



**Lake County Housing Authority
Board of Commissioners**

**Minutes of the Regular Meeting
April 16, 2026**

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake was held April 16, 2026, at Lake County Housing Authority: 33928 North U.S. Highway 45, Grayslake, IL 60030.

Present: Susan Malter, Vice Chair
LaShaundra Barnes, Commissioner
John Idleburg, Commissioner
Charles Nozicka, Commissioner
Eugene Roberson, Commissioner

Absent: Kevin Considine, Chairman
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, April 14, 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, Vice Chair Malter called the meeting to order at 12:33 p.m. Roll call was taken, and the following Commissioners were present: Malter, Barnes, Idleburg, Nozicka, Roberson as well as LCHA members Hocker, Meno, Perkins, and Pryor. Absent: Chairman Considine, 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. April 16, 2026, are to be read at the appropriate time in the agenda.

The following public comment was received via email on Wednesday, April 8, 2026 at 6:27 PM.

Ms. Rodgers, a resident of Beach Haven Towers, raised concerns regarding building conditions, maintenance, and resident safety.

She reported issues including alleged disruptive behavior in common areas, unsanitary conditions, and persistent odors throughout the building. She also described significant maintenance concerns within her unit, particularly inadequate heat during the winter months, resulting in extreme cold and ice buildup.

Ms. Rodgers stated that she contacted maintenance regarding these issues but believes they were not resolved in a timely or sufficient manner. She indicated that temporary measures provided were inadequate and led to increased utility costs.

Due to these conditions, Ms. Rodgers reported withholding rent and expressed concerns regarding communication from management, including notices related to nonpayment and lease termination. She also raised concerns about tenant suitability in a property designated for seniors.

Ms. Rodgers stated that she has documented the conditions and intends to pursue the matter through legal channels while seeking alternative housing.

The Board of Commissioners discussed the comment, acknowledging the concerns and confirmed that the Authority is working with the tenant while being careful not to disclose personal tenancy details.

Vice Chair Malter opened the floor for other public comments. There were no additional public comments.

MINUTES 3/19/26 – Regular Meeting Minutes Approval

Vice Commissioner Roberson moved, seconded by Commissioner Idleburg to approve the Minutes of the March 19, 2026, Regular Board Meeting. The Board voted as follows: Ayes: Barnes, Idleburg, Nozicka, Malter, Roberson. Abstain: None. Nays: None. Absent and Not Voting: Considine, Stackhouse. Motion carries.

FINANCE REPORT AND APPROVAL OF ACCOUNTS PAYABLE

CFO Scott Meno presented the March 2026 finance report highlighting findings from the year over year budget analysis showing higher-than-expected port-out expenses and PBV HAP expenses compared to the previous year. The team discussed ongoing efforts to monitor shortfall by managing per unit costs related to rent increases and we're not currently from the waiting list.

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

REPORTS

The following reports for March 2026 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
Family Self Sufficiency
Resident Opportunity & Self Sufficiency (ROSS)
Housing Counseling
LCHA Human Resources

NEW BUSINESS

A. RESOLUTION 2026-14 Authorization to Enter into Contract for Violet Townhomes Vacant Unit Turnover Services

Vice Chair Malter introduced the following resolution:

RESOLUTION 2026-14

**AUTHORIZATION TO ENTER INTO CONTRACT FOR
VIOLET TOWNHOMES VACANT UNIT TURNOVER SERVICES**

WHEREAS, The Authority received a competitive bid through SOURCEWELL Solicitation No: IL-R1-GC-122122-LEO to provide a unit turn, interior renovations at 26281 N. Violet Drive, Mundelein, IL 60060; and

WHEREAS, the installation work needing to be performed is detailed in the work order attached hereto in Exhibit A and

WHEREAS, it is the recommendation of the Executive Director and staff to enter into contract with Leopardo Companies Inc. and to proceed with the scope of work described in Exhibit A at the cost of \$129,410.77, and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Lake County Housing Authority authorizes the Executive Director to proceed to contract with Leopardo Companies Inc. as specified in Exhibit A.

