



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
REGULAR PUBLIC SESSION
THURSDAY, JANUARY 11, 2024 AT 12:06 P.M.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker Williams, Chair
Polly Kuehl, Vice Chair
Elaine Kroll, Commissioner
Herb Porter, Commissioner
Dr. Normah Salleh-Barone, Commissioner – via Zoom
Eric Slaughter, Commissioner
Nilda Soler, Commissioner

HACC STAFF PRESENT

Danita W. Childers, Executive Director
Jon Duncan, General Counsel
Shery Seiling, Director of Rent Assistance
Deborah O'Donnell, Procurement Manager
Raquel Burnette, Director of Human Resources
Tina Pourroy, Director of Asset Management and Development
Marcus King, Director of Strategy & Communication
Ardeth Gardiner, Paralegal and 504 Coordinator
Zellores Harrison, Executive Assistant to Executive Director
Darrick Shafer, Regional Director, North
Chalone Liddell, Regional Director, South



CALL TO ORDER

Chair Wendy Walker Williams called the January 11, 2024 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at 12:07 p.m.

PUBLIC COMMENTS

Chair Wendy Walker Williams opened the floor to public comments. One person signed up but did not participate in the meeting. No public comments were submitted. Representatives from Comcast Community Development attended the meeting: Hector Polido, Carlotta McCottrell, and Elizabeth Jackson. No public comments were submitted.

CONSENT FOR COMMISSIONER

A motion was made by Vice Chair Polly Kuehl and seconded by Commissioner Nilda Soler for approval to allow Commissioner Dr. Normah Salleh-Barone to attend the Board Meeting on January 11, 2024 via Zoom. The motion to approve carried with all “ayes.”

CONSENT AGENDA

A motion was made by Commissioner Eric Slaughter and seconded by Commissioner Nilda Soler for approval of the consent agenda, which included approval of the Minutes of the Regular and Closed Executive Sessions of the Board Meeting on December 14, 2023. The motion to approve the consent agenda carried with all “ayes.”

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2024 – HACC – 01

A Resolution Authorizing the Executive Director to award a contract to Bronner Group LLC for transition assistance consulting services.

Danita W. Childers, Executive Director of the Housing Authority of Cook County, presented Resolution No. 2024-HACC-01, for Approval of the Submission to award a contract to Bronner Group LLC for transition assistance for consulting services with the Housing Authority of Cook County for an amount not to exceed \$106,400. The Bronner Group, LLC will perform the following services for HACC: risk assessment, an employee survey, and an assessment of the organizational culture, stakeholder’s assessment, strategic optimization, and strategic planning.

A discussion ensued regarding the Resolution. Vice Chair Polly Kuehl noted the length of the timeline for the services that the Bronner Group, LLC would be providing and asked if the first two phases could be combined.



Commissioner Eric Slaughter asked to hear more about the Bronner Group’s, experience with other agencies. Executive Director, Danita W. Childers provided a background history of the company and her prior experience with the company.

Commissioner Herb Porter requested that Executive Director Danita W. Childers share the audit findings with the Bronner Group, LLC, as well as the HUD SEMAP score.

Chair Wendy Walker Williams requested that the communication related to the assessments and surveys is clear and transparent to the staff at the Housing Authority of Cook County. Executive Director Danita W. Childers stated her desire to hold a Town Hall Meeting to discuss the strategy and plan with staff once she receives feedback from the Bronner Group.

Chair Wendy Walker Williams proceeded to go around the room to ask for feedback and opinions from the board members. Each board member gave positive feedback.

Director of Rent Assistance, Sheryl Seiling suggested having a focus group for site managers to provide feedback in survey responses.

Commissioner Normah Salleh-Barone suggested that Executive Director, Danita W. Childers, and Director of Strategy and Communications, Marcus King, work together to present talking points and clear understanding of the process for each manager to be able to discuss with their staff.

Following the discussion, a motion was made by Commissioner Herb Porter and seconded by Vice Chair Polly Kuehl to approve Resolution No. 2024-HACC-01, for Approval of the Submission to award a contract to Bronner Group LLC for the transition assistance for consulting services with the Housing Authority of Cook County for an amount not to exceed \$106,400. The motion carried with all “ayes.”

EXECUTIVE DIRECTOR’S REPORT

In an effort to keep Commissioners, staff and the public informed, Executive Director Childers provided a brief overview of significant activities at the Agency, upon which the Board took no official actions.

DEPARTMENT REPORTS

Director of Strategy and Communication, Marcus King, shared with the Board updated information regarding the City of Harvey apartment building that was condemned by the city and units were boarded up with residents still inside. HACC has several voucher holders residing at this address. Marcus spoke with at least fifteen media outlets regarding the story.

Director of Rent Assistance, Sheryl Seiling, reported that she has one staff member dedicated to assisting affected HACC voucher holders at the Harvey property and will be actively providing relocation housing assistance and resources for those that are at the property.

DISCUSSION

The Commissioners questioned how the City of Harvey and the property owner of the apartments provided notice about the condemnation order prior to the directive to board up the property. Director of Rent Assistance, Sheryl Seiling, stated that notices were given to tenants. She added that a tenant moved into the complex as of recently as September, and the City of Harvey issued a certificate of occupancy.

MOTION TO MOVE TO EXECUTIVE CLOSED SESSION

A motion was made by Vice Chair Polly Kuehl and seconded by Commissioner Eric Slaughter to move into Executive Closed Session in order to discuss personnel related matters; the purchase, sale and lease of real estate property; pending, probable or imminent litigation; review of closed meeting minutes and audit reviews. [Open Meetings Act Exemptions 2(c) (1), (5), (11), (21), and (29)]. The motion to move into Executive Session carried with all "ayes." The Board then moved into Executive Session at approximately 12:57 p.m., for which minutes are kept separately.

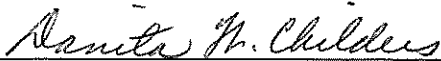
OPEN MEETING RECONVENES

Following the Executive Session, the Board returned to Public Session at approximately 1:32 p.m. Chair Wendy Walker Williams noted for the record that no votes were taken during the Executive Session other than to conclude the Executive Session and to return to Public Session.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Herb Porter moved to adjourn the meeting, Vice Chair Polly Kuehl seconded the motion. The motion to adjourn the meeting was carried with all "ayes." Chair Walker Williams declared the meeting adjourned. Meeting adjourned at approximately 1:33 p.m.

Respectfully submitted by:



Danita W. Childers, Executive Director
and Secretary

Date