

**JOURNAL OF THE PROCEEDINGS  
OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY**

**REGULAR SESSION, OPEN TO THE PUBLIC  
August 17, 2023 at 2:01 pm**

**ROLL CALL**

**COMMISSIONERS PRESENT**

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

**HACC STAFF PRESENT**

Jon Duncan, Temporary Executive Director and General Counsel  
Sheryl Seiling, Director of Rent Assistance  
Deborah O'Donnell, Procurement Manager  
Raquel Burnette, Director of Human Resources  
Tina Pourroy, Development Associate  
Diana Cornejo, Paralegal

**OTHER ATTENDEES:**

Dan Sethness, RSN US LLP  
Michael Simon, Resident  
Shahzad Hussain, President and CEO, Serene Holdings LLC (participating via Zoom.us)

**CALL TO ORDER**

Chair Wendy Walker Williams called the August 17, 2023 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:01 p.m.

**PUBLIC COMMENTS**

Chair Wendy Walker Williams opened the floor for public comments.

Commissioner Elaine Kroll informed the Board of Commissioners that some of the residents of the Summit Senior Housing building had asked whether they will be compensated for the inconvenience during



construction in their building. A resident meeting was held to address any concerns, but no concerns were raised by the residents of Summit Senior Housing regarding inconvenience during construction.

Michael Simon, a previous resident at 15701 S. Lamont Ave., Oak Park, IL, voiced his concern with the management of the property. Although he no longer lives there, he believes that there are issues that need attention, such as rain water coming in and the security of the building.

Shahzad Hussain, President and CEO of Serene Holdings LLC, expressed his satisfaction for work well done by the Housing Authority's staff and congratulated senior staff for leading a wonderful team of people.

### **CONSENT AGENDA**

A motion was made by Commissioner Nilda Soler and seconded by Commissioner Dr. Normah Sellah-Barone for approval of the consent agenda, which included approval of the Minutes of the Regular Board Meeting of July 27, 2023. The motion carried with all "ayes."

### **EXECUTIVE DIRECTOR'S REPORT**

Temporary Executive Director and General Counsel Jon Duncan reported that Gans, Gans & Associates has made 150 contacts for the Executive Director position and has narrowed it down to four perspective candidates.

He also reported that Karl Becker has resigned his position as Chief Financial Officer of the Housing Authority. An interview for a new Chief Financial Officer is scheduled for August 18, 2023.

Newly hired Comptroller Nahid Khumawala will start at the HACC on August 18, 2023. She has been working with HACC as a consultant and was recommended by MK Group. Commissioners Polly Kuehl and Dr. Normah Salleh-Barone suggested that a background check should be conducted and asked that the Board be kept advised regarding other Chief Financial Officer candidates.

Mr. Duncan reported that he, Commissioner Erik Slaughter, Sheryl Seiling and other members of the HACC staff recently attended the Forest Preserve Experience graduation. Seventy to eighty kids graduated from the program. It was a first job for some of the kids, and it was also a learning experience for all who participated.

### **AUDITOR'S REPORT**

Dan Sethness from RSM US LLP presented a report related to the status of the audit of the basic financial statements of the Housing Authority of Cook County for the Fiscal Year Ending March 31, 2022, and presented a report of the audit for FYE March 31, 2021.

### **MOTION TO CONVENE IN EXECUTIVE SESSION (CLOSED TO THE PUBLIC)**

Chair Wendy Walker Williams requested that the Board move into Executive Session in order to discuss employment, compensation and performance of a specific employee and to discuss a threat of litigation [Open Meetings Act exemptions 2(c)(1) and 2(c)(11)].



General Counsel Jon Duncan stated that Section 2(c)(1) of the Illinois Open Meetings Act allows the Board to move into Executive Session to discuss employment, compensation and performance of specific employees, and that Section 2(c)(11) of the Act allows the Board to discuss a threat of litigation in Executive Session. He noted further that the Open Meetings Act also requires that minutes of the Executive Session would be kept separately and that no votes could be taken during the Executive Session.

A motion was made by Commissioner Dr. Normah Salleh-Barone and seconded by Commissioner Nilda Soler to move into Executive Session to discuss employment, compensation and performance of a specific employee and to discuss a threat of litigation [Open Meetings Act exemptions 2(c)(1) and 2(c)(11)]. The motion carried with all “ayes,” after which the Board moved into Executive Session for which minutes are kept separately.

### **BOARD RETURNS TO REGULAR PUBLIC SESSION**

Following the Executive Session, the Board moved back into Regular Public Session.

General Counsel Jon Duncan noted in Public Session that no votes had been taken during the Executive Session, other than to approve a motion to adjourn the Executive Session and to return to the Public Session.

### **OTHER BUSINESS**

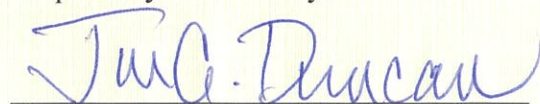
Following the discussion in closed session, a motion was made by Commissioner Polly Kuehl and seconded by Commissioner Eric L. Slaughter for approval to compensate Temporary Executive Director and General Counsel Jon A. Duncan the same amount as the highest paid HACC employee at this time. The motion carried with all “ayes.”

### **ADJOURNMENT**

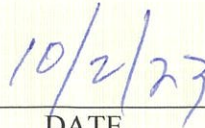
There being no further business for the Board’s consideration, Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion to adjourn carried with all “ayes.”

The Meeting was adjourned at approximately 4:42 p.m.

Respectfully submitted by:



Jon A. Duncan  
Temporary Executive Director and General Counsel



DATE