

**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY  
REGULAR PUBLIC SESSION  
FRIDAY, MAY 17, 2024 AT 11:30 A.M.**

**ROLL CALL**

**COMMISSIONERS PRESENT**

Wendy Walker Williams, Chair  
Polly Kuehl, Vice Chair  
Nilda Soler, Commissioner  
Elaine Kroll, Commissioner  
Eric Slaughter, Commissioner  
Herb Porter, Commissioner – via Zoom

**COMMISSIONER NOT PRESENT**

Dr. Normah Salleh-Barone, Commissioner

**HACC STAFF PRESENT**

Danita W. Childers, Executive Director  
Zellores Harrison, Executive Assistant to Executive Director  
Jon Duncan, General Counsel  
Kanisha Galmore, Executive Advisor – Board of Commissioners  
Sheryl Seiling, Director of Rent Assistance  
Deborah O'Donnell, Procurement Manager – via Zoom  
Marcus King, Director of Strategy and Communication  
Darrick Shafer, Regional Director, North – via Zoom  
Chalone Liddell, Regional Director, South – via Zoom  
Earnest Lofton, Director of Information Technology

**NON-STAFF**

Eugene Schulter, Former Chicago City Council Member, affiliated with the Levi Senior Center,  
2019 W. Lawrence, Chicago, IL (A Senior Center run by the City of Chicago)

## **CALL TO ORDER**

A quorum was present to receive technical assistance for their HACC e-mail accounts, General Counsel Jon Duncan called the May 17, 2024 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 11:30 a.m.

Following the technical assistance for the Board of Commissioners, Chair Wendy Walker Williams officially called the May 17, 2024 Regular Meeting of the Board of Commissioners to order at approximately 12:04 p.m.

## **PUBLIC COMMENTS**

Chair Wendy Walker Williams opened the floor to public comments. Eugene Schuler participated in the public comment. Mr. Schuler commended the HACC and the Board of Commissioners on their leadership and for their work in creating housing opportunities.

## **CONSENT FOR COMMISSIONER**

A motion was made by Vice Chair Polly Kuehl and seconded by Commissioner Nilda Soler for approval to allow Commissioner Herb Porter to attend the Board Meeting on Friday, May 17, 2024 via Zoom. The motion to approve carried with all "ayes."

## **CONSENT AGENDA**

A motion was made by Commissioner Nilda Soler and seconded by Vice Chair Polly Kuehl for approval of the consent agenda, which included approval of the Minutes of the Regular and Closed Executive Sessions of the Board Meeting on April 11, 2024. The motion to approve the Consent Agenda carried with all "ayes."

## **PRESENTATION OF RESOLUTIONS**

### **RESOLUTION NO. 2024 – HACC – 11**

A Resolution Approving the Submission of the Section Eight Management Assessment Program Certification for the Housing Choice Voucher Program.

Sheryl Seiling, Director of Rent Assistance, presented Resolution No. 2024-HACC-11. Ms. Seiling provided an overview of the SEMAP Certification packet that will be submitted to HUD for performance rating of the HACC's Section Eight tenant-based assistance program. Ms. Seiling explained the indicators that HUD will use to rate the Housing Authority of Cook County's Section Eight Program. Ms. Seiling provided the Board with a preliminary score that HUD is projected to rate the program, along with explanations on the indicators that may affect the overall score.

Vice Chair Polly Kuehl asked what happens when the Section Eight program lose a voucher holder. Sheryl Seiling responded, explaining the primary reasons for losing voucher recipients

happens when the recipient no longer needs the assistance from the Section Eight program, the recipient ports out to another Housing Authority, or they are terminated from the program for non-compliance in which the HACC retains the voucher increasing the number of unused vouchers.

Vice Chair Polly Kuehl asked if the Deconcentration Bonus points was due to placing Section Eight families in high income areas and removing them from poverty areas, Ms. Seiling answered, stating that the HACC should receive bonus points for housing families with children in low poverty areas.

Director of Rent Assistance Sheryl Seiling explained why the Family Self Sufficiency Program is one of the indicators that will impact the SEMAP Certification score. Ms. Seiling said that the HACC will not receive the full points for the SEMAP Certification because the HACC did not have the maximum number of families enrolled.

Vice Chair Polly Kuehl inquired how the FSS recipients are selected. Ms. Seiling responded, saying that recipients are identified based on eligibility using a first come first serve waitlist.

Vice Chair Polly Kuehl along with all Board Members expressed their appreciation and congratulated Ms. Seiling's team on the work they have done.

Following the discussion, a motion was made by Commissioner Eric Slaughter and seconded by Vice Chair Polly Kuehl to approve Resolution No. 2024-HACC-11 for Submission of the Section Eight Management Assessment Program Certification for the Housing Choice Voucher Program. The motion carried with all "ayes."

