



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY REGULAR PUBLIC SESSION  
THURSDAY, NOVEMBER 13, 2025 11:00 A.M.**

**ROLL CALL:**

<b>COMMISSONERS PRESENT</b>	
<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>Eric L. Slaughter</b> – Commissioner	Virtual
<b>Herb Porter</b> – Commissioner	Excused Absence
<b>HACC STAFF PRESENT</b>	
<b>Danita W. Childers</b> , Executive Director	In Person
<b>Kathleen Grady-Peralta</b> , Chief Financial Officer/Chief Administrative Officer	In Person
<b>Janina Bailey</b> , Executive Advisor, Board of Commissioners	In Person
<b>Zellores Harrison</b> , Executive Assistant	In Person
<b>Sheryl Seiling</b> , Director of Rent Assistance	In Person
<b>Samuel Farmer</b> , Information Technology	In Person
<b>Deborah O’Donnell</b> , Director of Procurement	In Person
<b>Darrick Shafer</b> , Chief of Property Officer	In Person
<b>Omni McCollum</b> , Staff Counsel Real Estate, Contracts and Corporate Counseling	In Person

<b>Scott Livingston</b> , Deputy Chief Information Officer	In Person
<b>Broderick Banks</b> , Director of Facilities Management	In Person
<b>Byron Williams</b> , Director of Strategy and Planning	In Person
<b>Roderick Abernathy</b> , HR/Payroll Advisor	In Person
<b>Megan Hudson</b> , Benefits Administrator	In Person
<b>Jackie Hodges</b> , Director of Operations	Virtual
<b>Anne Richmond</b> , Compliance Manager	Virtual
<b>Marquita Johnson</b> , Property Manager	Virtual
<b>Chalone Liddell</b> , Property Manager	Virtual
<b>Cynthia Ross</b> , Program Manager	Virtual
<b>Latonya Keys</b> , FSS Coordinator	Virtual
<b>Cassy Williams</b> , Housing Specialist	Virtual
<b>Shanesha McCray</b> , Housing Specialist	Virtual
<b>Legal Counsel</b>	
<b>Cherie Strong</b> , Chief Legal Officer	In Person
<b>Public Attendees</b>	
Lizzie Kane, Freelance Journalist	In Person
Zubar Khan, Photographer	In Person
Jared Kelly, CEI Media	In Person

- I. **Call to Order:** Chair Wendy Walker Williams called to order the Regular Meeting of the Board of Commissioners at approximately 11:10 a.m.
- II. **Roll Call:** Janina Bailey called the roll. Chair Walker-Williams, Vice Chair Kuehl, Commissioners Soler and Dr. Salleh-Barone were present. Commissioner Slaughter

attended via Zoom. Commissioner Porter had an excused absence. A quorum was established.

- III. **Acknowledgement of HACC Staff and Public Attendees:** Chair Walker-Williams asked HACC staff (attending in person and virtually) and public participants to state their names and afterwards she welcomed everyone and thanked them for joining the meeting.
- IV. **Consent for Commissioner to Attend Remotely:** Commissioner Soler presented a motion to allow Commissioner Slaughter to attend the meeting remotely. Commissioner Dr. Salleh-Barone second the motion. The motion carried with all “aye.”
- V. **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.
- VI. **Approval of the Consent Agenda:** Commissioner Soler presented a motion to approve the minutes of the July 17, 2025, Special Public Board Meeting and Special Closed Session and the September 11, 2025, Public Board Meeting and Closed Session. Vice Chair Kuehl seconded the motion. The motion carried with four “ayes” and one “nay.”
- VII. **Resolution: Authorizing the Executive Director to Amend Contract 2024-100-019B with RubinBrown LLP for Financial Audit Services:** Resolution 2025-HACC-23 Requests the Board of Commissioners of the Housing Authority of Cook County (the “Board”) to authorize the Executive Director to Amend Contract 2024-100-019B with RubinBrown LLP for Financial Audit Services.

Chief Financial Officer/Chief Administrative Officer Grady-Peralta presented the resolution. The Board authorized the Executive Director to amend the contract consisting of an original contract value of \$275,600 for a two-year base term from October 1, 2025 through March 31, 2027 with two additional one-year option terms for a combined amount of \$566,000 over a 4-year term ending March 31, 2029.

