

**MINUTES OF A REGULAR MEETING OF
HOUSING COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Wednesday, January 7, 2026

MEETING LOCATION: Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER

At 6:31 p.m., Chairperson Fernandez Sykes called an on-site meeting of the Highland Park Housing Commission, Peers Housing Association, Ravinia Housing Association, and the Sunset Woods Association to order. Each of the Commissioners also serves as Directors of each of the Housing Associations. Public comments may be emailed to city@hpil.com or phoned into at 847.432.0867. The City web site is www.cityhpil.com. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, & Shapiro Kopin

Commissioners Absent: Beasley & Rosen

Councilmember Present: Tapia

Student Council Present: Posner

Staff declared that a quorum was present.

Staff Present: Coleman & Markle

Guests Present: Irina Leykin, Regional Property Manager/ERES
Rob Anthony, President/CPAH

Others Present: Gale Cerabona, Recorder

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

APPROVAL OF MINUTES

Regular Meeting of the Housing Commission – December 3, 2025

Commissioner Shapiro Kopin moved to approve the December 3, 2025, regular meeting minutes as amended. Commissioner Farris seconded the motion.

On a voice vote:

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, & Shapiro Kopin

Voting Nay: None

Chairperson Fernandez Sykes declared that the motion passed unanimously.

**MINUTES OF A REGULAR MEETING OF
HOUSING COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

SCHEDULED BUSINESS

1. Items for Omnibus Vote Consideration

- Payment of Invoices
- Ratification of Payments

Senior Planner Coleman advised there is nothing outstanding.

2. Peers, Ravinia, Sunset Woods Associations, & Housing Trust Fund

- Consideration of ERES Management Report and Financials

Senior Planner Coleman advised there is nothing outstanding.

- Sunset Woods Financials

Commissioner Shapiro Kopin asked about the registry of payments on Page 33 regarding a loan payment not clearing. Senior Planner Coleman said the Controller is looking into this.

- Housing Trust Fund (HTF) Financials

Senior Planner Coleman advised there is nothing outstanding.

- Other Association Business
 - Request for Approval of Quote for Peers' Pipe Replacements

Senior Planner Coleman referred to the quote on pipe replacements. He shared that Evergreen recommends approving the Kelsey Mechanical quote for \$26,000+.

Ms. Leykin said this company is a repeat vendor and would do a good job. She expounded. A request for reimbursement would not occur.

Some HC comments are.....

- Commissioner Adland asked if this would happen frequently. Ms. Leykin noted the pipes are old and cast iron. Damaged parts were replaced on one wing. Replacement will occur on the other wing. She indicated other treatments were exhausted.
- Commissioner Rachman asked, and Ms. Leykin explained the line is jetted quarterly.

Commissioner Farris moved to approve the quote for Kelsey Mechanical. Commissioner Rachman seconded the motion.

On a roll call vote:

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, & Shapiro Kopin

Voting Nay: None

Senior Planner Coleman declared that the motion passed unanimously.

OLD BUSINESS

**MINUTES OF A REGULAR MEETING OF
HOUSING COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

1. Housing Association Fund Accounts & Consideration

Senior Planner Coleman referred to his memo, and noted one CD account matures today with a 1-day grace period. He shared that all accounts yield low interest. Attachment A notes the interest rates. The recommendation is to go with an account yielding 3%. The HC can approve a 6-month CD. In 2027, roof repairs, etc. will take place.

Some HC comments are.....

- Commissioner Rachman said he is in favor.
- Commissioner Adland asked if there could be another account type than a CD. Senior Planner Coleman stated there is experience with CDs, and it is believed to be the best option. He expounded on past consideration of a Low-Income Housing Tax Credit/LIHTC, etc. He noted a bank representative could attend the next HC meeting to share suggestions on where to invest monies.

