



McHenry County
Community Development and
Housing Grant Commission - Public Meeting
AGENDA

April 14, 2026, 8:30 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. **CALL TO ORDER**
Roll Call
2. **MINUTES APPROVAL** 2
Vote to approve minutes from February 10, 2026.
3. **PUBLIC COMMENT**
Public comment will be limited to three minutes per individual unless granted leave by the Chairperson to extend their remarks. The Chairperson, at their discretion, may limit or discontinue public comment as may be needed to maintain order.
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - 5.1 CD Staff Introductions
 - 5.2 PY 2026 CDBG Hearings
6. **MEMBERS' COMMENT, MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**
7. **ADJOURNMENT**



1.0 CALL TO ORDER

Meeting called to order at 8:30 AM by Chair Von Bergen.

Members Present: Von Bergen, Smith, Draffkorn, Adamson, Hausmann, Mohr, Reining, Thomfhrda, Paskey, Shew, Zook (non-member)

Members Absent: Grammer

Motion by Vice Chair Smith seconded by Commissioner Mohr to allow Commissioner Shew to virtually participate in the meeting.

Voting Aye (9): Von Bergen, Smith, Draffkorn, Adamson, Hausmann, Mohr, Reining, Thomfhrda, Zook (non-member)

Abstain (1): Shew

Absent (2): Grammer, Paskey

2.0 MINUTES APPROVAL

Motion by Vice Chair Smith seconded by Commissioner Reining to approve meeting minutes from the October 22, 2025, CDHG meeting.

Voting Aye (10): Von Bergen, Smith, Draffkorn, Adamson, Hausmann, Mohr, Reining, Thomfhrda, Shew, Zook (non-member)

Absent (2): Grammer, Paskey

3.0 PUBLIC COMMENT

No comments.

4.0 OLD BUSINESS

None.

5.0 NEW BUSINESS

5.1 Welcome, New Commissioner, Vanessa Thomfhrda

Chair Von Bergen welcomed new Commissioner Vanessa Thomfhrda. She added that the last open seat on the Commission is now filled and thanked Commissioner Thomfhrda for joining.

5.2 2026 CDBG & HOME Applications, Initial Review and Discussion

Commissioner Paskey arrived at 8:35 AM.

Community Development Administrator Sarah Ponitz gave a brief overview of the CDBG and HOME requests, noting that the \$5.2 million in CDBG requests is higher than it has ever been. Ms. Ponitz asked the Commission if there are any projects they want to remove from consideration before deliberations in April.

Commissioner Thomfohrda asked if it's typical for this funding to assist with funding staff positions.

Commissioner Mohr responded it's not uncommon, and Commissioner Draffkorn added the CDBG public service projects fund positions and 10% of the available CDBG funding goes to Community Development staff as administrative funds.

Vice Chair Smith noted he sees the City of Woodstock's request and the amount would essentially take up all the funding, but without seeing their presentation it's hard to know if they can be partially funded. He also added they are a taxing body.

Chair Von Bergen requested to look at last year's funded projects to see if there are any requests from this year that were fully funded last year so they can prioritize giving help to new projects.

Vice Chair Smith added it's important to keep in mind that some of these agencies and projects will be funded through other sources such as the Mental Health Board.

Non-member Mr. David Zook suggested paring down the list of applications if there is consensus on removing any before inviting agencies to present.

Commissioners started discussing agencies with multiple applications and seeing if they would prioritize one project over the other. Home of the Sparrow and their three applications were discussed.

Commissioner Hausmann noted that there are a lot of agencies with multiple CDBG and HOME applications this year.

Commissioner Draffkorn added she has been on the Commission for a while now and they probably have funded Home of the Sparrow every year, maybe it's time to skip a year and spread the money elsewhere even though they do great work.

Commissioner Reining asked if it's possible in the future to allow only one application or type of application.

Chair Von Bergen replied they have talked about doing this in the past. She noted even with the public service cap, they aren't required to fund that category but that is the maxim that can be given.

Commissioner Hausmann noted there aren't any applicants on the list that they haven't seen before, they can probably combine the presentation time for all project applications into one time slot.

Commissioner Mohr asked if they could reduce the amount of time given to applicants to present since there are so many applications, an idea the Commissioners discussed and considered.