Commissioner Dr. Salleh-Barone made a motion to Approve the Resolution Authorizing the Executive Director to Amend Contract 2024-100-019B with RubinBrown LLP for Financial Audit Services. Commissioner Soler seconded the motion. The motion carried with four “ayes” and one “nay.”

- VIII. **Resolution: Authorizing the Executive Director to Enter Into a Contract with Tri-Electronics, Inc. for Low Voltage Services:** Resolution 2025-HACC-24 Requests the Board of Commissioners of the Housing Authority of Cook County approve the Executive Director to Enter Into a Contract with Tri-Electronics, Inc. for Low Voltage Services.

Deputy Chief Information Officer Scott Livingston presented the resolution. The Board

approved the Executive Director is approved to enter into a contract with Tri-Electronics, Inc. for low voltage services at all its locations. This proposed contract will have a base period of three (3) years with two (2) additional 1-year option terms with a not-to-exceed amount of Four Hundred Thousand (\$400,000.00) Dollars for the base period, with two (2) one (1) year option terms with a not-to-exceed amount of One Hundred Thousand (\$100,000.00) Dollars for each option year.

Vice Chair Kuehl made a motion to Approve the Resolution Authorizing the Executive Director to Enter Into a Contract with Tri-Electronics, Inc. for Low Voltage Services. Commission Soler seconded the motion. The motion carried with all "aye."

- IX. Resolution: Authorizing the Executive Director to Enter Into a Contract with BT4 Plumbing LLC for Cycle Rodding and Preventive Plumbing Maintenance Services:** Resolution 2025-HACC-25 Requests the Board of Commissioners of the Housing Authority of Cook County approve the Executive Director to Enter Into a Contract with BT4 Plumbing LLC for Cycle Rodding and Preventive Plumbing Maintenance Services.

Chief Property Officer Darrick Shafer presented the resolution. The Board authorized the Executive Director is authorized to enter into contract with BT4 Plumbing LLC for cycle rodding and preventive plumbing maintenance services. This proposed contract will have a base period of two years with three (3) additional 1-year options terms in the amount not to exceed three hundred and fifty thousand (\$350,000.00) dollars for the 2-year base contract, with an amount not-to-exceed one hundred and seventy-five thousand (\$175,000.00) dollars for each of the three option years, resulting in a total maximum aggregate not-to-exceed amount of eight hundred and seventy-five thousand (\$875,000.00) dollars.

Commissioner Soler made a motion to Approve the Resolution Authorizing the Executive Director to Enter Into a Contract with BT4 Plumbing LLC for Cycle Rodding and Preventive Plumbing Maintenance Services. Commissioner Dr. Salleh-Barone seconded the motion. The motion carried with all "aye."

- X. Resolution: Authorizing the Executive Director to Enter Into Contracts with Diaz Group LLC and J&D Supplier & Services LLC for Snow Removal and De-icing Services:** Resolution 2025-HACC-26 Requests the Board of Commissioners of the Housing Authority of Cook County approve the Executive Director to Enter Into Contracts with Diaz Group LLC and J&D Supplier & Services LLC for Snow Removal and De-icing Services.

Chief Property Officer Darrick Shafer presented the resolution. The Board authorized the Executive Director is authorized to enter into contracts with Diaz Group LLC and J&D Supplier & Services LLC for snow removal and de-icing services. These proposed contracts will have a base period of one year with four (4) additional one (1) year options terms. J&D Supplier & Services LLC with a not-to-exceed of One Hundred Thousand

(\$100,000.00) Dollars, for the base period, with four one-year options terms with a not-to-exceed amount of One Hundred Thousand (\$100,000.00) Dollars for each option year; resulting in a total maximum aggregate not-to-exceed amount of Five Hundred Thousand (\$500,000.00) Dollars. Diaz Group LLC with a not-to-exceed amount of fifty thousand (\$50,000.00) dollars for the base period, with four one-year options with a not-to-exceed amount of Fifty Thousand (\$50,000.00) Dollars for each option year; resulting in a total maximum aggregate not-to-exceed amount of Two Hundred Fifty Thousand (\$250,000.00) Dollars.

Commissioner Soler made a motion to Approve the Resolution Authorizing the Executive Director to Enter Into Contracts with Diaz Group LLC and J&D Supplier & Services LLC for Snow Removal and De-icing Services. Vice Chair Kuehl seconded the motion. The motion carried with all “aye.”