Commissioner Shapiro Kopin moved to direct Staff to close the Peers #6619 CD account, invest in a new 6-month CD, investigate options for account #4382 to be moved into a MaxSafe CD, as well as direct Staff to move the Ravinia account #1291 into a money market account at Highland Park Bank. Commissioner Farris seconded the motion.

On a roll call vote:

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, & Shapiro Kopin

Voting Nay: None

Senior Planner Coleman declared that the motion passed unanimously.

NEW BUSINESS

1. 2025 CPAH Scattered Site Grant Drawdown Request #1 – 661 Homewood Avenue

2. 2025 CPAH Scattered Site Grant Drawdown Request #2 – 1342 Ferndale Avenue

Senior Planner Coleman introduced Mr. Anthony and explained what CPAH does.

Mr. Anthony advised the above two homes have been completed. One was sold, and the other is for sale with a likely buyer. He expounded on the family who purchased the home in December, 2025.

Mr. Anthony reminded tours can be given to HC Commissioners following home rehabilitations.

Commissioner Farris moved to approve the CPAH Scattered Site Grant Drawdown Request #1 for 661 Homewood Avenue. Commissioner Shapiro Kopin seconded the motion.

On a roll call vote:

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, & Shapiro Kopin

Voting Nay: None

Chairperson Fernandez Sykes declared that the motion passed unanimously.

Commissioner Farris moved to approve the CPAH Scattered Site Grant Drawdown Request #2 for 1342 Ferndale Avenue. Commissioner Shapiro Kopin seconded the motion.

**MINUTES OF A REGULAR MEETING OF
HOUSING COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

On a roll call vote:

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, & Shapiro Kopin

Voting Nay: None

Chairperson Fernandez Sykes declared that the motion passed unanimously.

3. 2025 CPAH Operating Grant Drawdown Request #4

Mr. Anthony said the Operating Grant Drawdown Request #4 will be completed by the end of January, 2026.

He updated the HC:

- there was a resale at 757 Barberry Road
- the Betsy Lassar Place, 8-unit townhome development, is slated for completion by year-end.
- there are 696 households on the wait list. Occupancy is at 100%. All typical services are still being provided.

Commissioner Shapiro Kopin recalled there were 1,000 households on the wait list. She asked if CPAH reviews that wait list annually. Mr. Anthony said yes, so the list remains current.

Commissioner Farris moved to approve the CPAH Operating Grant Drawdown Request #4. Commissioner Shapiro Kopin seconded the motion.

On a roll call vote:

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, & Shapiro Kopin

Voting Nay: None

Chairperson Fernandez Sykes declared that the motion passed unanimously.

OTHER BUSINESS

1. Introduction – New Commissioner, Josh Adland

Chairperson Fernandez Sykes introduced new Commissioner, Josh Adland, who provided a brief background. He just moved to Highland Park from Chicago, is in the medical technology field, and appreciates the opportunity to work with the HC. Chairperson Fernandez Sykes welcomed Mr. Adland.

2. Introduction – New Commissioner, Stephen Rachman

New Commissioner, Steve Rachman, introduced himself and stated he went to Highland Park High School, has lived in Highland Park for 30 years, and is a managing broker. He disclosed he sits on a Board with the President of Evergreen and conducts no business with them. Chairperson Fernandez Sykes welcomed Mr. Rachman.

Senior Planner Coleman said he looks forward to working with both new Commissioners.

3. Next Housing Commission Meeting, Wednesday, February 4, 2026

The next HC Meeting is scheduled for Wednesday, February 4, 2026.

ADJOURNMENT

**MINUTES OF A REGULAR MEETING OF
HOUSING COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

Commissioner Rachman moved to adjourn at 7:06 p.m. Commissioner Shapiro Kopin seconded the motion.

On a roll call vote

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, & Shapiro Kopin

Voting Nay: None

Chairperson Fernandez Sykes declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF A REGULAR MEETING ON DECEMBER 3, 2025, WERE APPROVED WITHOUT CORRECTIONS.