

The City of Lake Forest
Dickinson Hall
Senior Resources Commission
Meeting Minutes
November 12, 2020

Remote Access Meeting

1. Call to Order and Roll Call

Chair Strenger Wayne opened the meeting at 1:00pm.

Commission Members

Gale Strenger Wayne-Chair **P**

Mark Dillon **P**

Phil Hartung **P**

Jill Rosa **P**

Barbara Sheppard **P**

Ed Richardson **P**

Thomas Sullivan **P**

City Council Liaison

Melanie Rummel **P**

Staff

Sally Swarthout, Director of Parks, Recreation, and Forestry **P**

Janet Fryer, Senior Advocate **P**

Tricia Schwall, Senior Resources Manager **P**

Tara Purtell, Administrative Assistant **A**

Katie Dolan, Program Supervisor **P**

Note: **P**=Present **A**=Absent

Guests

Tim Archibald, AIA Midwest Architecture Studio, Inc.

Rob Anthony, President, Community Partners for Affordable Housing

Robbie Boudreau, Executive Director, Faith in Action

Cathy Czerniak, Director, Community Development

JoAnn Desmond, Member, Lake Forest-Lake Bluff Senior Citizens Foundation

Jerry Henry, Member, Lake Forest-Lake Bluff Senior Citizens Foundation

Paul Lemieux, President, Lake Forest-Lake Bluff Senior Citizens Foundation

Steve Potsic, Vice-President, Lake Forest-Lake Bluff Senior Citizens Foundation

Cathy Waldeck, Member, Lake Forest-Lake Bluff Senior Citizens Foundation

2. Approval of Minutes

Commissioner Dillon made a motion to approve the minutes from the September 10, 2020 SRC Meeting. Commissioner Hartung seconded. The motion passed unanimously.

3. Opportunity for citizens to address the Senior Resources Commission on Non-Agenda Items.

No citizens present

4. Affordable Senior Housing Update

Foundation Vice-President Potsic gave a comprehensive history of affordable senior housing, highlighting that the need has become greater for more affordable senior housing due to the increase in the number of seniors, the decrease in senior assets and the difficulties for seniors in Lake Forest/Lake Bluff (LF/LB) to afford market price housing/taxes. He explained that many seniors have left the LF/LB community to go to another community that offers senior living so there is evidence that there is a strong need for affordable senior housing in our community. He mentioned that the Director of Community Development, Cathy Czerniak has put together a road map in order to provide steps on how to proceed and one of the original developers of the existing LF affordable senior housing, Bob Shaw, has been helpful along with many volunteers. The steps that have gotten the affordable senior housing to this point are:

- Community Partners for Affordable Housing has made sure the project was feasible, developed a budget and development costs
- The SRC asked the Lake Forest-Lake Bluff Senior Citizens Foundation to allocate \$350,000 along with the City of Lake Forest matching it with \$350,000, which they did plus donation of the land (\$1.2 million)
- Potsic wrote grants for an additional \$100,000. Community Partners applied to the Lake County Housing Authority for \$750,000 toward the project and was granted those dollars to support 12 units of housing

Director Cerniak, explained the current status of the project highlighting the technical issues associated with Grove Campus including the need for a lift which would be a significant cost both upfront and ongoing. She added that lots of energy has been surrounding adding affordable senior housing either at Grove Campus or another location for quite some time. Director Cerniak stated that needs to make sure all background research is completed in order to confirm an appropriate location. Director Cerniak noted that she is confident that the right site will be identified and the right number of units will be decided so the project can move forward without many challenges.

Commissioner Dillon asked specifically about the site issues and Director Cerniak further explained the lift station issues.

Chair Strenger-Wayne asked about the cost of the lift station and Director Cerniak replied that she didn't have a cost but can comment that other high end residential projects contingent on lift stations did not end up in the development phase.

Chair Strenger-Wayne asked if the project were put on hold would it jeopardize the \$750,000. Community Partners President, Rob Anthony explained that if the plan is realistic and viable then money can be put on hold. Money will be released if not there is not a future viable plan. His concern is the money varies from year to year and also

depends on what other projects are being applied for. He noted that it would be to our advantage to identify a viable path forward by the end of this year.

Foundation Member Desmond asked if the property to the west of the train station has been considered a site and Director Cerniak responded that it has been considered in the past and that she would not rule it out but it has not been discussed recently.

City Council Liaison Melanie Rummel asked if anyone has spoken to the Lake Forest Hospital regarding their undeveloped land and Director Cerniak explained that there have been discussions but at this time they are not willing to release any of their property.

