



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
REGULAR PUBLIC SESSION
THURSDAY, DECEMBER 14, 2023 AT 12:08 P.M.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker Williams, Chair
Polly Kuehl, Vice Chair
Elaine Kroll, Commissioner
Herb Porter, Commissioner
Dr. Normah Salleh-Barone, Commissioner
Eric Slaughter, Commissioner
Nilda Soler, Commissioner

HACC STAFF PRESENT

Danita W. Childers, Executive Director
Jon Duncan, General Counsel
Shery Seiling, Director of Rent Assistance
Deborah O'Donnell, Procurement Manager
Raquel Burnette, Director of Human Resources
Tina Pourroy, Director of Asset Management and Development
Marcus King, Director of Strategy & Communication
Ardeth Gardiner, Paralegal and 504 Coordinator
Zellores Harrison, Executive Assistant to Executive Director
Darrick Shafer, Regional Director, North
Chalone Liddell, Regional Director, South
Ernest Lofton, Director of Information of Technology
Asif Rahman, Director of Project Development

CALL TO ORDER

Chair Wendy Walker Williams called the December 14, 2023 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at 12:08 p.m.

PUBLIC COMMENTS

Chair Wendy Walker Williams opened the floor to public comments. No public comments were submitted.

CONSENT AGENDA

A motion was made by Vice Chair Polly Kuehl and seconded by Commissioner Nilda Soler for approval of the consent agenda, which included approval of the Minutes of the Regular and Closed Executive Sessions of the Board Meeting on November 16, 2023. The motion to approve the consent agenda carried with all “ayes.”

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2023 – HACC – 34

A Resolution Authorizing the Submission of the Housing Authority of Cook County Agency Five-Year Plan for Fiscal Years 2024 - 2028 to the U.S. Department of Housing and Urban Development (HUD).

Tina Pourroy, Director of Asset Management and Development, presented Resolution No. 2023 – HACC – 34, for Approval of the Submission of the Housing Authority of Cook County Agency Five-Year Plan for Fiscal Years 2024 - 2028 to the U.S. Department of Housing and Urban Development (HUD). Ms. Pourroy explained that HUD requires all public housing authorities to file an Annual Agency Plan and every fifth year a Five-Year Plan is required. The Five-Year Plan was posted and advertised, and a public hearing was held November 30, 2023 via Zoom. No public comments were received.

A discussion ensued regarding the Resolution. Chair Wendy Walker Williams noted that the plan did not address the agency being on HUD’s Troubled list.

Commissioner Eric Slaughter expressed concern that the Commissioners did not receive an invitation to the Hearing that was scheduled on November 30, 2023 at 2:00 p.m.

Commissioner Dr. Normah Salleh-Barone requested an updated organizational chart.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Dr. Normah Salleh-Barone to approve Resolution No. 2023 –HACC – 34, Authorizing the Submission of the Housing Authority of Cook County Agency Five-Year Plan for Fiscal Years 2024 - 2028 to the U.S. Department of Housing and Urban Development (HUD). The motion carried with all “ayes.”

EXECUTIVE DIRECTOR’S REPORT

In an effort to keep Commissioners, staff and the public informed, Executive Director Childers provided a brief overview of significant activities at the Agency, upon which the Board took no official actions.

DEPARTMENT REPORTS

Director of Strategy and Communication, Marcus King, shared with the Board a collaboration between HACC and CEDA (Community and Economic Development Association) to provide training opportunities for residents in the weatherization program, including specific training on Tesla technology.



Director of Rent Assistance, Sheryl Seiling, reported on the Housing Choice Voucher (HCV) Count by City Report. This report provides the geographic areas where HACC voucher holders reside.

The Housing Choice Voucher (HCV) Program Report illustrates the various voucher programs that HACC currently offers, the allocation of vouchers, the utilization rate, and information related to the waitlist.

Regional Manager South, Chalone Liddell, announced that the holiday parties for the region will begin this week. HACC South Region (Golden Towers) worked with the Cook County Sheriff's department to do a "Secret Santa" program for the seniors.

Regional Manager North, Darrick Shafer, announced the region is having an all-staff holiday party this week.

Procurement Manager, Deborah O'Donnell, stated that the HACC is working with Franklin Energy to provide furnace cleaning and to identify furnaces that will need replacement. The HACC has been approved for 118 air conditioners from Huntington Apartments in Niles, and is looking for additional air conditioning units at Evanston senior housing. All installation and removal will be at no-cost to the Agency.

DISCUSSION

Vice Chair Polly Kuehl said that she would like to see a plan for the repositioning of the Public Housing Assets.

Commissioner Herb Porter asked whether the Five-Year Plan that is being submitted to HUD is a Strategic Plan for the Agency. Tina Pourroy, Director of Asset Management and Development, explained that it is not. Instead, she said that the Five-Year Plan is a summary that HUD requires to be submitted using HUD's particular reporting form.

Vice Chair Polly Kuehl and Commissioner Dr. Normah Salleh-Barone asked about the timeline for the grants and when will they expire.

Vice Chair Polly Kuehl asked about the Brinshore Pre-development agreement. She said that she would like to see development numbers and the proforma.

Vice Chair Kuehl also asked about the HACC parking space policy and how often it is updated. General Counsel Jon Duncan explained that the parking space policy was developed in response to some complaints from advocacy groups and some disabled residents regarding the lack of reserved disabled parking spaces in some of the HACC properties.

Vice Chair Kuehl also asked about the medical marijuana policy for tenants. General Counsel Jon Duncan responded that there is a conflict between state and federal marijuana laws. Federal laws prevail since HACC is federally funded.

The Commissioners agreed that HACC staff and organization will need to be more transparent with information given to the Board in order to make rational decisions regarding the agency.

The Commissioners asked for someone to monitor the benchmarks in the HUD Recovery Plan. Executive Director Childers stated that she would monitor it.



Commissioner Dr. Normah Salleh-Barone stated her concern regarding the HACC website and said that it is not user-friendly for clients and residents to find information.

The Commissioners requested formal invitations to upcoming special events.

MOTION TO MOVE TO EXECUTIVE CLOSED SESSION

A motion was made by Commissioner Eric Slaughter and seconded by Commissioner Herb Porter to move into Executive Closed Session in order to discuss personnel related matters; the purchase, sale and lease of real estate property; pending, probable or imminent litigation; review of closed meeting minutes and audit reviews. [Open Meetings Act Exemptions 2(c) (1), (5), (11), (21), and (29)]. The motion to move into Executive Session carried with all "ayes." The Board then moved into Executive Session at approximately 1:35 p.m., for which minutes are kept separately.

OPEN MEETING RECONVENES

Following the Executive Session, the Board returned to Public Session at approximately 2:49 p.m. Chair Wendy Walker Williams noted for the record that no votes were taken during the Executive Session other than to conclude the Executive Session and to return to Public Session.

ADJOURMENT

There being no further business to come before the Board, Commissioner Eric Slaughter moved to adjourn the meeting, Commissioner Dr. Normah Salleh-Barone seconded the motion. The motion to adjourn the meeting was carried with all "ayes." Chair Walker Williams declared the meeting adjourned. Meeting adjourned at approximately 2:52 p.m.

Respectfully submitted by:

Danita M. Childers
Danita Childers, Executive Director
and Secretary

1-11-24
Date