DU PAGE COUNTY
CDC - COMMUNITY DEVELOPMENT COMMISSION
FINAL AGENDA

April 3, 2018
Regular Meeting
11:30 AM

ROOM 3500B
421 NORTH COUNTY FARM ROAD
WHEATON, IL  60187

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. APPROVAL OF MINUTES
   A. CDC - Community Development Commission - Regular Meeting - Tuesday April 4th, 2017
5. ACTION ITEMS
   A. Action Item -- 2018 Election of Officers and CDC Executive Committee Members.
6. FEDERAL FUNDING UPDATE
7. PRESENTATION - DUPAGE COUNTY COMMUNITY DEVELOPMENT STORY MAP
8. OTHER BUSINESS
9. ADJOURNMENT
10. NEXT MEETING DATE - APRIL 2, 2019
1. CALL TO ORDER

11:30 AM meeting was called to order by Chair Donald Bastian at 11:42 AM.

11:30 AM OR IMMEDIATELY FOLLOWING DEVELOPMENT COMMITTEE

2. ROLL CALL

PRESENT: Anderson, Barrett, Bastian, Berley, Budzikowski, Chaplin, Chassee, Chrisse, Dragan, Eckhoff, Elliott, Fichtner, Franz, Gascoigne, Grant, Govind, Grill, Krucek, Popovich, Tornatore, Ungerleider, Wiley


Staff Present: Mary Keating, Community Services Director; Jennifer Chan, Community Development Administrator; Christine Pedersen, Senior Accountant/Community Services Manager; Christopher Ragona, Community Development Manager; Julie Hamlin, Community Development Specialist; Therese Witkus, Community Development Specialist; Christopher Donovan, Community Development Specialist; Dorin Fera Community Development Specialist; Tom Schwertman, Community Development Specialist; and Nicole Rashan, Principal Account Clerk.

State’s Attorney: Paul Bruckner.

Others Present: Angela Adkins, Executive Director - NAMI; Sarah Hunn - DuPage County Stormwater Division, and Timothy Sheehan.

3. PUBLIC COMMENT

Angela Adkins, Executive Director from NAMI made the following statements;

“My Name is Angela Adkins and I am the executive Director for NAMI DuPage, (Nat Alliance on mental illness).

We have been seeking forgiveness and partial forgiveness for three outstanding HUD loans on two properties that are owned by NAMI but are operated as group homes for the mentally ill by the County.

At the time the loans term was set for 40 years, now they are terms of 20 years.
Loan 1. Was awarded in 1993 for $105,000 is now at 24 years. In 2013 50% of this loan was forgiven, leaving $52,500

Loan 2. Was awarded in 2005 for $87,238 for capital repairs and is now at 11 1/2 years we ask for 50% forgiveness

Loan 3. Was awarded in 2006 for $49,000 to install sprinklers and is now 10 1/2 years we ask for 50% forgiveness.

We are seeking forgiveness for these loans because the NAMI DuPage Board has made the decision to sell the properties. I want to stress that we will only sell the properties if a buyer agrees to take them over and continue to use them as group homes.

We have an interested purchaser who already maintains a large portfolio of rental properties in DuPage County and has experience in purchasing and managing properties of other nonprofit organizations that are involved in special needs housing.

The buyer recently met with Karen Ayala, Exec. Director of the DuPage County Health Department, to discuss his intentions for maintaining the properties for clients having mental health disabilities. The buyer has expressed his desire to maintain a long term housing commitment to individuals with mental illness and is willing to sign a legally binding document that would enforce this. This would ensure that the HUD funding's original purpose would not be jeopardized. But moreover, it would ensure that the 16 beds would be preserved for individuals with mental illness.

Why the need to sell? As NAMI DuPage has moved from a resource and advocacy organization to a more direct program service organization our priorities have changed. Then two group homes are operated under the county with no input from NAMI DuPage we have simply been the landlords for many years.

When the DuPage County Health Department asked NAMI DuPage to partner with them in providing services to clients with mental illness in association with opening the new Community Center building, we were asked by the county if we were interested in taking on some new programming, the timing was right, NAMI had for a while been changing direction to provide more hands on services that the community was telling us were needed.

NAMI DuPage invested in several new programs, including workforce development, social/recreation activities and the Living Room, a peer-led non-residential crisis stabilization alternative to Emergency Rooms. These new programs required a significant outlay of cash from our reserves to develop and initiate by the time the new Community Center was ready to open. These programs have been funded out of NAMI DuPage's reserves since only partial grant funding has been available for start-up programs due to lack of demonstrated outcomes.

The NAMI Board wishes to replenish the reserves with a portion of the proceeds from the sale of the properties and use a portion of the proceeds to continue funding the newer programs until other sources of funding are developed which is currently under way. NAMI DuPage
currently does not receive any federal or state support nor any financial support from NAMI (National or State). These programs will continue to have a direct impact on individuals and families living with mental illness.

