



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY REGULAR PUBLIC SESSION
THURSDAY, JUNE 12, 2025 12:00 NOON**

ROLL CALL:

COMMISSONERS PRESENT	
Wendy Walker Williams – Chair	In Person
Polly Kuehl – Vice Chair	In Person
Nilda Soler – Commissioner	In Person
Dr. Normah Salleh-Barone – Commissioner	Zoom
Elaine Kroll – Commissioner	In Person
Eric L. Slaughter – Commissioner	In-Person
Herb Porter – Commissioner	In-Person – Late Arrival not counted in the roll-call
HACC STAFF PRESENT	
Danita W. Childers , Executive Director	In Person
Zellores Harrison , Executive Assistant	In Person
Janina Bailey , Executive Advisor, Board of Commissioners	In Person
Kathleen Grady-Peralta , Comptroller/Treasurer	In Person
Sheryl Seiling , Director of Rent Assistance	In Person
Raquel Burnette , Director of Human Resources	Non-Attendance
Samuel Farmer , Information Technology	In Person
Deborah O'Donnell , Director of Procurement	In-Person

Darrick Shafer , Chief of Property Officer	In-Person
Clarissa Gaviola , Development Manager	In-Person
Paul Patterson , Public Information & Freedom of Information Act Officer	In Person
Omni McCollum , Staff Counsel Real Estate, Contracts and Corporate Counseling	In Person
Legal Counsel	
Cherie Strong , Senior Real Estate Attorney	In Person
Public Attendees	
Michael Pasquinell, Peterson, Johnson, & Murray LLC	In Person
Brian Cassello, Chicago Tribune	In Person
Lizzie Kane, Chicago Tribune	In Person
Lauren Mack, Law Office of Lauren Mack, P.C	In Person
Johanna Cassanova, PIRHL	Zoom
Marquita Johnson, Property Manager, HACC	Zoom
Chalone Liddell, Property Manager, HACC	Zoom
Terrance Turner	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:** Zellores Harrison called the roll. Chair Walker-Williams, Vice Chair Kuehl, and Commissioners Soler, Slaughter, and Kroll were present. Commissioner Dr. Salleh-Barone attended via Zoom. Commissioner Porter was not present at the time of the roll call but was later noted as present. A quorum was established.

III. Public Comments: Based on HACC's public participation rules, public participants are given three (3) minutes to address the Board. Chair Walker Williams opened the floor to public comments. No public comments were made.

IV. Approval of the Consent Agenda: Commissioner Dr. Salleh-Barone presented a motion to approve the minutes of the May 19, 2025, Public Board Meeting and Closed Session. Commissioner Kroll noted a clerical error in the minutes, stating the date was incorrectly listed as Thursday, May 19, 2025, and should be corrected to Monday, May 19, 2025. Chair Walker-Williams also noted for the record that Commissioner Porter was now present for the meeting. Additionally, the Board requested a motion to approve Vice Chair Kuehl's attendance via Zoom at the May 19, 2025 meeting. Commissioner Slaughter seconded the motion. The motion carried with all "aye."

V. Resolution: Board Resolution 2025 – HACC – 17 A Resolution Authorizing the Executive Director to Enter into a Contract with Peterson, Johnson & Murray, LLC for Inspector General Services. Resolution 2025-HACC-17 Requests the Board of Commissioners of the Housing Authority of Cook County to enter into a contract with Peterson, Johnson & Murray, LLC for Inspector General Services.

Senior Real Estate Attorney Cherie Strong presented the resolution, with Michael Pasquinelli of Peterson, Johnson & Murray, LLC addressing questions regarding a proposed five-year contract for Inspector General services. In the first year, the focus will be a comprehensive assessment to identify potential risks of fraud, waste, and abuse by reviewing audits, lawsuits, and internal practices. The Inspector General will offer policy recommendations to assist the Executive Director in developing formal policies and will be available to conduct investigations at the Board's request, while maintaining independent reporting. Any required reporting to external agencies, such as HUD, will follow grant guidelines. Contract performance will be evaluated after the first year based on deliverables and investigative outcomes, future options will be exercised unless the Board determines otherwise.

Vice Chair Kuehl made a Motion to Approve the Resolution Authorizing the Executive Director to Enter into a Contract with Peterson, Johnson & Murray, LLC for Inspector General Services. Commissioner Soler seconded the Motion. The motion carried with six "ayes" and one "nay."

VI. Motion to move to Executive Session in order to discuss the purchase, sale and lease of real estate and personnel matters [Open Meetings Act Exemption 2(c)5 and 2(c)1]. Commissioner Soler moved to convene in Closed Session in order to discuss the purchase, sale and lease of real estate and employee performance. The Motion was seconded by Vice Chair Kuehl. The Motion carried with all "ayes." The Board moved to enter Executive Session at approximately 12:29 p.m., for which minutes are kept separately.

Following the conclusion of the Executive Session, the Board re-convened in public session. It was noted for the record in public session that no votes were taken during the Executive Session other than to adjourn the Executive Session and to return to public session.

VII. Resolution: Board Resolution 2025 – HACC – 20 A Resolution Recommending Board Approval of, and Authorization of the Executive Director to Execute, Certain Documents and Take Further Corporate Action in Furtherance of the Proposed Restructuring of South Boulevard Shores LLC and Other Agreements Related to the Development of New Housing in Evanston, Illinois – South Boulevard Shores. Resolution 2025 - HACC-20 A Resolution Recommending Board Approval of, and Authorization of the Executive Director to Execute, Certain Documents and Take Further Corporate Action in Furtherance of the Proposed Restructuring of South Boulevard Shores LLC and Other Agreements Related to the Development of New Housing in Evanston, Illinois – South Boulevard Shores.

Senior Real Estate Attorney Cherie Strong presented the resolution. As part of the restructuring of South Boulevard Shores LLC, the National Equity Fund has requested that the Housing Authority of Cook County (HACC) become the 100% owner of the general partner entity, and become the sole developer of the project. PIRHL will remain involved as the turnkey developer and HACC and PHIRL will enter into a sub-developer agreement and Ludwig will manage the day-to-day development operations.

Commissioner Porter made a Motion to approve the Resolution Recommending Board Approval of, and Authorization of the Executive Director to Execute, Certain Documents and Take Further Corporate Action in Furtherance of the Proposed Restructuring of South Boulevard Shores LLC and Other Agreements Related to the Development of New Housing in Evanston, Illinois – South Boulevard Shores. Commissioner Soler seconded the Motion. The motion carried with all “ayes.”

- VIII. Executive Director’s Report:** In an effort to keep Commissioners, staff, and the public informed, Executive Director Childers provided a summary of recent activities.
- IX. Discussion:** Commissioner Dr. Salleh-Barone requested that the Executive Director establish two separate Zoom links for Board members attending virtually—one for the Regular Session and a separate link for the Executive Closed Session.
- X. Adjournment:** Seeing that there was no further business, Commissioner Porter made a Motion to adjourn. Vice Chair Kuehl seconded the Motion. The motion carried with all “ayes,” and the meeting was adjourned at approximately 1:49 p.m.



Wendy Walker-Williams
Chair

July 10, 2025

Housing Authority of Cook County
APPROVED

JUL 10 2025