#### **RESOLUTION NO. 2024 – HACC – 12**

A Resolution Authorizing the Executive Director to enter into agreement with G&V Electrical Contractors, Inc. and Presidio Network Solutions LLC for the Cabling and the Installation of the Wi-Fi Equipment and for the Supply and Delivery of the Wi-Fi Equipment for Broadband Expansion at HACC properties.

IT Director Ernest Lofton presented Resolution No. 2024-HACC-12. Mr. Lofton explained that, in October 2022, the Housing Authority of Cook County and the County of Cook and the Cook County Bureau of Economic Development entered into an operating agreement of \$2,000,000 to provide wi-fi broadband services to all of the HACC's properties. In February 2023, the HACC entered into an agreement with Comcast Business for wi-fi installation in which 15 of the 16 properties had been completed. The HACC is now seeking to enter into a contract with G&V Electrical Contractors to provide the last mile installation.

Chair Wendy Walker Williams asked why were G&V selected to complete the installation. Mr. Lofton answered, stating that the HACC received six bids and that four of the six bids turned down the solution that the HACC was looking for. Mr. Lofton further explained that, of the two remaining bids, G&V was the only available solution as the other bid is a current contractor and the HACC is not satisfied with their services to date.

Vice Chair Polly Kuehl asked if references were checked for G&V Electrical Contractors. IT Director Ernest Lofton answered, stating that references were checked and that G&V had done previous work on other projects for the HACC.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric Slaughter to enter into agreement with G&V Electrical Contractors, Inc. and Presidio Network Solutions LLC for the Cabling and the Installation of the Wi-Fi Equipment and for the Supply and Delivery of the Wi-Fi Equipment for Broadband Expansion at HACC properties. The motion carried with all "ayes."

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

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

### **DEPARTMENT REPORT**

Executive Director Danita Childers presented the Organizational Chart to the Board and provided an update of the current structure of the agency, noting that some changes will be made to the chart.

Chair Wendy Walker Williams suggested adding a Chief Administrative Officer to the organization.

Vice Chair Polly Kuehl asked if there were maintenance staff at each site. North Regional Manager Darrick Schafer answered, explaining that each property has maintenance staff and that Resident Custodians are maintenance staff that live on the properties.

Vice Chair Polly Kuehl asked if the Resident Custodian's skill levels are equal to the employees who are titled as Maintenance staff. Mr. Schafer explained that the Resident Custodians skill levels are equal to the maintenance staff skill levels.

South Regional Manager Chalone Liddell explained that the HACC's family sites do not have on-site Resident Custodians.

Chair Walker Williams asked for a report on each department. Each director gave a brief overview of significant activities taking place in their department.

### **FINANCIAL REPORT**

Executive Director Danita Childers presented the highlights for the finance department and its significant activities, including a brief overview of the implementation of the U.S. Bank ReliaCard Program, and the Chase P-Card program.

Executive Director Childers provided a summary of the first quarter budget vs. actuals for the 12/31 fiscal year end properties, and the monthly March 31<sup>st</sup> reports for the 10/31 fiscal year end properties.

Vice Chair Polly Kuehl expressed concern over the debt service coverage ratio and what is being done to change it. Executive Director Childers explained that the concerning numbers for the debt service coverage ratio is primarily due to high vacancies at the properties.

South Regional Director Chalone Liddell provided an explanation of the vacancies and some of the ways the agency is working to qualify more tenants for affordable rent.

Vice Chair Polly Kuehl stated that at the next Finance Committee Meeting the committee would like to talk about what is being done to cut expenses if income is not coming in.

### **MOTION TO MOVE TO EXECUTIVE CLOSED SESSION**

A motion was made by Vice Chair Polly Kuehl and seconded by Commissioner Nilda Soler to move into Executive Closed Session in order to discuss personnel related matters. [Open Meetings Act exemptions 2(c)(1)]. The motion to move into Executive Closed Session carried with all "ayes." The Board then moved into Executive Closed Session at 1:35 p.m., for which minutes are kept separately.

### **OPEN MEETING RECONVENES**

Following the Executive Session, the Board returned to Public Session at approximately 2:59 p.m. General Counsel Jon Duncan 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 Nilda Soler moved to adjourn the meeting, and Vice Chair Polly Kuehl seconded the motion. The motion to adjourn the meeting was carried with all "ayes." Chair Wendy Walker Williams declared the meeting adjourned. Meeting adjourned at approximately 2:59 p.m.



Wendy Walker-Williams  
Chair

June 13, 2024



Danita W. Childers  
Executive Director and Secretary

June 13, 2024