The properties were appraised in November 2015 as follows

   22W666 Hackberry Dr., Glen Ellyn, IL  $400,000
   408 Braemer Dr., Naperville IL  $485,00

NAMI DuPage has not negotiated a selling price for the subject properties. However, we expect the selling price to range between 80-90% of the appraised valued as detailed below:

   a. 22W 666 Hackberry Dr., Glen IL: between $320,000 - $360,000
   b. 408 Braemer Dr., Naperville, IL: between $388,000 and $436,000

NAMI DuPage does not expect to realize any profit on the properties.

Per our records, NAMI DuPage's cash investment into the properties is estimated at $642,792 not including the HUD loans.

The proceeds from the sale of the two properties would be used to pay off a commercial mortgage, replenish reserves that were depleted for capital improvements/maintenance costs and to provide funding for our new programs that directly impact individuals and families with mental illness.

The forgiveness of the loans will help us to negotiate the best deal possible that will in turn allow us to better support the programs we have already invested in and believe are making a difference.”

Adkins went on to tell the Commission a recent success story of a young gentleman with mental health issues, and his mother who initially was against seeking any help. He came to the Living Room program. In a little over a year, he has managed to successfully complete the programs and this week has accepted a job. Of note, his mother is now trained to be a family facilitator and volunteers for NAMI one day a week. His father volunteers with the social recreational programs.

Staff informed the committee that the plan is to present NAMI’s request at the May CDC Executive Committee.

There was no other public comment.

4. APPROVAL OF MINUTES

   A. CDC - Community Development Commission - Regular Meeting - Apr 5, 2016 11:00 AM

   There were no corrections or additions.
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Sam Tornatore, District 1
SECONDER: Elizabeth Chaplin, District 2
AYES: Anderson, Barrett, Bastian, Berley, Budzikowski, Chaplin, Chassee, Chrissie, Dragan, Eckhoff, Elliott, Fichtner, Franz, Gascoigne, Grant, Govind, Grill, Krucek, Popovich, Tornatore, Ungerleider, Wiley
ABSENT: Ziegler

5. ACTION ITEMS

A. Action Item -- 2017 Election of Officers and CDC Executive Committee Members.

Staff explained at this meeting the full Commission votes on members who will sit on the Community Development Committee Executive Committee which is charged with the day-to-day oversight of the Community Development Commission department. The nominating committee, consisting of Don Bastian current Chairperson, Tim Elliott current Vice Chairperson and Mary Keating Community Development Director, came up with the slate.

Officers: Tim Elliott - District 4 (Chairman) Patrick Grill - Villa Park (Vice-Chairman)

Municipal Members: John Berley - Addison  Don Bastian - Carol Stream
Lori Chasse - West Chicago Kelley Chrissie - Wood Dale Mike Krucek - Woodridge

County Members: Janice Anderson - District 5  Liz Chaplin - District 2
Gary Grasso - District 3  Sam Tornatore - District 1
Kevin Wiley - District 6

Bastian asked if there were any nominations from the floor. None was given.

On a roll call vote, the motion passed.

At this point, Chairman Elliott took control of the meeting.
RESULT: APPROVED [UNANIMOUS]
MOVER: John Berley, Addison Asst Village Mngr/Community Dev Di
SECONDER: Kevin Wiley, District 6
AYES: Anderson, Barrett, Bastian, Berley, Budzikowski, Chaplin, Chassee, Chrisse, Dragan, Eckhoff, Elliott, Fichtner, Franz, Gascoigne, Grant, Govind, Grill, Krucek, Popovich, Tornatore, Ungerleider, Wiley
ABSENT: Ziegler

B. Action Item -- Recommendation for approval of the Village of Addison’s Appeal for Project CDBG-DR-13 Addison Buy-Out.

The CDC Executive committee last saw this project in January. It had been determined that this property was non-owner occupied and did not meet the criteria in the regular property Acquisition policy and procedures. The Village of Addison requested an appeal and waiver. Addison was present to answer any questions. Hunn, with DuPage County Stormwater Division, was also present to answer any questions.

A most favorable roll was called.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Sam Tornatore, District 1
AYES: Anderson, Barrett, Bastian, Berley, Budzikowski, Chaplin, Chassee, Chrisse, Dragan, Eckhoff, Elliott, Fichtner, Franz, Gascoigne, Grant, Govind, Grill, Krucek, Popovich, Tornatore, Ungerleider, Wiley
ABSENT: Ziegler

C. Action Item -- Recommendation for approval of a Second Agreement Modification to both CDBG-DR-13 projects; Village of Addison Buy-Out (Contingent upon approval of Addison’s Appeal) and Village of Villa Park Acquisition (546 Euclid) Agreements.

Staff explained that the modification to be made to both of the agreements would not affect the County’s level of risk, but had been instituted for clarification of the agreement regarding repayment of funds to the County should the situation arise.

There was no discussion.

