



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY REGULAR PUBLIC SESSION  
THURSDAY, MARCH 13, 2025 12:00 NOON**

**ROLL CALL:**

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

Cherie Strong, Senior Real Estate Attorney	In Person
<b>Public Attendees</b>	
Lizzie Kane	Chicago Tribune
Richard Koenig	Housing Opportunity Development Corporation
Richard Larsen	Novogradac & Company
Johana Casanova	PIRHL

- 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, and Porter attended the meeting in person and were present for the roll call; Commissioner Dr. Salleh-Barone was not in attendance. 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. Richard Koenig, Executive Director of Housing Opportunity Development Corporation, addressed the board and urged them to improve response times and add staff capacity at the housing authority. He cited delays in rental payments and communication issues that affect housing stability. Mr. Koenig raised concerns about vacant project-based voucher units awaiting referrals and paperwork delays for a Northbrook project. Acknowledging financial pressures, he called for collaborative solutions to ensure families receive necessary housing support. No other public comments were made.
- IV. **Approval of the Consent Agenda:** Vice Chair Kuehl presented a Motion to approve the minutes of the February 27, 2025 Regular Board Meeting of the Board of Commissioners and Executive Closed Session minutes. Commissioner Soler seconded the Motion. The motion carried with all “ayes.”
- V. **Resolution: Board Resolution 2025 – HACC – 03 A Resolution to Ratify the Submission of the Fiscal Year Ending 2024 Audited Financial Statement to HUD:** Resolution 2025-HACC-03 Requests the Board of Commissioners of the Housing Authority of Cook County to ratify the Submission of the Fiscal Year Ending 2024 Audited Financial Statements to HUD.



Comptroller/Treasurer Kathleen Grady-Peralta presented the resolution and introduced Richard Larsen of Novogradac and Company, LLC, the agency's audit firm. Mr. Larsen provided an overview of the financial statements and stated that the HACC received an unmodified opinion indicating no fraud, waste or abuse was identified. The Housing Authority maintains a solid financial position, with sufficient reserves to withstand potential funding challenges. The agency is well-prepared for potential federal budget cuts, especially in the Housing Choice Voucher Program.

Commissioner Porter made a Motion to Ratify the Submission of the Fiscal Year Ending 2024 Audited Financial Statements to HUD. Commissioner Soler seconded the Motion. The motion carried with all "ayes."

**Resolution: Board Resolution 2025 – HACC – 04 A Resolution Adopting the Housing Authority of Cook County Operating Budget for the Fiscal Year Ending March 31, 2026:** Resolution 2025 - HACC-04 Requests the Board of Commissioners of the Housing Authority of Cook County to adopt the Housing Authority of Cook County Operating Budget for the Fiscal Year 2026. Comptroller/Treasurer Kathleen Grady-Peralta presented the resolution. Ms. Grady-Peralta stated that the proposed Fiscal Year 2026 Operating Budget projections were developed based on the Agency's planned expenditures remaining level. The proposed budget totals \$27,584,316 and represents an increase of less than 1% from the previous year.

Commissioner Soler made a Motion to approve the Resolution Adopting the Housing Authority of Cook County Operating Budget for the Fiscal Year Ending March 31, 2026. Commissioner Porter seconded the Motion. The motion carried with all "ayes."

**Resolution: Board Resolution 2025 – HACC – 05 A Resolution Recommending Board Approval of and Authorization of the Executive Director to Execute Certain Documents and Take Further Corporate Action in Furtherance of the Development of New Housing in Evanston, Illinois – South Boulevard Shores and to Ratify the Award of Eighteen (18) Project Based Vouchers for the Project:** Resolution 2025 - HACC-05 Requests the Board of Commissioners of the Housing Authority of Cook County to Approve and Authorize the Executive Director to execute certain documents in furtherance of the development of new housing in Evanston, Illinois, commonly known as South Boulevard Shores, and to ratify the award of eighteen (18) Project Based Vouchers to the Project.

Executive Director Childers introduced Johana Casanova of PIRHL Development to provide an overview of the project. Ms. Casanova outlined the project which includes 60 affordable housing units and will be developed in partnership with the City of Evanston. The project secured low-income housing tax credits and plans to begin construction in summer 2025.

Vice Chair Kuehl made a Motion to approve the Resolution Approving and Authorizing the Executive Director to Execute Certain Documents and Take Further Corporate Action in Furtherance of the Development of New Housing in Evanston, Illinois – South Boulevard Shores, and to Ratify the Award of Eighteen (18) Project Based Vouchers for the Project. Commissioner Soler seconded the Motion. The motion carried with all “ayes.”

