



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

**ROLL CALL:**

COMMISSIONERS PRESENT	
<b>Wendy Walker Williams</b> – Chair	In Person
<b>Polly Kuehl</b> – Vice Chair	In Person
<b>Nilda Soler</b> – Commissioner	Zoom
<b>Dr. Normah Salleh-Barone</b> – Commissioner	Absent
<b>Elaine Kroll</b> – Commissioner	In Person
<b>Eric L. Slaughter</b> – Commissioner	In-Person
<b>Herb Porter</b> – Commissioner	Zoom
HACC STAFF PRESENT	
<b>Danita W. Childers</b> , Executive Director	In Person
<b>Zellores Harrison</b> , Executive Assistant	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>Raquel Burnette</b> , Director of Human Resources	In Person
<b>Ernest Lofton</b> , Director of Information Technology	Zoom
<b>Chalone Liddell</b> , Regional Director, South	Absent
<b>Darrick Shafer</b> , Regional Director, North	Absent
<b>Maria Reyes-Collins</b> , Director of Occupancy & Compliance	In Person
Legal Counsel	
<b>Jon A. Duncan</b> , General Counsel	In Person

- 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:** Zellores Harrison called the roll. Commissioners Walker-Williams, Kuehl, Kroll and Slaughter attended the meeting in person and were present for the roll call.

Commissioners Soler, Porter were present via Zoom and were present for the roll call. Commissioner Salleh-Barone was absent from the roll call.

**III. Consent for Commissioners Soler and Porter to Participate Via Zoom:**

Vice Chair Kuehl presented a Motion to Consent for Commissioners Soler and Porter to participate via Zoom. Commissioner Slaughter seconded the Motion. The motion carried with all “ayes.”

**IV. Public Comments:** Based on HACC’s public participation rules, public participants are given three (3) minutes to address the Board. There were no public participants and no public comments.

**V. Approval of the Consent Agenda:** Commissioner Nilda Soler presented a Motion to approve the minutes of the August 8, 2024 Regular Board Meeting of the Board of Commissioners. Commissioner Elaine Kroll seconded the Motion. The motion carried with all “ayes.”

**VI. Resolution: Board Resolution 2024 – HACC – 16 A Resolution to Adopt the Revised Housing Authority of Cook County’s Fiscal Year 2025 Budget Ending March 31, 2025:** Resolution 2024-HACC-16 authorizes the Housing Authority of Cook County to adopt the revised Housing Authority of Cook County’s Fiscal Year 2025 Budget ending March 31, 2025 in the amount of \$27,578,001. The Operating Budget projections were developed and are based on the Agency’s planned expenditures level and other contingencies. HACC Directors prepared the operational needs for their departments with the Central Office, in addition to the Low-Income Public Housing and Housing Choice Voucher Program. The expenditure levels will be necessary for the efficient and economical operations of HACC and for the purpose of serving low-income families.

After the presentation by Comptroller/Treasurer Kathleen Grady-Peralta, no matters were discussed.

Commissioner Nilda Soler made a Motion to authorize the Housing Authority of Cook County to Adopt the Revised Housing Authority of Cook County’s Fiscal Year 2025 Budget Ending March 31, 2025 in the amount of \$27,578,001. Commissioner Elaine Kroll seconded the Motion. The motion carried with all “ayes.”

**Resolution: Board Resolution 2024 – HACC – 17 A Resolution to Adopt the Housing Authority of Cook County’s new Mission Statement and Three-Year Strategic Plan:** Resolution 2024-HACC-17 authorizes the Housing Authority of Cook County to adopt the Housing Authority of Cook County’s new Mission Statement, “To support residents of Suburban Cook County with equitable care and resources to attain affordable housing and opportunities to thrive.” and Three-Year Strategic Plan, “To set goals, strategies and

actions, (collectively referred to as the “strategic plan”) in which the Board, the Executive Director, and the Senior Staff participated in two strategic visioning sessions facilitated by HACC’s consultant, the Bronner Group, in order to refine the agency’s mission statement and to develop a set of strategic goals to guide the organization to improve the operational function of the organization, the experience of its residents and participants, the preservation of its assets and the growth of its portfolio.