A first most favorable roll was called.
RESULT: APPROVED [UNANIMOUS]
MOVER: Donald Bastian, Chair
SECONDER: Kevin Wiley, District 6
AYES: Anderson, Barrett, Bastian, Berley, Budzikowski, Chaplin, Chassee, Chrisee,
Dragan, Eckhoff, Elliott, Fichtner, Franz, Gascoigne, Grant, Govind, Grill,
Krucek, Popovich, Tornatore, Ungerleider, Wiley
ABSENT: Curran, DiCianni, Domovessova, Gombac, Grasso, Halik, Healy, Hill,
Kalchbrenner, Khouri, Krajewski, Larsen, Noonan, Plonczynski, Puchalski,
Stricker, Viger, Watkins, Werner, Zay
ABSENT: Ziegler

D. Action Item -- Recommendation for approval of Substantial Amendment #5 to the
Community Development Block Grant-Disaster Recovery (CDBG-DR) Action Plan.

CDBG-DR Substantial Amendment #5 proposed reprogramming and commitment of
approximately $4.95 million in disaster recovery funds. Hunn from Stormwater
Department was in attendance to answer any questions.

Franz asked what would happen to the unused funds. Staff said that they would be
returned to HUD. Contingent projects were added to make sure that all funds were used.
Funds must be spent by 2019. For this reason, this would be the final amendment.

There was no further discussion.

A second most favorable roll was called.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Elizabeth Chaplin, District 2
SECONDER: Kelley Chrisee, Assistant Community Dev. Dir.
AYES: Anderson, Barrett, Bastian, Berley, Budzikowski, Chaplin, Chassee, Chrisee,
Dragan, Eckhoff, Elliott, Fichtner, Franz, Gascoigne, Grant, Govind, Grill,
Krucek, Popovich, Tornatore, Ungerleider, Wiley
ABSENT: Curran, DiCianni, Domovessova, Gombac, Grasso, Halik, Healy, Hill,
Kalchbrenner, Khouri, Krajewski, Larsen, Noonan, Plonczynski, Puchalski,
Stricker, Viger, Watkins, Werner, Zay
ABSENT: Ziegler

6. 2016 HIGHLIGHTS

1. 2016 Highlights Handout

Keating said the President’s proposed 2018 budget called for elimination of the CDBG and
HOME Partnership programs as well as a number of other domestic programs. The overall
feeling from the members of congress was that total elimination was not likely but cuts were
possible. Chairman Cronin sent a letter of support for the CDBG program to the County’s congressional delegation. Protection of the CDBG program has been part of the County’s legislative agenda for a number of years. Staff will keep the Commission informed on the status of the two sources of funding. The 2016 Success Stories handout emphasized the importance of these grants.

Govind asked, and Keating agreed, that it would be beneficial if the municipalities were to write in support of the programs as well.

At this point, Ragona, as the new Community Development Manager, introduced his staff and thanked Mary Keating and Jennifer Chan for giving him this opportunity. He reviewed the 2016 Success Stories with the Committee.

Additional comments as follows:

Page 45 of Minutes Packet - DuPage County Funding - 2003-2016: Since 2003 funding has decreased, but over the past three or four years funding has been relatively the same.

Page 45 of Minutes Packet - United Cerebral Palsy Seguin of Greater Chicago (UCP Seguin): This project is located on the west side of downtown Villa Park. UCP Seguin also supplied in $400,000.

Page 47 of Minutes Packet - Village of Bensenville: Infrastructure activities are available for all municipalities if the project is in a low income block group. This activity requires a 25% match from the municipality. These funds could be used for street lights and also flood control in income qualified areas. Currently flood control is being addressed through CDBG-DR funds in which projects ranged from $9.5 million down to $150,000.

Page 48 of Minutes Packet - Homeownership & Single Family Rehab Program: Last year the Single Family Rehab program assisted families in 23 homes. The homeownership program averaged one new homebuyer a month. It is unknown what how the rise in interest rates will affect this program.

RESULT: HAND OUT

7. OTHER BUSINESS
There was no other business.

Elliot thanked Don Bastian for this past year’s service as Chairman.

8. ADJOURNMENT
Wiley made the motion, seconded by Chaplin, to adjourn at 12:05 pm.

On a voice vote, all in favor, the motion passed.
9. NEXT MEETING DATE - APRIL 3, 2018
To: DuPage Community Development Commission

From: Nominating Committee
Tim Elliott – District 4
Patrick Grill – Village of Villa Park
Mary Keating – Community Services Director

Date: March 21, 2018

RE: Nominations for 2018 Officers and CDC Executive Committee

The following members are nominated for positions on the CDC Executive Committee:

**Officers:**
- Patrick Grill – Villa Park (Chairman)
- Tim Elliott – District 4 (Vice-Chairman)

**Municipal Members:**
- John Berley – Addison
- Don Bastian – Carol Stream
- Lori Chasse – West Chicago
- Mike Krucek - Woodridge
- Daniel Ungerleider – Clarendon Hills

**County Members:**
- Janice Anderson – District 5
- Liz Chaplin – District 2
- Gary Grasso – District 3
- Sam Tornatore – District 1
- Kevin Wiley – District 6