



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
REGULAR PUBLIC SESSION
THURSDAY, FEBRUARY 8, 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
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
Kathleen Grady-Peralta, Comptroller/Treasurer
Darrick Shafer, Regional Director, North
Chalone Liddell, Regional Director, South
Maria Reyes Collins, Director Occupancy and Compliance
Asif Rahman, Director of Project Development

NON-STAFF

Dan Sethness, Auditor RMS



CALL TO ORDER

Chair Wendy Walker Williams called the February 8, 2024 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at 12:30 p.m.

PUBLIC COMMENTS

Chair Wendy Walker Williams opened the floor to public comments. Vincent Bertocchini participated in the public comment. Mr. Bertocchini raised several challenges he has encountered as he has attempted to utilize the HACC website to find housing as a disabled person. He noted a variety of issues including income eligibility, resources for those that do not meet income eligibility, waitlist opportunities, and a lack of response to his email inquiries.

CONSENT AGENDA

A motion was made by Commissioner Polly Kuehl 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 January 11, 2024. The motion to approve the consent agenda carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2024 – HACC – 02

A Resolution Authorizing the Executive Director to enter into a contract with APEX Construction Group, Inc., as General Contractor to make ready fifty units at Summit Senior Housing.

Deborah O'Donnell, Director of Procurement for the Housing Authority of Cook County, presented Resolution No. 2024-HACC-02, for Approval of the Submission to award a contract to APEX Construction Group, Inc., as General Contractor to make ready fifty units at Summit Senior Housing. The APEX Construction Group, Inc., will perform the following services for Summit Senior Housing; remove existent carpeting in each unit and replace with vinyl plank flooring, patch and prime all ceilings, remodel kitchens by replacing all stove top ranges with hoods.

Deborah O'Donnell, Director of Procurement, sent out invitation for bid for the "Make Ready Fifty Units" for the Summit Senior Housing in December, 2023 and the invitation closed in January, 2024. There were eight proposals submitted for bid. APEX Construction Group, Inc., submitted the lowest bid amount, \$823,443.50.

Tina Pourroy, Director of Asset Management and Development, presented the Commissioners with a summary of the Capital Fund budget of different grants that will fund the Summit Senior Housing project for a total amount of \$1.33 million to fund the rehab and tenant relocation.



The Commissioners questioned how much money was spent in 2022 at Summit Senior Housing, to which the Director of Asset Management and Development stated some of the 2022 money was used for parking lot improvement.

Commissioners expressed concerns about APEX Construction Group, Inc., being chosen over the other candidates. The Commissioners requested that in the future Procurement is to verify the qualifications of each bidder when proposals are submitted. This helps ensure fairness and quality in the selection process.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Dr. Normah Salleh-Barone to approve Resolution No. 2024-HACC-02, for Approval of the Submission to award a contract to APEX Construction Group, Inc., as General Contractor to make ready fifty units at Summit Senior Housing. The motion carried with six "ayes" and one "nay" by Commissioner Eric Slaughter.

RESOLUTION NO. 2024 – HACC – 03

A Resolution Approving the Amendment of the Operating Agreements of Certain Limited Liability Companies and Ratifying Certain Actions Taken by Certain Individuals in Connection with the Operation of Such Limited Liability Companies.

Jon Duncan, General Counsel of the Housing Authority of Cook County, presented Resolution No. 2024-HACC-03, to Approve the Amendment of the Operating Agreements of Certain Limited Liability Companies and Ratifying Certain Actions Taken by Certain Individuals in Connection with the Operation of Such Limited Liability Companies. When the LLCs were created, the Corporation and Operating Agreements listed Richard Monocchio as the President of the LLCs and Karl Becker as the Executive Vice President and Treasurer. Both are no longer employed with the Housing Authority of Cook County. HACC is requesting to have the agreements amended to have the Chief Executive Officer and President of each LLC be the person who is then serving as the Executive Director of the HACC and the Executive Vice President and Treasurer of each LLC shall be the person who is serving as the Chief Financial Officer or the person designated to act as the Chief Financial Officer.