**Resolution: Board Resolution 2025 – HACC – 06 A Resolution Authorizing the Executive Director to Enter into Agreements with Home Depot Pro, Lowe’s Pro, HD Supply and WW Grainger for the Purchase of Maintenance, Repair, and Operations Supplies for the Housing Authority of Cook County:** Resolution 2025 - HACC-06 Requests the Board of Commissioners of the Housing Authority of Cook County to Authorize the Executive Director to enter into agreements with Home Depot Pro, Lowe’s Pro, HD Supply and WW Grainger for the purchase of maintenance, repair, and operations supplies for the Housing Authority of Cook County.

Procurement Director, Deborah O’Donnell provided an overview of the contracts and stated that the agreements will streamline operations and reduce costs.

Commissioner Soler made a Motion to Authorize the Executive Director to Enter into Agreements with Home Depot Pro, Lowe’s Pro, HD Supply and WW Grainger for the Purchase of Maintenance, Repair, and Operations Supplies for the Housing Authority of Cook County. Commissioner Porter seconded the Motion. The motion carried with all “ayes.”

**Resolution: Board Resolution 2025 – HACC – 07 A Resolution Approving a 37 ½ Hour Work Week for Most HACC Employees and to Limit End-of-Year Rollovers of Unused Vacation Time to 120 Hours:** Resolution 2025 - HACC-07 Requests the Board of Commissioners of the Housing Authority of Cook County to Adopt a 37 ½ hour work week for most HACC employees and to limit end-of-year vacation carryover hours to 120 for all HACC employees effective April 6, 2025.

Human Resources Director Raquel Burnette presented the resolution noting that currently, most HACC employees work a 35-hour week. Ms. Burnette explained that the new work hours align with union agreements reached on March 3, 2025. Ms. Burnette noted that HACC maintenance employees will continue to work a 40-hour week.

Commissioner Porter made a Motion to Adopt a 37 ½ Hour Work Week for Most HACC Employees and to Limit End-of-Year Rollovers of Unused Vacation Time to 120 Hours. Commissioner Soler seconded the Motion. The motion carried with all “ayes.”

**Resolution: Board Resolution 2025 – HACC – 08 A Resolution Ratifying the Collective Bargaining Agreement for Administrative and Clerical Employees:**



Resolution 2025 - HACC-08 Requests the Board of Commissioners of the Housing Authority of Cook County to Ratify the Collective Bargaining Agreement for Administrative and Clerical Employees between the Housing Authority of Cook County and the Service Employees International Union Local 73. The previous contract expired on March 31, 2024.

General Counsel Jon Duncan presented the resolution which was previously approved by the union.

Commissioner Porter made a Motion to Ratify the Collective Bargaining Agreement for Administrative and Clerical Employees. Commissioner Soler seconded the Motion. The motion carried with all "ayes."

**Resolution: Board Resolution 2025 – HACC – 09 A Resolution Ratifying the Collective Bargaining Agreement for Maintenance Employees:** Resolution 2025 - HACC-09 Requests the Board of Commissioners of the Housing Authority of Cook County to Ratify the Collective Bargaining Agreement for Maintenance Employees between the Housing Authority of Cook County and the Service Employees International Union Local 73. The previous contract expired on December 31, 2023.

General Counsel Jon Duncan presented the resolution which was previously approved by the union.

Vice Chair Kuehl made a Motion to Ratify the Collective Bargaining Agreement for Maintenance Employees. Commissioner Soler seconded the Motion. The motion carried with all "ayes."

- VI. Executive Director's Report:** In an effort to keep Commissioners, staff, and the public informed, Executive Director Childers provided a summary of recent activities.
- VII. Other Business:** Vice Chair Kuehl made a motion to change the date of the May Board meeting to May 19, 2025 from May 8, 2025. Commissioner Slaughter seconded the motion. The motion carried with all ayes.
- VIII. Adjournment:** Seeing that there was no further business, Chair Walker-Williams made a Motion to adjourn. Commissioner Porter seconded the Motion. The motion carried with all "ayes," and the meeting was adjourned at approximately 1:56 p.m.

  
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**Wendy Walker-Williams**  
Chair

**April 10, 2025**

Housing Authority of Cook County

**APPROVED**

**APR 10 2025**