Chair Strenger-Wayne asked what are the steps that need to occur before the end of the year and Director Cerniak replied that a few more sites will be looked at and a preliminary evaluation of other areas on Grove Campus will be completed in 2-3 weeks.

Foundation Vice-President Potsic commented that he hopes the SRC will be a strong advocate for this project and encouraged the Commission to ask questions and push to build as many units as possible because the funding and the need is there for affordable senior housing.

Chair Strenger-Wayne expressed gratitude toward Potsic and Cerniak for all of their hard work on this project and all others that have been involved.

5. Faith in Action Request for CY21 Funding

Executive Director of Faith in Action (FIA) Robbie Boudreau gave a brief background for the new SRC members. She explained that since March they have had to pivot to meet the needs of area seniors and have since partnered with two other transportation services (Go-Go Grandparent and Special Needs Chicago). These services combined with their volunteer escorted transportation have provided safe, reliable options for older adults regardless of their mobility status. With more service options comes more out of pocket costs for FIA.

Boudreau highlighted:

- Shop & Drop-volunteers shop at local grocery or merchandise stores and drop off the items to seniors
- FIA Bookmobile-with local libraries closed, FIA asked for best-selling book donations and over 1000 books were distributed to area seniors

Boudreau mentioned that she is very proud of the social support FIA has been able to provide and their expansion/modifications of existing programs and services to fill gaps in community resources. She requested the grant for CY21 in the amount of \$25,000 instead of \$21,000 stating that it is due to more direct out of pocket costs for transportation and intakes from the Care Director.

Manager Schwall added that Dickinson Hall relied heavily on FIA during the shutdown and she has received many phone calls from members that have benefited from their drop off packages and services.

Commissioner Dillon asked if restrictions loosen up will any of these services change. Boudreau answered that with secured funding in place they will be keeping the mentioned services indefinitely.

Several Commissioners expressed their gratitude toward Boudreau and FIA mentioning they were impressed with the creativity and flexibility. Senior Advocate Fryer also added that she was impressed and it was such a relief to be able to have FIA to refer seniors to during such a difficult time.

Commission Rosa moved that the SRC requests that the Foundation approve the grant request of \$25,000 for CY21 Escorted Transportation Program that supplements existing Dickinson Hall Transportation Resources and consider using the Nehls transportation restricted fund since this grant is for enhanced transportation. Richardson seconded. The following voted "Nay": None. 7-Ayes, 0-Nays, motion carried by voice vote.

6. Dickinson Hall Manager's Report

Manager Schwall said Dickinson Hall is at 63% of its membership with a total of 674 members as of November 3, 2020.

Manager Schwall explained that she in process of going out for quotes to get an architectural drawing done for the kitchen. A designer will be moving forward with the library and lobby.

The budget process is underway for FY22 and Manager Schwall explained that she will be compiling a rough draft of a long range plan of Dickinson Hall covering 5 years, she will be looking for SRC members to provide ideas and feedback regarding the long range plan.

Programming is going very well and even includes new members and lecturers from out of state.

The turkey dinner drive-thru is scheduled for Tuesday, November 24 and currently 149 dinners will be handed out to members/area seniors in need of a Thanksgiving meal.

7. Request for Programs/Services and Transportation Funding for FY22

Chair Strenger-Wayne commended Manager Schwall on well put together supporting documentation for the funding request.

Chair Strenger-Wayne explained to the Commission that the amount could be “up to” \$70,000 for Programs/Services and “up to” \$34,000 for Transportation due to the unknown of where programs/transportation will be in FY22 regarding COVID-19.

Commission Sheppard moved that the SRC requests that the Foundation approve the Senior Resources Manager’s FY22 request for funding as follows: Programs/Services grant up to \$70,000 and Transportation grant up to \$34,000. Richardson seconded. The following voted “Nay”: None. 7-Ayes, 0-Nays, motion carried by voice vote.

8. Comments by Commission Members

Commissioner Dillon asked Manager Schwall if the RFP for the kitchen, library & lobby will be before April 30, 2021 and Manager Schwall responded that yes, it would be.

Commissioner Sullivan asked if the next meeting will be in person as noted on the Agenda, Manager Schwall answered that was an error and most likely it will be remote via Zoom.

9. Next Meeting Date: Thursday, January 15, 2021 at 1:00pm.

10. Adjournment

Commissioner Dillon motioned to adjourn. Commissioner Sheppard seconded. The meeting was adjourned at 2:21pm.

Submitted by: Tara J. Purtell, Administrative Assistant