Chair Von Bergen asked to see a list of all 2025 funding allocations to see if any that weren't funded last year are requesting the same this year. Ms. Ponitz confirmed she would send the Commissioners a side-by-side of last year's allocations and this year's requests.

Chair Von Bergen asked if anyone wants to share any projects they think should not go forward.

Vice Chair Smith mentioned the City of Woodstock, Warp Corps, and at least one of the Home of the Sparrow projects.

Commissioners continued to discuss the applications and the feasibility of fitting all of the presentations into one day.

Chair Von Bergen reiterated they are not asking the agencies to prioritize their requests and paring down the list to save the Commissioners time, but because it is not possible for all of the projects to be funded with the disparity between the funding requests and the amounts available.

Vice Chair Smith suggested they can give agencies with multiple applications 10 minutes to present and have them prioritize which projects they would pick to fund over the others.

Commissioners Draffkorn and Adamson added it makes sense to ask the agencies for their priority order now.

Chair Von Bergen confirmed that agencies will be contacted to pare down their requests but everyone who applied will get a chance to present.

The Commissioners went down the list and agreed that all projects over \$50k will be contacted and asked to prioritize or reduce their requests.

5.3 CDBG-CV Discussion of Funding for Consumer Credit Counseling Services

Ms. Ponitz announced that a former staff member entered into a CDBG-CV agreement with Consumer Credit Counseling Services in the amount of \$9,428.00 for utility assistance without going through this Commission or the proper channels. She added that since it is Covid money, there is a limited use as we no longer are in the middle of the pandemic, and any use of these funds would have to tie back to Covid.

Chair Von Bergen asked if we have the CV funds available to honor the contract.

Ms. Ponitz replied yes, this would close the CV grant out and fully allocate all available funding.

Commissioner Paskey asked and received confirmation that we already have the funding and that the Commission needs to decide if they want to fund the utility assistance project.

Vice Chair Smith confirmed with Ms. Ponitz that the agreement is reimbursement based and added that the intentions behind funding this project were probably good even if the process was not completed correctly.

Commissioner Reining asked if the funds can be allocated to another organization.

Ms. Ponitz replied yes, the Commission could decide to give the funds to another organization.

Commissioner Reining raised concern and noted that other organizations may have missed out on these funds and asked if the errors in question were made on Consumer Credit's end or our end.

Ms. Ponitz confirmed the error was on our end.

Commissioner Shew asked if we are required to spend the funds.

Chair Von Bergen replied no, if the funds aren't spent then they are sent back to HUD.

Commissioners discussed the situation and whether or not they want to honor the agreement and allocate the funds to Consumer Credit Counseling Services.

Chair Von Bergen added she wants to make sure the County receives the services they were allocated with the Covid money.

Commissioner Reining asked if they can decide the fate of these funds at the April meeting.

Chair Von Bergen asked if they would go through presentations and the normal allocation process and multiple Commissioners noted the time crunch and the limited amount of funding available.

Commissioner Shew added there may be a problem if others aren't given an opportunity for these funds and noted the process to properly allocate these funds would likely take longer than the April meeting.

Commissioners continued discussion regarding the funds and officially allocating them to Consumer Credit Counseling Services.

Motion by Commissioner Mohr seconded by Commissioner Draffkorn to allocate \$9,428.00 for utility assistance out of CDBG-CV money to Consumer Credit Counseling Services.

Voting Aye (9): Von Bergen, Smith, Draffkorn, Hausmann, Mohr, Reining, Thomfohrda, Paskey, Zook (non-member)

Voting No (1): Shew

Abstain (1): Adamson

Absent (1): Grammer

6.0 MEMBERS' COMMENT, MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

Vice Chair Smith requested an update on the recent Community Development Division staffing changes.

Ms. Ponitz noted the CD Division is hosting second interviews to fill the vacant position this week, and the new member can be introduced at the April meeting along with the rest of the staff.

7.0 ADJOURNMENT

Motion by Vice Chair Smith seconded by Commissioner Thomfohrda to adjourn the meeting at 9:41 AM.

Voting Aye (10): Von Bergen, Smith, Draffkorn, Adamson, Hausmann, Mohr, Reining, Thomfohrda, Shew, Paskey, Zook (non-member)

Absent (1): Grammer