- XI. Resolution: A Resolution Setting the Regular Housing Authority Board of Commissioners Meeting Schedule for the Calendar Year 2026:** Resolution 2025-HACC-27 Requests the Board of Commissioners of the Housing Authority of Cook County authorize the Executive Director to set the Regular Housing Authority Board of Commissioners Meeting Schedule for the Calendar Year 2026.

Chief Legal Officer Cherie Strong presented the resolution. The Board approved the Executive Director to set the regular Housing Authority Board of Commissioners meeting schedule for the calendar year 2026. The proposed meeting dates for 2026 are January 8, February 19, March 12, April 9, May 7, June 11, July 9, August 13, September 10, October 8, November 12, and December 12.

Vice Chair Kuehl made a motion to Approve the Resolution Authorizing the Executive Director Setting the Regular Housing Authority Board of Commissioners Meeting Schedule for the Calendar Year 2026. Commissioner Dr. Salleh-Barone seconded the motion. The motion carried with all “aye.”

- XII. Resolution: Authorizing the Executive Director to Approve an Amendment to Resolution 2025-HACC-05 to Reflect the Final Financing Amounts for Development of New Housing in Evanston, Illinois – South Boulevard Shores:** Resolution 2025-HACC-28 Requests the Board of Commissioners of the Housing Authority of Cook County to approve the an Amendment to Resolution 2025-HACC-05 to Reflect the Final Financing Amounts for the Development of New Housing in Evanston, Illinois – South Boulevard Shores.

Chief Legal Officer Strong presented the resolution. The Board approved the amendment to Resolution 2025-HACC-05 to reflect the final financing amounts for the development of new housing in Evanston, Illinois – South Boulevard Shores. The amendment to Resolution 2025-HACC-05 has been requested by lenders and equity investors.

Commissioner Dr. Salleh-Barone made a motion to Approve the Resolution Authorizing an Amendment to Resolution 2025-HACC-05 to Reflect the Final Financing Amounts for the Development of New Housing in Evanston, Illinois – South Boulevard Shores. Commissioner Soler seconded the motion. The motion carried with four “ayes” and one “nay.”

- XIII. Resolution: Authorizing the Executive Director to Purchase Microsoft 365 Government Software Licenses:** Resolution 2025-HACC-29 Requests the Board of Commissioners of the Housing Authority of Cook County approve the Executive Director to Purchase Microsoft 365 Government Software Licenses.

Deputy Chief Information Officer Livingston presented the resolution. The Board approved the Executive Director to purchase Microsoft 365 Government Software Licenses. Microsoft 365 will enable modern collaboration through the full integration of Microsoft Teams and will provide larger mailboxes and significant cloud storage (1 TB to 5+ TB per user) for staff mobility and secure work from any location. This is an upgrade to Microsoft 365 Government G3 (M365 G3) license subscriptions for the Housing Authority of Cook County for a three (3) year term with a not-to-exceed amount of Three Hundred Fifteen Thousand Two Hundred Ninety Nine (\$315,299.00) Dollars.

Commissioner Soler made a motion to Approve the Resolution Authorizing the Executive Director to Purchase Microsoft 365 Government Software Licenses. Vice Chair Kuehl seconded the motion. The motion carried with all “aye.”

- XIV. Executive Director’s Report:** In an effort to keep Commissioners, staff, and the public informed, Executive Director Childers provided a summary of recent activities.

- XV. Motion to move to Executive Session to discuss pending litigation and personnel matters [Open Meetings Act Exemptions 2(c)11 and 2(c)1].** Commissioner Soler moved to convene in Closed Session in order to discuss pending litigation and personnel matters. The Motion was seconded by Commissioner Dr. Salleh-Barone. The Motion carried with all “ayes.” The Board moved to enter Executive Session at approximately 12:04 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.

- XVI. Other Business:** No additional items were presented for consideration and discussion.

- XVII. Adjournment:** Seeing that there was no further business, Chair Walker-Williams made a Motion to adjourn. Vice Chair Kuehl seconded the Motion. The motion carried with all “ayes,” and the meeting was adjourned at approximately 1:46 p.m.



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**Wendy Walker-Williams**  
**Chair**

**December 11, 2025**

Housing Authority of Cook County  
**APPROVED**

**DEC 11 2025**