Commissioner Dr. Normah Salleh-Barone requested that any necessary amendments to documents are addressed promptly and to be brought to the next board meeting.

Following the discussion, a motion was made by Commissioner Herb Porter and seconded by Commissioner Eric Slaughter to approve Resolution No. 2024-HACC-03, for Approval of the Submission to Approve the Amendment of the Operating Agreements of Certain Limited Liability Companies and Ratifying Certain Actions Taken by Certain Individuals in Connection with the Operation of Such Limited Liability Companies. The motion carried with all "ayes."

RESOLUTION NO. 2024 – HACC – 04

A Resolution Authorizing the Executive Director to Rescind or Modify the HACC's COVID Vaccination Policy.

Jon Duncan, General Counsel of the Housing Authority of Cook County presented Resolution No. 2024-HACC-04, Authorizing the Executive Director to Rescind or Modify the HACC's COVID Vaccination



Policy. As of May 2023, the Public Health Department declared the pandemic to be over and any policy regarding vaccination to be no longer required and therefore, the Executive Director is asking the Commissioners to rescind or modify the policy.

Following the discussion, a motion was made by Commissioner Eric Slaughter and seconded by Vice Chair Polly Kuehl to approve Resolution No. 2024-HACC-04, Authorizing the Executive Director to Rescind or Modify the HACC's COVID Vaccination Policy. 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.

Executive Director, Danita W. Childers shared with the Board of Commissioners that HACC has hired Kanisha Galmore to serve as the Executive Advisor to the Board of Commissioners. She also informed the Board of Commissioners that the Housing Authority of Cook County had executed the Recovery Agreement with HUD related to its Troubled Status on January 29, 2024.

DEPARTMENT REPORTS

Executive Director, Danita W. Childers, introduced Dan Sethness, Independent Auditor from RMS to report on the draft audit of the financial statements of the Housing Authority of Cook County for the year ended March 31, 2022. Mr. Sethness provided an overview of the audit report and the audit findings.

Commissioner Polly Kuehl asked about the decision to present certain properties as Blended Component Units. Mr. Sethness replied that that decision was made prior to RSM's audit engagement and was reaffirmed by HACC management approximately five years ago. Mr. Sethness reviewed the audit findings, including three repeat findings. Commissioners expressed concern regarding the finding related to Support for Cost and questioned how HACC staff could make payments to vendors without sufficient documentation or proof for the payments.

Following the discussion, a motion was made by Vice Chair Polly Kuehl and seconded by Commissioner Herb Porter to approve the submission of the Audit Report and Findings to HUD. The motion carried with all "ayes."

DISCUSSION

Tina Pourroy, Director of Asset Management and Development, discussed the idea of creating a 501(c)(3) that could be utilized for future development deals. After discussion, the idea was tabled and may be brought back to the Board at a later date.

The Executive Director noted that she and Chairperson Wendy Walker Williams had met with Cook County President Toni Preckwinkle earlier in the month and that the President requested HACC provide a projection for the spend down of all ARPA grant funds by the end of the month.



FINANCIAL REPORT

Vice Chair Polly Kuehl provided an overview of financial statements for RAD properties. She presented a summary of the financial status of each property, addressing concerns about how information is reported in the financial statements.

MOTION TO MOVE TO EXECUTIVE CLOSED SESSION

A motion was made by Commissioner Eric Slaughter and seconded by Commissioner Dr. Normah Salleh-Barone 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 3:04 p.m., for which minutes are kept separately.

OPEN MEETING RECONVENES

Following the Executive Session, the Board returned to Public Session at approximately 3:23 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.

ADJOURMENT

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 3:23 p.m.

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Respectfully submitted by:



Danita W. Childers, Executive Director
and Secretary



Date