

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
June 15, 2023 at 2:00 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker Williams, Chair (via Zoom.us)
Polly Kuehl, Vice Chair
Nilda Soler, Commissioner
Elaine Kroll, Commissioner
Eric L. Slaughter, Commissioner
Herb Porter, Commissioner

COMMISSIONER NOT PRESENT

Dr. Norma Salleh-Barone, 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 (via Zoom.us)
Maria Reyes-Collins, Quality Control Manager (via Zoom.us)
Chalone Liddell, Regional Manager South
Tina Pourroy, Development Associate Executive
Kevan Casson, Director of Human Services
Marcus King, Director of Strategy and Communication
Raquel Burnette, Director of Human Resources
Diana Cornejo, Paralegal
Jacob Hirschtritt, Legal Intern

CALL TO ORDER

Vice Chair Polly Kuehl called the June 15, 2023 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:00 p.m.

MOTION TO ALLOW COMMISSIONERS TO PARTICIPATE ELECTRONICALLY VIA ZOOM.US

Temporary Executive Director and General Counsel Jon Duncan noted that a quorum of Commissioners was physically present at the central meeting location and that Chair Wendy Walker Williams was participating electronically from a remote location via Zoom.us. Mr. Duncan noted that the Illinois Open Meetings Act requires that a motion by the Commissioners who are present at the central meeting location must be approved in order for Ms. Williams to participate electronically and to remotely cast votes at the meeting.

A motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter to allow Chair Wendy Walker Williams to participate electronically and to cast votes from a remote location. The Commissioners present at the general meeting location approved the motion unanimously.

PUBLIC COMMENTS

Vice Chair Polly Kuehl 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 Commissioner Nilda Soler for approval of the consent agenda, which included approval of the Minutes of the Regular Board Meeting of April 13, 2023, the Special Board Meetings of May 12 and May 24, 2023, and the Minutes of the Executive Sessions of the Special Board Meetings of May 12, 2023 and May 24, 2023. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2023 – HACC – 20

A Resolution Revising the Board of Commissioners Regular Schedule for the Calendar Year 2023.

Vice Chair Polly Kuehl explained that the proposed schedule of meetings for the Board of the Commissioners was made in light of significant personnel changes and the Board's request that was made at the Special Board Meeting of May 24, 2023 meeting to temporarily move to a schedule of monthly meetings.

Temporary Executive Director and General Counsel Jon Duncan stated that three additional Board of Commissioners meetings are being proposed for July 20, 2023, September 21, 2023, and November 16, 2023. He noted the proposed dates are being suggested by the staff and the Board may chose alternative dates.

A motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2023 – HACC – 20. The motioned carried with all “ayes.”

RESOLUTION NO. 2023 – HACC – 21

A Resolution Authorizing the Approval and Ratification of the Section Eight Management Assessment Program (SEMAP) Annual Certification.

Director of Rent Assistance Sheryl Seiling explained that SEMAP measures the Housing Authority of Cook County’s (HACC) Housing Choice Voucher program in 14 areas. The U.S. Department of Housing and Urban Development administers the assessment and assigns rankings to each public housing authority. Ms. Seiling is anticipating the HACC to receive a “standard performer” rating. Ms. Seiling attributed the expected downgrade to understaffing of Housing Specialists.

Temporary Executive Director and General Counsel Jon Duncan clarified that the HACC had not previously been required by HUD to provide Board approval of the annual SEMAP Certification, but that HUD was requesting a resolution of approval for the first time.

Following a discussion, a motion was made by Commissioner Herb Porter and seconded by Commissioner Nilda Soler for approval of Resolution No. 2023 – HACC – 21. The motion carried with all “ayes.”

RESOLUTION NO. 2023 – HACC – 22

A Resolution Authorizing the Approval of an Intergovernmental Agreement Between the City of Chicago Heights and the HACC for the Exchange of Certain Vacant Land Parcels for the Sunrise-Bergen Redevelopment Project.

Temporary Executive Director and General Counsel Jon Duncan withdrew this resolution in light of further environmental studies needed for the 1334 Wentworth Avenue, Chicago Heights, Illinois property.

EXECUTIVE DIRECTOR’S REPORT

Development Associate Tina Pourroy reported that the Illinois Housing Development Authority (IHDA) is recommending the South Boulevard project with the City of Evanston to receive a 9% Low Income Housing Tax Credit award of \$1.5 million at its June 16, 2023 board meeting. Ms. Pourroy explained that the HACC is the general partner in the deal and there still is a \$3.7 million funding gap expected to be filled by IHDA soft funds.