Exhibit A

Work Order Signature Document

Contract No.:IL-R1-GC-122122-LEO			
<input checked="" type="checkbox"/> New Work Order		<input type="checkbox"/> Modify an Existing Work Order	
Work Order #:	151604.00	Work Order Date:	_____
Owner PO No:	_____		
Title:	Lake County Housing Authority - 28281 N. Violet Drive Unit Turn		
Owner Name:	SOURCEWELL - ILLINOIS - Lake County Housing Authority	Contractor Name:	Leopardo Companies Inc
Contact:	Lorraine Hocker	Contact:	Tim McCracken
Phone:	(847) 650-6848	Phone:	_____
Work to be Performed			
Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No IL-R1-GC-122122-LEO.			
Brief Work Order Description:			
Unit turn at 28281 N. Violet Drive.			
<input type="checkbox"/>			
Work Order Firm Fixed Price: \$129,410.77			
Owner Purchase Order Number:			

Approvals

Owner	Date	Contractor	Date
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After discussion, Commissioner Nozicka moved, seconded by Commissioner Idleburg, to adopt Resolution 2026-14.

Roll Call Vote:

Ayes: Barnes, Idleburg, Nozicka, Malter, Roberson

Nays: None

Absent: Considine, Stackhouse

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 16, 2026.

B. RESOLUTION 2026-15 Authorization for FY 2026 March Collection Losses – Public Housing

Vice Chair Malter introduced the following resolution:

RESOLUTION 2026-15

**AUTHORIZATION FOR FY 2026
COLLECTION LOSSES – PUBLIC HOUSING**

WHEREAS, the policy of the Housing Authority of the County of Lake, Illinois is to write-off vacant accounts of tenants that have been terminated from the program or the former tenant's location is unknown,

THEREFORE, BE IT RESOLVED that the following tenant accounts are to be transferred to the allowance for doubtful accounts and sent to the Authority's collection company.

<u>Account #</u>	<u>Amount</u>	<u>Amp</u>
T0001007	\$915.03	2
T0002824	\$2,966.88	2
T0005273	\$1,360.00	2
T0005519	\$383.00	2
T0004532	\$954.97	2
T0005637	\$9.00	2
108001	\$232.00	3
T0003914	\$2,178.22	3
T0005413	\$561.16	3
T0004221	\$375.92	3
D0001531	\$1,603.41	4
T0002426	\$6,839.41	4
T0004580	\$2,458.36	5
T0003734	\$3,383.97	5
TOTAL	\$24,221.33	

After discussion, Commissioner Idleburg moved, seconded by Commissioner Nozicka, to adopt Resolution 2026-15.

Roll Call Vote:

Ayes: Barnes, Idleburg, Nozicka, Malter, Roberson

Nays: None

Absent: Considine, Stackhouse

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 16, 2026.

C. RESOLUTION 2026-16 Authorization for FY 2026 March Collection Losses – Housing Choice Voucher

RESOLUTION 2026-16

**AUTHORIZATION FOR FY 2026
COLLECTION LOSSES – HOUSING CHOICE VOUCHERS**

WHEREAS, the policy of the Housing Authority of the County of Lake, Illinois is to write-off vacant accounts of tenants that have been terminated from the program or the former tenant's location is unknown,

THEREFORE, BE IT RESOLVED that the following tenant accounts are to be transferred to the allowance for doubtful accounts and sent to the Authority's collection company.

<u>Account #</u>	<u>Amount</u>	<u>Program</u>
T0003678	\$1,958.00	WSA
TOTAL	\$1,958.00	

After discussion, Commissioner Nozicka moved, seconded by Commissioner Idleburg, to adopt Resolution 2026-16.

Roll Call Vote:

Ayes: Barnes, Idleburg, Nozicka, Malter, Roberson

Nays: None

Absent: Considine, Stackhouse

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 16, 2026.

D. RESOLUTION 2026-17 Authorization for FY 2026 March Collection Losses – LCHA Rentals

RESOLUTION 2026-17

**AUTHORIZATION FOR FY 2026
COLLECTION LOSSES – LCHA RENTALS**

WHEREAS, the policy of the Housing Authority of the County of Lake, Illinois is to write-off vacant accounts of tenants that have been terminated from the program or the former tenant’s location is unknown;

THEREFORE, BE IT RESOLVED that the following tenant accounts are to be transferred to the allowance for doubtful accounts and sent to the Authority’s collection company.

