

**JOURNAL OF THE PROCEEDINGS  
OF A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY  
January 12, 2023 at 2:00 p.m.**

**ROLL CALL**

**COMMISSIONERS PRESENT DURING ROLL CALL**

Wendy Walker Williams, Chair  
Polly Kuehl, Vice Chair  
Nilda Soler, Commissioner  
Dr. Normah Salleh-Barone, Commissioner  
Eric L. Slaughter, Commissioner

**COMMISSIONER ARRIVED AFTER ROLL CALL, WITH MEETING IN PROGRESS**

Herb Porter, Commissioner

**COMMISSIONER NOT PRESENT**

Elaine Kroll, Commissioner

**HACC STAFF PRESENT**

Richard Monocchio, Executive Director  
Alesia Hushaw, Chief of Staff  
Karl Becker, Chief Financial Officer  
Sheryl Seiling, Director of Rent Assistance  
Deborah O'Donnell, Procurement Manager (participating via Zoom.us)  
Jon Duncan, General Counsel  
Jesse Silva, Development Associate (participating via Zoom.us)  
Kevan Casson, Director of Human Services  
Debbie Kyker, Executive Assistant  
Marcus King, Director of Strategy and Communications  
Darrick Shafer, Regional Manager North (participating via Zoom.us)  
Chalone Liddell, Regional Manager South (participating via Zoom.us)  
Diana Cornejo, Paralegal

**OTHER ATTENDEES**

Emily Williams (public participant via Zoom.us)  
Kirk Albinson, Pennrose LLC (participant via Zoom.us)

## **CALL TO ORDER**

Chair Wendy Walker Williams called the January 12, 2023 Special Meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:00 p.m.

## **PUBLIC COMMENTS POSTPONED UNTIL LATER IN THE MEETING**

Chair Wendy Walker Williams opened the floor for public comments.

General Counsel Jon Duncan reported that two members of the public had registered to attend the Board of Commissioners meeting via Zoom.us, but no registrants had logged on to the meeting prior to the public comment period.

The Commissioners agreed informally to postpone the public comment period to allow members of the public to join the meeting later, at which time the Board would consider public comments.

## **NO CONSENT AGENDA AT THE SPECIAL MEETING**

Because this was a Special Meeting of the Board of Commissioners, there was no Consent Agenda for the Board's consideration.

The minutes of the December 12, 2022 Regular Meeting of the Board of Commissioners will be presented for approval in the manner provided by law, which is at the next regularly scheduled meeting on February 9, 2023.

## **PRESENTATION OF RESOLUTIONS**

### **RESOLUTION NO. 2023 – HACC – 01**

A Resolution Authorizing the Approval of the Housing Authority of Cook County's (HACC) 2023 Agency Annual Plan for Fiscal Year 2023 to be Submitted to the U.S. Department of Housing and Urban Development

Executive Director Richard Monocchio presented Resolution No. 2023–HACC– 01. He explained that there were changes made in reference to RAD Public Housing in Chicago Heights. The plan is to rehab Sunrise Apartments and to build a two-story building on site. This will require the purchase of a few lots and approval from the city of Chicago Heights.

While the discussion of Resolution No. 2023–HACC–01 was underway, and before any vote was taken, Commissioner Herb Porter arrived at the meeting. General Counsel Jon Duncan stated that the Record of the meeting should reflect that Commissioner Herb Porter had arrived and was present for the vote on the Resolution.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2023–HACC–01. The motion carried with all “ayes.”

### **PUBLIC COMMENTS (RESUMED)**

Following the Board’s approval of Resolution No. 2023–HACC– 01, General Counsel Jon Duncan noted that one of the previously registered public participants, Emily Williams, had logged on remotely via Zoom.us and had joined the meeting.

Chair Wendy Williams then welcomed Ms. Emily Williams to the meeting and recognized her for making a public comment. Ms. Williams responded by stating that she had registered in order to observe the Board meeting, but that she did not wish to make a public comment.

No other members of the public logged on to the meeting remotely or appeared in person. Accordingly, there were no further public comments.

Following the reopened public comment period, the Board returned to its consideration of Resolutions.

### **RESOLUTION NO. 2023 – HACC – 02**

A Resolution Authorizing the Executive Director to Award a Contract to Anderson Elevator Company for Elevator Maintenance, Parts and Repair Services

Procurement Manager Deborah O’Donnell presented Resolution No. 2023–HACC– 02. She stated that a Request for Proposals for elevator services was posted and that only one proposal was received, which was from Anderson Elevator Services. Anderson Elevator Services has been a service provider for HACC for many years. They use sub-contractor Firm Motion Solutions and are a Minority-owned Business Enterprise (MBE), Woman-owned Business Enterprise (WBE) and they employ Section 3 participants. A price comparison was made and Anderson Elevator Services pricing is competitive.

General Counsel Jon Duncan explained the procurement law concept of “piggy backing,” which basically allows a governmental agency to enter into contracts with vendors on the same contract terms as were obtained through a different agency’s statutory procurement process, without the need for a separate procurement.

Following the discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Nilda Soler for approval of Resolution No. 2023–HACC–02. The motion carried with all “ayes.”

## RESOLUTION NO. 2023 – HACC – 03

A Resolution Authorizing the Executive Director to Award a Contract to Total Fire and Safety, Inc., for Inspection, Testing and Maintenance of Fire Sprinkler Systems, Fire Alarm Systems, Backflow Testing and Fire Extinguisher Inspections

Procurement Manager Deborah O'Donnell presented Resolution No. 2023–HACC–03. She explained that a Request for Proposals was posted and only one proposal was received, from Total Fire and Safety, Inc. They are currently a service provider for HACC and they are MBE, WBE and Section 3 participants. They have agreed to offer internships for young adults that are interested in the trade. Pricing is competitive, and their price did not increase from last year. Their previous performance has been very good.

Following the discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Nilda Soler for approval of Resolution No. 2023–HACC–03. The motion carried with all “ayes.”

### OTHER BUSINESS

Kirk Albinson of Pennrose LLC gave a PowerPoint presentation on a mixed-income development opportunity in Arlington Heights, IL. The project will consist of a 145-unit pad-ready multi-family development with an affordable housing component, ideal for Environmental, Social, and Governance investors.

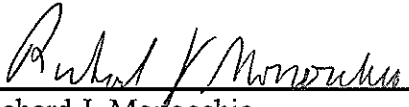
General Counsel Jon Duncan reminded the group that the luncheon scheduled for January 13, 2023 would be subject to the Illinois Open Meeting Act if public business were to be discussed. Because the luncheon has not been publicly noticed and no agenda has been published, no Housing Authority of Cook County business may be discussed, and the luncheon should be strictly a social occasion.

### ADJOURNMENT

There being no further business for the Board's consideration, Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Nilda Soler seconded by Commissioner Polly Kuehl. The motion to adjourn carried with all “ayes.”

The Meeting was adjourned at approximately 3:00 p.m.

Respectfully submitted by:

  
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Richard J. Monocchio  
Executive Director

2/7/23  
\_\_\_\_\_  
DATE