



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY REGULAR PUBLIC SESSION  
THURSDAY, APRIL 10, 2025 12:00 NOON**

**ROLL CALL:**

<b>COMMISSONERS PRESENT</b>	
<b>Wendy Walker Williams – Chair</b>	In Person
<b>Polly Kuehl – Vice Chair</b>	In Person
<b>Nilda Soler – Commissioner</b>	In Person
<b>Dr. Normah Salleh-Barone – Commissioner</b>	Zoom
<b>Elaine Kroll – Commissioner</b>	In Person
<b>Eric L. Slaughter – Commissioner</b>	In-Person
<b>Herb Porter – Commissioner</b>	In-Person
<b>HACC STAFF PRESENT</b>	
<b>Danita W. Childers, Executive Director</b>	In Person
<b>Zellores Harrison, Executive Assistant</b>	In Person
<b>Kathleen Grady-Peralta, Comptroller/Treasurer</b>	In Person
<b>Sheryl Seiling, Director of Rent Assistance</b>	In Person
<b>Raquel Burnette, Director of Human Resources</b>	In Person
<b>Ernest Lofton, Director of Information Technology</b>	In Person
<b>Deborah O'Donnell, Director of Procurement</b>	In-Person
<b>Darrick Shafer, Chief of Property Officer</b>	In-Person

<b>Maria Reyes-Collins, Director of Occupancy &amp; Compliance</b>	In-Person
<b>Legal Counsel</b>	
<b>Jon A. Duncan, General Counsel</b>	In Person
<b>Cherie Strong, Senior Real Estate Attorney</b>	In Person
<b>Public Attendees</b>	
Lizzie Kane	Chicago Tribune
Ricardo Diaz	Evergreen Real Estate
Jabari Curry	Former HACC Employee

- I. **Call to Order:** Chair Wendy Walker Williams called to order the Regular Meeting of the Board of Commissioners at approximately 12:00 p.m.
- II. **Roll Call:** Zellores Harrison called the roll. Chair Walker-Williams, Vice Chair Kuehl, Commissioners Kroll, Slaughter, Soler and Porter attended the meeting in person and were present for the roll call; Commissioner Dr. Salleh-Barone attended via Zoom. A Quorum was established.
- III. **Public Comments:** Based on HACC’s public participation rules, public participants are given three (3) minutes to address the Board. Chair Walker Williams opened the floor to public comments. One public comment was made. Mr. Jabari Curry, former Housing Authority of Cook County employee, addressed the Board requesting reinstatement following his termination on March 21, 2025, after one month of employment as a Senior Systems Administrator. Mr. Curry expressed that his termination was unjust, citing significant contributions to IT projects, security procedures, and organizational culture during his short tenure. He emphasized his dedication, skill set, and positive rapport with staff. The Board acknowledged his comments but clarified that employment decisions fall under the authority of Human Resources and the Executive Director, not the Board of Commissioners. No other public comments were made.
- IV. **Approval of the Consent Agenda:** Commissioner Soler presented a Motion to approve the minutes of the March 13, 2025 Regular Board Meeting. A correction was noted to add Commissioner Soler’s name to the roll call on March 13, 2025. Commissioner Slaughter seconded the Motion. The motion carried with all “ayes.”

- V. **Resolution: Board Resolution 2025 – HACC – 10 A Resolution Authorizing the Executive Director to Enter into a Contract with Midway Moving and Storage, Inc., for Relocation and Moving Services for the Housing Authority of Cook County.** Resolution 2025-HACC-10 Requests the Board of Commissioners of the Housing Authority of Cook County to authorize the Executive Director to Enter into a Contract with Midway Moving and Storage, Inc., for Relocation and Moving Services for the Housing Authority of Cook County.

Chief Property Officer, Darrick Shafer presented the resolution. The contract will support resident moves due to approved reasonable accommodation request, a request under the Violence Against Women Act (VAWA), or in situations where unexpected factors make the living conditions of the unit unsuitable for the resident. The Procurement process produced two responses, with Midway Moving and Storage being the recommended vendor based on experience and pricing; and they are a certified Section 3 company.

Vice Chair Kuehl made a Motion to Authorize the Executive Director to Enter into a Contract with Midway Moving and Storage, Inc., for Relocation and Moving Services for the Housing Authority of Cook County. Commissioner Soler seconded the Motion. The motion carried with all “ayes.”

**Resolution: Board Resolution 2025 – HACC – 11 A Resolution Authorizing Amendments to the Administrative Plan for the Housing Choice Voucher Program and Adoption of a New Payment Standard Schedule:** Resolution 2025 - HACC-11 Requests the Board of Commissioners of the Housing Authority of Cook County to authorize amendments to the Administrative Plan for the Housing Choice Voucher Program and Adoption of a New Payment Standard Schedule.

