



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY  
REGULAR PUBLIC SESSION  
THURSDAY, JULY 11, 2024 12:00 NOON**

**ROLL CALL:**

COMMISSONERS PRESENT	
<b>Wendy Walker Williams</b> – Chair	In Person
<b>Polly Kuehl</b> – Vice Chair	In Person
<b>Nilda Soler</b> – Commissioner	In Person
<b>Dr. Normah Salleh-Barone</b> – Commissioner	In Person
<b>Elaine Kroll</b> – Commissioner	In Person
<b>Eric L. Slaughter</b> – Commissioner	In-Person
<b>Herb Porter</b> – Commissioner	In-Person
HACC STAFF PRESENT	
<b>Danita W. Childers</b> , Executive Director	In Person
<b>Zellores Harrison</b> , Executive Assistant	In Person
<b>Kanisha Galmore</b> , Executive Advisor - BoC	In Person
<b>Kathleen Grady-Peralta</b> , Comptroller/Treasurer	In Person
<b>Deborah O’Donnell</b> , Director of Procurement	In Person
<b>Sheryl Seiling</b> , Director of Rent Assistance	In Person
<b>Marcus King</b> , Director of Strategy and Communication	In Person
<b>Ernest Lofton</b> , Director of Information Technology	In Person
<b>Chalone Liddell</b> , Regional Director, South	Zoom
<b>Darrick Shafer</b> , Regional Director, North	Zoom
Legal Counsel	
<b>Jon A. Duncan</b> , General Counsel	In Person
NON-STAFF	
<b>Kendra King</b> , Public Participant	Zoom
<b>Vincent Bertocchini</b> , Public Participant	Zoom
<b>Mine Mine</b> , Public Participant	Zoom

- I. **Call to Order:** Chair Wendy Walker Williams called to order the Regular Meeting of the Board of Commissioners at approximately 12:00 p.m.
  
- II. **Roll Call:** Kanisha Galmore called the roll. Commissioners Walker-Williams, Kuehl, Soler, Salleh-Barone, Kroll, Slaughter, and Porter attended the meeting in person and were present for the roll call.

- III. Public Comments:** Based on HACC's public participation rules, each public participant was given three (3) minutes to address the Board. Commissioners provided follow-up responses to the Public Participants comments.
- IV. Approval of the Consent Agenda:** Commissioner Nilda Soler presented a Motion to approve the minutes of the June 13, 2024 Special and Regular Board Meeting of the Board of Commissioners and the June 25, 2024 Special Meeting of the Board of Commissioners. Commissioner Herb Porter seconded the Motion. The motion carried with all "ayes."
- V. Resolution: Board Resolution 2024 – HACC – 14 A Resolution to Approve the Pre-Qualified Pool of Nineteen Contractors for Maintenance and Small Construction Services on an As-Needed Basis:** Resolution 2024-HACC-14 approves a pre-qualified pool of nineteen contractors for maintenance and small construction services and small procurements under \$10,000. The purpose of the proposal was to obtain qualified, licensed, and bonded entities to provide maintenance and small general construction services for HACC owned and managed buildings. The pool of contractors will be used by HACC's property managers to improve productivity in the event additional assistance is needed on the properties. After the presentation by Director of Procurement Deborah O'Donnell, the following matters were discussed: The Agency's plan to rotate the pool of contractors, how the contractors were vetted, and the logistics for scheduling contractors when needed. At the request of Chair Walker Williams, the Agency will prepare quarterly reports tracking the utilization of the pool of contractors.

Commissioner Herb Porter made a Motion to approve a pre-qualified pool of nineteen contractors for maintenance and small construction services and small procurements under \$10,000. Commissioner Nilda Soler seconded the Motion. The motion carried with all "ayes."

- VI. Executive Director's Report:** In an effort to keep Commissioners, staff and the public informed, the Executive Director Childers provided a brief overview of significant activities at the agency, upon which the Board took no official actions.
- VII. Financial Report:** Comptroller/Treasurer Kathleen Grady Peralta presented an update on the July Financials and the FY25 COCC and HCV Draft Budgets. Comptroller/Treasurer Grady-Peralta provided a detailed overview of the methods and estimates taken to derive the estimated FY25 draft budgets. Following the presentation of the FY25 COCC and HCV Draft Budgets, Vice Chair Polly Kuehl discussed the variance in the budgeted revenue and budgeted expenses, as well as the excess revenue in the HCV Department. At the request of Commissioner Salleh-Barone, HACC will provide a copy of the compensation study report to the Board of Commissioners.
- VIII. Department Report:** Following the discussion of the Financial Report, Senior Staff provided a brief overview of significant activities taking place in their department, upon which the Board took no official actions.



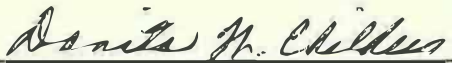
**IX. Adjournment:** Seeing that there was no further business, Vice Chair Polly Kuehl made a Motion to adjourn. Commissioner Herb Porter seconded the Motion. The motion carried with all “ayes,” and the meeting was adjourned at approximately 1:42 p.m.



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**Wendy Walker-Williams**  
Chair

**August 8, 2024**



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**Danita W. Childers**  
Executive Directory and Secretary

**August 8, 2024**