

**JOURNAL OF THE PROCEEDINGS  
OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY**  
Special Meeting, July 8, 2021, 2:05 p.m.

Held remotely via Zoom.us without a central meeting location, due to a declared public health emergency.

**ROLL CALL**

**COMMISSIONERS PRESENT VIA ZOOM.US:**

Wendy Walker Williams, Chair  
Polly Kuehl, Vice Chair  
Nilda Soler, Commissioner  
Saul Klibanow, Commissioner  
Normah Salleh-Barone, Commissioner  
Elaine Kroll, Commissioner

**HACC STAFF PRESENT VIA ZOOM.US**

Richard Monocchio, Executive Director (present at regular meeting location)  
Alesia Hushaw, Chief of Staff  
Karl Becker, Chief Financial Officer  
Sheryl Seiling, Director of Rent Assistance  
Deborah O'Donnell, Manager of Procurement  
Jon Duncan, General Counsel (present at regular meeting location)  
Monica Slavin, Director of Compliance and Occupancy  
Darrick Shafer, North Region Manager  
Nancy Guzman, Director of Development  
Emily Orenstein, Director of External Affairs  
Asif Rahman, Director of Project Development  
Jesse Silva, Development Associate  
Lekisha Bannister, South Region Manager  
Debbie Kyker, Executive Assistant

**CALL TO ORDER**

Chair, Wendy Walker Williams, called the July 8, 2021 special meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:05 p.m.

## **ILLINOIS OPEN MEETINGS ACT COMPLIANCE PROTOCOL FOR REMOTE MEETING**

Jon Duncan, General Counsel, read the following statement as required by the Illinois Open Meetings Act: “The Governor has issued a disaster declaration as it relates to public health, and all of Cook County is covered by the disaster area. The Executive Director has determined that an in-person meeting is not prudent or practical because of the disaster.”

The identity of all Commissioners who were participating in the meeting via Zoom.us were verified. All Commissioners participating in the meeting via Zoom.us confirmed that they could see and hear the proceedings. Mr. Duncan noted for the record that the Housing Authority’s Executive Director and General Counsel were physically present at the regular meeting location.

### **PUBLIC COMMENTS**

Chair Wendy Walker Williams opened the floor for public comments via Zoom.us.

General Counsel Jon Duncan noted for the record that no members of the public had registered for participation in the Zoom.us meeting. No public comments were submitted.

### **PRESENTATION OF RESOLUTIONS**

#### **RESOLUTION NO. 2021 – HACC – 15**

A Resolution Authorizing the Executive Director to Enter into Contracts for Architectural and Engineering Design Services.

Director of Development Nancy Guzman presented Resolution No. 2021 – HACC – 15.

Commissioner Saul Klibanow requested that the Resolution be read aloud. General Counsel Jon Duncan read the Resolution orally.

Following a discussion, Commissioner Klibanow requested that the Resolution be amended to direct the Housing Authority’s staff to re-issue a request for qualification for Architectural and Engineering design services within three years. General Counsel Jon Duncan drafted the requested amendment and read the amendment orally, with the following language to be added following the Resolution clause, as follows: “The Executive Director is directed to re-issue a Request for Qualifications for Architectural and Engineering design services within three years after the adoption of this Resolution.” This amendment was approved unanimously.

A motion was made by Commissioner Saul Klibanow and seconded by Vice Chair Polly Kuehl for adoption of the Resolution, as amended. The motion was approved with all “ayes” in a roll call vote.

## **RESOLUTION NO. 2021 – HACC – 16**

A Resolution Authorizing the Executive Director to Enter into a Contract for Architectural and Engineering Services for Affordable Family Housing in Evanston.

Director of Development Nancy Guzman presented Resolution No. 2021 – HACC – 16.

Commissioner Saul Klibanow noted his reservations about developing the proposed site on the HACC-owned parking area on Noyes Street in Evanston because, in his view, the footprint of the proposed site was too small for the proposed project, the parking would have to be replaced, and the project would increase density in the area. He stated further that the public park near the site was to the west of the Chicago Transit Authority's elevated Noyes train stop, and because the proposed site is to the east of the CTA's elevated train, residents would have to walk a block south and another block west under the elevated train tracks in order to access the Evanston park. His view was that the proposed site on Noyes Street was not well-suited for the proposed project.

Commissioner Klibanow also requested that the Commissioners have an opportunity to receive regular reporting of information regarding proposed development projects so that the Board could provide guidance to the HACC staff earlier in the planning process.

Vice Chair Polly Kuehl stated that she previously lived near the proposed site and was familiar with the site. She stated that, in her view, the site was appropriate for the proposed project. She stated her support for the proposed project.

Commissioner Normah Salleh-Barone noted her support for the proposed project, but she noted further that she was not familiar with the area.

Commissioners Nilda Soler and Elaine Kroll and Chair Wendy Walker Williams each stated their support for the proposed project.

Chair Wendy Walker Williams suggested that the HACC staff provide the Board with periodic reporting of proposed development projects as requested by Commissioner Klibanow. Executive Director Richard Monocchio agreed to do so.

Following the discussion, Chair Wendy Walker Williams requested a motion for approval of Resolution.

A motion was made by Vice Chair Polly Kuehl and seconded by Commissioner Nilda Soler for adoption of the Resolution. The motion was approved 4-1 in a roll call vote, with one Commissioner not voting. Voting in favor of adoption of the Resolution were Chair Wendy Walker Williams, Vice Chair Polly Kuehl, Commissioner Nilda Soler and Commissioner Elaine Kroll. Commissioner Saul Klibanow voted against the adoption of the Resolution. Commissioner Normah Salleh-Barone had left the meeting by the time that the vote was taken, and she therefore did not cast a vote either for or against the adoption of the Resolution.

**OTHER BUSINESS**


There was no other business.

**ADJOURNMENT**

Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Vice Chair, Polly Kuehl and seconded by Commissioner Nilda Soler. The motion to adjourn carried with all "ayes" by a roll call vote.

The Meeting was adjourned at approximately 3:20 p.m.

Respectfully submitted by:

  
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Richard J. Monocchio  
Executive Director

  
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DATE