeting dates for CY 2026 have been scheduled in accordance with the By-Laws of the Housing Authority of The County of Lake, Illinois; and

WHEREAS, an exception for an alternate date of the Annual and Regular Board Meetings in July has been scheduled to allow the agency to comply with HUD’s deadline for submitting the PHA Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Lake hereby approves the Board of Commissioner meeting dates for CY 2026 as presented in **Exhibit B**.

After discussion, Vice Chair Malter moved, seconded by Commissioner Roberson, to adopt Resolution 2026-07.

Roll Call Vote:

Ayes: Barnes, Considine, Idleburg, Malter, Nozicka, Roberson

Nays: None

Absent: Stackhouse

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on January 15, 2026.

C. Resolution 2026-08 Approval of the Enactment of an Updated Cost Allocation Policy

RESOLUTION NO. 2026-08

**APPROVING THE ENACTMENT OF AN UPDATED
COST ALLOCATION POLICY**

WHEREAS, the Lake County Housing Authority (the “Authority”) has determined that a cost allocation policy has not been formally composed nor presented to the Board of Commissioners; and

WHEREAS, it is in the best interest of the Authority to have this policy codified to ensure accurate financial reporting; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Housing Authority that this policy as presented in **Exhibit C** be placed into use for the betterment of the Authority.

After discussion, Vice Chair Malter moved, seconded by Commissioner Idleburg, to adopt Resolution 2026-08.

Roll Call Vote:

Ayes: Barnes, Considine, Idleburg, Malter, Nozicka, Roberson

Nays: None

Absent: Stackhouse

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on January 15, 2026.

D. Commissioner Roundtable

Vice Chair Malter reported that she and Commissioner Stackhouse held their first official finance committee meeting, where they developed questions for CFO Meno. The board received positive feedback about housing inspection services, with one commissioner sharing their experience of a thorough and well-communicated inspection process. They noted that inspections are currently conducted annually, but can become biennial after two consecutive passes.

ADJOURNMENT

There being no further business to come before the Board, The Board voted unanimously in favor of adjournment. The meeting was adjourned at 1:05 p.m.