After the presentation by Executive Director Danita W. Childers, the following matters were discussed: Commissioner Kuehl asked if the chart indicated which year the item would be covered in the Strategic Plan. Executive Director Childers noted the priority columns ranked by numbers represents what will be handled in the first, second and third year of the plan. Commissioner Slaughter and Porter recommended a progress report be given quarterly so the Board can gauge the benchmarks of the Strategic Plan and to be more transparent with the priority column to place year(s) opposed to number(s). Commissioners asked if the agency has enough key staff to complete the Strategic Goals in which the Executive Director stated the agency is currently looking to fill those key roles.

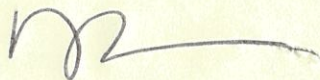
Commissioner Nilda Soler made a Motion to authorize the Housing Authority of Cook County to Adopt the Housing Authority of Cook County’s new Mission Statement and Three-Year Strategic Plan. Commissioner Elaine Kroll seconded the Motion. The motion carried with all “ayes.”

**Resolution: Board Resolution 2024 – HACC – 18 A Resolution to Ratifying the Amendment to the Housing Authority of Cook County’s 401K Plan:** Resolution 2024-HACC-18 authorizes the Housing Authority of Cook County to Ratify the Amendment to the Housing Authority of Cook County’s 401K Plan that deals with Participant loans. Empower is HACC’s Pre-Approved Plan Provider (or authorized representative) and will administer the participant loans, including the establishment of the procedures for applying for a loan and limits on the total amount of loan proceeds that may be outstanding at any time.

After Comptroller/Treasurer Kathleen Grady-Peralta's presentation, several matters were discussed: Commissioner Slaughter requested a copy of the Empower Policy, which Grady-Peralta provided in hard copy and will also send via email. Chair Wendy Walker Williams inquired if HACC employees had requested this provision, to which Grady-Peralta confirmed, citing personal hardships faced by employees. Vice Chair Kuehl asked about the fees and costs associated with the plan. Grady-Peralta explained that while fees are involved, they are reinvested into the participants' balances. Employees can borrow up to fifty percent of their balance, with the loan terms specifying repayment amounts, loan length, and the number of concurrent loans allowed. Additionally, Grady-Peralta clarified to Kuehl that the administrative fees cover online services used by participants and are deducted from the loan repayment without incurring interest.

Commissioner Herb Porter made a Motion to authorize the Housing Authority of Cook County to Ratifying the Amendment to the Housing Authority of Cook County's 401K Plan. Commissioner Eric Slaughter seconded the Motion. The motion carried with all "ayes."

- VII. **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.
- VIII. **Motion to move to Executive Session in order to discuss personnel related matters, and collective bargaining and litigation matters [Open Meetings Act Exemptions 2(c)(1), 2(c)(2) and 2(c)(11)]:** Pursuant to the Open Meetings Exemptions 2(c)(1), 2(c)(2), and 2(c)(11), Chair Wendy Walker Williams moved to convene in Closed Session in order to discuss personnel related matters, collective bargaining and litigation. The motion was seconded by Commissioner Nilda Soler. The motion carried with all "ayes." The Board moved into Executive Session at approximately 12:46 p.m., for which minutes are kept separately.
- IX. **Open Meeting Reconvenes:** Following the Executive Session, the Board returned to Public Session at approximately 2:08 p.m. Chair 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.
- X. **Adjournment:** Seeing that there was no further business, Chair Walker-Williams made a Motion to adjourn. Commissioner Slaughter seconded the Motion. The motion carried with all "ayes," and the meeting was adjourned at approximately 2:10 p.m.



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Wendy Walker-Williams  
Chair

October 12, 2024



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Danita W. Childers  
Executive Directory and Secretary

October 12, 2024