

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
July 27, 2023 at 2:00 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

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

COMMISSIONER NOT PRESENT

Nilda Soler, Commissioner

HACC STAFF PRESENT

Jon Duncan, Temporary Executive Director and General Counsel
Karl Becker, Chief Financial Officer
Sheryl Seiling, Director of Rent Assistance
Deborah O'Donnell, Procurement Manager
Asif Rahman, Director of Project Development (participating via Zoom.us)
Maria Reyes-Collins, Quality Control Manager (participating via Zoom.us)
Tina Pourroy, Development Associate
Kevan Casson, Director of Human Services
Marcus King, Director of Strategy and Communication
Raquel Burnette, Director of Human Resources
Diana Cornejo, Human Resources Generalist
Jacob Hirschtritt, Legal Intern

OTHER ATTENDEES PRESENT

Simone Gans Barefield, Chief Executive Officer of Gans, Gans & Associates (via Zoom.us)
Juditte Dorcy, Executive Director of Gans, Gans & Associates (via Zoom.us)

CALL TO ORDER

Chair Wendy Walker Williams called the July 27, 2023 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:00 p.m. A quorum of Commissioners was present.

PUBLIC COMMENTS

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

CONSENT AGENDA

A motion was made by Commissioner Eric L. Slaughter and seconded by Vice Chair Polly Kuehl for approval of the Minutes of the Regular Board Meeting of June 15, 2023. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2023 – HACC – 23

A Resolution to Approve a Subrecipient agreement between the Justice Advisory Council and the Housing Authority of Cook County for the Rental Assistance of Returning Residents in Cook County.

Director of Rent Assistance Sheryl Seiling presented the resolution, stating that Cook County had allocated \$21,800,000 of the American Rescue Plan Act funds for the purpose of providing rental assistance and supportive services for returning residents. Returning residents are individuals that were formally incarcerated. All eligible returning residents must be on mandatory supervised release. The Justice Advisory Council intends to enter into sub-recipient agreements with the HACC and others for assistance in administering the program. The HACC will be providing rent assistance only and supportive services will be provided by sub-recipients other than the HACC.

Following the discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Herb Porter for approval of Resolution No. 2023 – HACC – 23. The motion carried with all "ayes."

RESOLUTION NO. 2023 – HACC – 24

A Resolution to authorizing the Executive Director to amend the contract with Impact Behavioral Health Partners to provide care coordinators at Evanston Senior Development Properties.

Procurement Manager Deborah O'Donnell explained that on February 9, 2023 the Board of Commissioners authorized the Executive Director to enter into a contract with Impact Behavioral Health Partners for care coordinator services at the HACC's North region properties. The Evanston Senior Redevelopment LLC properties were not included at that time because those properties had preexisting care coordinators from Thresholds, under a different grant from the City of Evanston. The contract with Thresholds expired on May 23, 2023. This resolution will authorize the Executive Director to amend the existing Impact Behavioral Health Partners contract to also provide care coordinator services for Evanston Senior Redevelopment LLC properties.

Following the discussion, a motion was made by Commissioner Dr. Normah Salleh-Barone and seconded by Commissioner Herb Porter for approval of Resolution No. 2023 – HACC – 24. The motion carried with all “ayes.”

RESOLUTION NO. 2023 – HACC – 25

A Resolution approving the submission of a disposition application to the U.S. Department of Housing and Urban Development’s Special Applications Center for the demolished Mackler property’s vacant parcels.

Development Associate Tina Pourroy explained that the Board of Commissioners had previously authorized the Executive Director to apply to HUD for approval of the demolition of the Mackler Property. The demolition has been completed, and the HACC plans to exchange these vacant lots with the City of Chicago Heights in a land swap. Federal law requires HUD’s approval of a disposition application before any land swap could occur. This resolution will authorize the Executive Director to submit a disposition application to HUD for the disposition of the vacant Mackler parcels.

Following the discussion, a motion was made by Commissioner Norma Salleh-Barone and seconded by Commissioner Herb Porter for approval of Resolution No. 2023 – HACC – 25. The motion carried with all “ayes.”

EXECUTIVE DIRECTOR’S REPORT

Director of Human Resources Raquel Burnette reported that Gans, Gans & Associates had conducted interviews with the HACC’s Union Stewards to obtain input from the HACC staff regarding the search for the next HACC Executive Director. Juditte Dorcy, Executive Director of Gans, Gans & Associates, and Simone Gans Barefield, Chief Executive Officer of the firm, summarized the discussions with the Union Stewards. Ms. Gans Barefield also stated that the firm had interviewed three members of the Board of Commissioners and plans to interview the remaining Commissioners regarding the search process. Currently four candidates are being vetted and 16 resumes have been received.

Temporary Executive Director and General Counsel Jon Duncan reported that the HUD had denied the HACC’s application for an extension wavier of the submission date for financial records for fiscal year 2022. The denial accordingly resulted in a financial score of zero on HUD’s Public Housing Assessment System (PHAS). As a result of the financial component of the PHAS score, HUD designated the agency as “troubled.” Mr. Duncan stated that the HACC will file an appeal.

Mr. Duncan informed the Board that graduation for the Forest Preserves Experience will be held August 3, 2023 between 9:00 a.m. and 11:30 a.m. at the Wampum Lake Forest Preserve, Grove #2, 598 Thornton Lansing Road, Thornton IL. Commissioners are invited to attend, but attendance is optional.

Mr. Duncan informed the Board that the HACC’s Chief Financial Officer Karl Becker has resigned, effective August 7, 2023.

Director of Project Development Asif Rahman reported that construction for the Otto Veterans Square housing project in Chicago Heights is on schedule.

LITIGATION REPORT

Jon Duncan reported that there are currently twelve routine civil lawsuits pending in the Circuit Courts of the Cook and Winnebago Counties in which the HACC is a named defendant. Mr. Duncan also reported that there is currently a personal injury civil trial in a slip and fall case which is scheduled to begin on August 23, 2023. All of the cases in which the HACC is a defendant are covered by the HACC's Housing Authority risk pool, which provides defense counsel and indemnity for any financial liability.

In addition, Mr. Duncan reported that the HACC is the plaintiff in 27 eviction cases that are currently pending in the Circuit Court of Cook County.

These numbers are slightly below the usual number of cases that are typically pending at any particular time.

FINANCIAL REPORT

Chief Financial Officer Karl Becker presented the Financial Report. Mr. Becker also gave a summary of the financials for each tax credit property.

The Commissioners thanked Karl Becker for his long service as Chief Financial Officer of the HACC.

OTHER BUSINESS

Commissioner Dr. Normah Salleh-Barone questioned whether the HACC had competitive salaries that will be needed for recruiting the next Chief Executive Officer and Controller. Director of Human Resources Raquel Burnette responded, "We are going to make it competitive." A discussion followed regarding the need for periodic performance reviews of the HACC staff.

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 Eric L. Slaughter and seconded by Commissioner Herb Porter. The motion to adjourn carried with all "ayes."

The meeting was adjourned at approximately 4:30 p.m.

Respectfully submitted by:



Jon A. Duncan
Temporary Executive Director and General Counsel

August 17, 2023
Date