Director of Rent Assistance, Sheryl Seilings, presented a resolution proposing cost-saving measures to address potential funding shortfalls, similar to 2017. The Housing Authority of Cook County must update its Administrative Plan and adopt a new Payment Standard Schedule to implement these measures and avoid terminating current Housing Choice Voucher Program participants. These changes are necessary to ensure continued program operation within available funding.

Commissioner Slaughter made a Motion to approve the Resolution Authorizing Amendments to the Administrative Plan for the Housing Choice Voucher Program and Adoption of a New Payment Standard Schedule. Commissioner Soler seconded the Motion. The motion carried with all “ayes.”

**Resolution: Board Resolution 2025 – HACC – 12 A Resolution Authorizing the Executive Director to Enter into a Contract with Benford Protection Group for Security Services for Otto Veterans Square and Turlington West Apartments:** Resolution 2025 - HACC-011 Requests the Board of Commissioners of the Housing Authority of Cook County to authorize the Executive Director to Enter into a Contract

with Benford Protection Group for Security Services for Otto Veterans Square and Turlington West Apartments.

Chief Property Officer, Darrick Shafer presented the resolution. Due to increased unauthorized visitors and disturbances during nights and weekends, there is a need for on-site security at Veterans Square and Turlington West Apartments. To ensure resident safety and support retention, the Housing Authority of Cook County plans to contract Benford Protection Group for 12-hour security shifts, seven days a week. The security plan will be regularly evaluated and adjusted as needed.

Commissioner Soler made a Motion to approve the Resolution Authorizing the Executive Director to Enter into a Contract with Benford Protection Group for Security Services for Otto Veterans Square and Turlington West Apartments. Commissioner Porter seconded the Motion. The motion carried with all "ayes."

- VI. Motion to move to Executive Session in order to discuss the purchase, sale and lease of real estate [Open Meetings Act Exemption 2(c)5].** Vice Chair Kuehl moved to convene in Closed Session in order to discuss the purchase, sale and lease of real estate. The Motion was seconded by Commissioner Slaughter. The Motion carried with all "ayes." The Board moved in Executive Session at approximately 12:54 p.m., for which minutes are kept separately.

Following the conclusion of the Executive Session, the Board re-convened in public session. It was noted for the record in public session that no votes were taken during the Executive Session other than to adjourn the Executive Session and to return to public session.

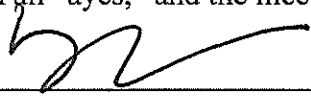
- VII. Resolution: Board Resolution 2025 – HACC – 13 A Resolution Authorizing the Executive Director to Execute A Memorandum of Understanding and Negotiate and Enter into a Purchase and Sale Agreement with Respect to the Acquisition and Renovation of Affordable Housing in Calumet City, Illinois and Park Forest, Illinois:** Resolution 2025 - HACC-13 Requests the Board of Commissioners of the Housing Authority of Cook County to authorize the Executive Director to Execute a Memorandum of Understanding and Negotiate and Enter into a Purchase and Sale Agreement with Respect to the Acquisition and Renovation of Affordable Housing in Calumet City, Illinois and Park Forest, Illinois.

Executive Director Danita W. Childers, along with Ricardo Diaz from Evergreen Real Estate, presented a resolution to acquire properties in Calumet City and Park Forest, Illinois. The purpose of the acquisition is to preserve affordable housing for low-and moderate-income residents in these communities.

Commissioner Porter made a Motion to approve the Resolution Authorizing the Executive Director to Execute a Memorandum of Understanding and Negotiate and Enter

into a Purchase and Sale Agreement with Respect to the Acquisition and Renovation of Affordable Housing in Calumet City, Illinois and Park Forest, Illinois. Commissioner Slaughter seconded the Motion. One commissioner recused due to conflict of interest, and the motion carried with the remaining “ayes.”

- VIII. Executive Director’s Report:** In an effort to keep Commissioners, staff, and the public informed, Executive Director Childers provided a summary of recent activities.
- IX. Other Business:** The date of the May Board is scheduled for May 19, 2025.
- X. Adjournment:** Seeing that there was no further business, Chair Walker-Williams made a Motion to adjourn. Commissioner Slaughter seconded the Motion. The motion carried with all “ayes,” and the meeting was adjourned at approximately 1:11 p.m.

  
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**Wendy Walker-Williams**  
**Chair**

**May 19, 2025**

Housing Authority of Cook County  
**APPROVED**

**MAY 19 2025**