Temporary Executive Director and General Counsel Jon Duncan noted that the lead story in the current issue of *The NAHRO Monitor* was about former Executive Director Rich Monocchio being appointed as Principal Deputy Assistant Secretary of Public and Indian Housing at HUD.

Mr. Duncan discussed the hiring search for the permanent Executive Director of the HACC. The agency has contracted Gans, Gans & Associates to conduct a national search. Director of Rent Assistance Sheryl Seiling remains as a candidate for the permanent position.

Mr. Duncan informed the Board that Chief of Staff, Aleshia Hushaw, submitted her resignation and has accepted a job at Apex Construction. Vice Chair Polly Kuehl asked whether Ms. Hushaw would be assigned to any HACC contracts. Mr. Duncan explained that she will not and that there is a clause within HUD contracts prohibiting former HACC employees from working on HACC projects for a one-year period after they leave the HACC's employment.

LEGAL REPORT

Temporary Executive Director and General Counsel Jon Duncan reported that the U.S. District Court for the Northern District of Illinois, Eastern Division has dismissed the case of *Clarke v. Housing Authority of Cook County*, which the Plaintiff alleged a violation of the housing discrimination law.

Mr. Duncan stated there are currently 16 pending lawsuits in the Circuit Courts of Cook and Winnebago Counties. The majority of the cases are seeking judicial review of voucher terminations.

Mr. Duncan also informed the Board that there is one case pending in the United States Court of Appeals for the Seventh Judicial Circuit, in which an unsuccessful Plaintiff is appealing from a lower court's decision which had ruled in the HACC's favor.

HUMAN SERVICES REPORT

Director of Human Services Kevan Casson reported on the HACC's Human Services Programs and Updates for April and May 2023.

Vera Yates Community Garden Opening

On Friday, April 21, the HACC hosted an opening gathering for the community garden, which was fully sponsored by Aetna and All Terrain.

Otto Veteran's Square Groundbreaking

Local representatives, U.S. Military Veterans, development partners, and project stakeholders celebrated the groundbreaking for the HACC's new development at Otto Square in Chicago Heights.

Behavior Health Ribbon Cutting

On Wednesday, April 26, HACC staff, local political representatives, Cook County Health, Impact Behavioral Health, Grand Prairie Services, and many more participated in a ribbon cutting at Armond King Apartments in Skokie. This marked the start of the American Rescue Plan Act funded Behavioral

Health Initiative, which allowed the HACC to place Behavioral Health Care Coordinators at each of our 16 properties.

Last Day of After School at Flowers

Fun at Flowers After School Program celebrated its last day with snacks, prizes, and a bounce house at the Robbins Park District Community Center on May 25. The program gave about 20 children living at Richard Flowers a guaranteed safe, supervised environment with enriching activities and a healthy snack on a regular basis.

Top Box Food Programs

The HACC sponsors the Spring Free Food Program for the residents at Richard Flowers and Edward Brown. Participants received a code to order up to \$30 worth of groceries from the Top Box's website. The last delivery of food will be on June 23.

Summer Camp Scholarships

The HACC is providing dozens of children with the opportunity to attend summer camp at Park Districts across the south suburbs.

FINANCIAL REPORT

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

OTHER BUSINESS

Temporary Executive Director and General Counsel Jon Duncan noted that he conducted a staff meeting in the Chicago Loop office to address executive changes. He plans to hold similar meetings soon in other HACC offices.

The Board had a brief discussion concerning potential development projects.

Commissioner Eric L. Slaughter asked whether the Board will be given updates on the Executive Director hiring search. Mr. Duncan noted that Gans, Gans & Associates will be contacting each Board Member to identify their visions for the next Executive Director. Director of Human Resources Raquel Burnette informed the Board that Human Resources had surveyed the staff to gauge the staff's vision for the next Executive Director.

Commissioner Elaine Kroll asked whether the hiring process had started for an additional Human Resource staffer. Ms. Burnette responded yes and stated that there is one internal candidate. She will conduct interviews with external candidates soon.

ADJOURNMENT

There being no further business for the Board's consideration, Vice Chair Polly Kuehl 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 at 3:40 p.m.

Respectfully submitted by:



Jon A. Duncan
Temporary Executive Director and General Counsel

8-11-23

Date