<u>Account #</u>	<u>Amount</u>	<u>Amp</u>
T0000004	\$19,057.02	RENTALS
TOTAL	\$19,057.02	

After discussion, Commissioner Nozicka moved, seconded by Commissioner Idleburg, to adopt Resolution 2026-17.

Roll Call Vote:

Ayes: Barnes, Idleburg, Nozicka, Malter, Roberson

Nays: None

Absent: Considine, Stackhouse

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 16, 2026.

E. RESOLUTION 2026-18 Approval of the IGA Between LCHA and NCHA for the Transfer of the Housing Choice Voucher (HCV) Program, ACC Units, and Future Public Housing Consideration

RESOLUTION 2026-18

**APPROVAL OF THE IGA BETWEEN LCHA AND NCHA FOR THE TRANSFER OF
HOUSING CHOICE VOUCHER (HCV) PROGRAM, ACC UNITS, AND
FUTURE PUBLIC HOUSING CONSIDERATION**

WHEREAS, the Housing Authority of the County of Lake (“LCHA”) is a public body corporate and politic organized under the laws of the State of Illinois, including 310 ILCS 10; and

WHEREAS, LCHA administers the Housing Choice Voucher (“HCV”) Program under an Annual Contributions Contract (“ACC”) with the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, LCHA desires to accept all rights, duties, assets, liabilities, and responsibilities associated with the HCV Program of the North Chicago Housing Authority (“NCHA”), including ACC units identified as IL107; and

WHEREAS, LCHA and NCHA have entered into an Intergovernmental Agreement (“IGA”) setting forth the terms and conditions for the transfer and acceptance of the HCV Program; and

WHEREAS, the North Chicago Housing Authority (“NCHA”) has adopted Resolution No. 2026-05 authorizing the transfer of the IL107 HCV Program and ACC units to LCHA, effective July 1, 2026, or such other date as approved by HUD;

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

Section 1. Acceptance of Program

LCHA hereby authorizes the acceptance of all rights, duties, assets, liabilities, and responsibilities associated with the Housing Choice Voucher (HCV) Program of NCHA, including all ACC units identified as IL107.

Section 2. Transfer by NCHA and HUD Approval

This acceptance is conditioned upon the transfer by NCHA pursuant to Resolution No. 2026-06 and approval by the U.S. Department of Housing and Urban Development (“HUD”).

Section 3. Effective Date

The acceptance and assumption of all rights, duties, assets, liabilities, and responsibilities associated with the HCV Program shall be effective July 1, 2026, or such other date as approved by HUD.

Section 4. Authorization to Execute Documents

The Executive Director of LCHA, or his/her designee, is hereby authorized to execute the Intergovernmental Agreement (IGA), submit all required documentation to HUD, and execute any and all documents necessary to carry out the intent of this Resolution.

Section 5. Cooperation and Transition

LCHA shall cooperate fully with NCHA to ensure a smooth and orderly transition of the HCV Program, including the receipt and integration of all program records, contracts, participant data, and financial information, consistent with the IGA.

Section 6. Compliance with Applicable Law

All actions taken pursuant to this Resolution shall be in compliance with applicable federal, state, and local laws and regulations, including HUD requirements.

Section 7. Effective Date of Resolution

This Resolution shall take effect immediately upon its adoption.

After discussion, Commissioner Nozicka moved, seconded by Commissioner Idleburg, to adopt Resolution 2026-18.

Roll Call Vote:

Ayes: Barnes, Idleburg, Nozicka, Malter, Roberson

Nays: None

Absent: Considine, Stackhouse

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 16, 2026.

- F.** Executive Director/CEO Hocker discussed interest in obtaining a police special detail agreement with the Lake County Sheriff's office for on-site security at Shiloh Towers. LCHA previously had an agreement in place to provide periodic supplementary police services and wishes to do so again to ensure the safety and security of residents. No action was taken by the board at this time.

G. Commissioner Roundtable

Vice Chair Malter congratulated Lorraine for being recognized as an honoree at the Lake County Chamber of Commerce 2026 Annual Women's History Month Green Goddess Luncheon - a distinguished celebration honoring women in leadership and all levels of management who are generating business and community success across Lake County.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Roberson moved, seconded by Commissioner Nozicka, to adjourn the meeting. The Board voted unanimously in favor of adjournment. The meeting was adjourned at 12:53 p.m.