



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY REGULAR PUBLIC SESSION
THURSDAY, DECEMBER 11, 2025 12:00 P.M.**

ROLL CALL:

COMMISSIONERS PRESENT	
Wendy Walker-Williams – Chair	In Person
Polly Kuehl – Vice Chair	In Person
Nilda Soler – Commissioner	In Person
Dr. Normah Salleh-Barone – Commissioner	In Person
Eric L. Slaughter – Commissioner	In Person
Herb Porter – Commissioner	In Person
HACC STAFF PRESENT	
Danita W. Childers , Executive Director	In Person
Kathleen Grady-Peralta , Chief Financial Officer/Chief Administrative Officer	In Person
Janina Bailey , Executive Advisor, Board of Commissioners	In Person
Zellores Harrison , Executive Assistant	In Person
Sheryl Seiling , Director of Rent Assistance	In Person
Samuel Farmer , Information Technology	In Person
Deborah O'Donnell , Director of Procurement	In Person
Derrick Shafer , Chief of Property Officer	In Person
Brenda Chagoya , Deputy Chief of Procurement	In Person

Scott Livingston , Deputy Chief Information Officer	In Person
Byron Williams , Director of Strategy and Planning	In Person
Roderick Abernathy , Deputy Chief Human Resources Officer	In Person
Omni McCollum , Staff Counsel Real Estate, Contracts and Corporate Counseling	Virtual
Broderick Banks , Director of Facilities Management	Virtual
James Williams , Compliance Analyst	Virtual
Jackie Hodges , Director of Operations	Virtual
Anne Richmond , Compliance Manager	Virtual
Marquita Johnson , Property Manager	Virtual
Chalone Liddell , Property Manager	Virtual
Legal Counsel	
Cherie Strong , Chief Legal Officer	In Person
Public Attendees	
Joyce Crowder, Public Participant	Virtual
Sherry Robinson, Public Participant	Virtual
Lizzie Kane, Freelance Journalist	In Person
Jared Kelly, CEI Media	In Person
Paul O'Grady, HACC Inspector General, Ancel Glink	In Person
Alexandra Cambiazo, Ancel Glink	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:** Janina Bailey called the roll. All Commissioners were in person in attendance. 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. 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. Joyce Crowder (virtual) requested senior or assisted living options for her mother; HACC staff will follow-up. Sherry Robinson (virtual) needs help securing an apartment with a voucher; HACC staff member will follow-up.
- V. Approval of the Consent Agenda:** Vice Chair Kuehl presented a motion to approve the minutes of the November 13, 2025, Public Board Meeting and the November 20, 2025, Special Public Board Meeting. Commissioner Soler seconded the motion. The motion carried with four "ayes" and one "nay." Chair Walker-Williams noted the November 13, 2025 Closed Session minutes require revision and will be presented for approval at the next board meeting.
- VI. Resolution: Authorizing Payments in Lieu of Taxes Made by the Housing Authority of Cook County to the Cook County Treasurer's Office:** Resolution 2025-HACC-30 Requests the Board of Commissioners of the Housing Authority of Cook County (the "Board") to authorize payments in lieu of taxes (PILOT) to the Cook County Treasurer. Chief Financial Officer/Chief Administrative Officer Kathleen Grady-Peralta presented the resolution. The Board authorized payment by the HACC to the Treasurer of Cook County, in the amount of Four Hundred Eight Thousand Nine Hundred Fourteen (\$408,914.00) dollars, for the calendar year 2024 which payment shall be subject to a certification by the Assessor of Cook County, under a Pilot Program whereby the Authority does not pay real estate taxes for said properties.
- Commissioner Porter made a motion to Approve the Resolution Authorizing Payments in Lieu of Taxes Made by the Housing Authority of Cook County to the Cook County Treasurer's Office. Commissioner Dr. Salleh-Barone seconded the motion. The motion carried with all "aye."
- VII. Resolution: Authorizing the Executive Director to Purchase Dell PowerProtect Backup Services:** Resolution 2025-HACC-31 Requests the Board of Commissioners of the Housing Authority of Cook County approve the Executive Director to Purchase Dell PowerProtect Backup Services.
- Deputy Chief Information Officer Scott Livingston presented the resolution. The Board

approved the Executive Director to Purchase Dell PowerProtect Backup Services, a proprietary solution, and its integration is a unique offering from Dell Technologies. The pricing of \$140,535.00 for the 3-year subscription was secured through negotiations based on an already established relationship with the vendor (CDW-G). This negotiated pricing delivers a 173.03% ROI and a \$243,165.00 savings over the three year term, providing immediate and significant cost benefits to HACC.

Commissioner Dr. Salleh-Barone made a motion to Approve the Resolution Authorizing the Executive Director to Purchase Dell PowerProtect Backup Services. Commissioner Soler seconded the motion. The motion carried with all “aye.”

VIII. Resolution: Authorizing the Executive Director to Renew a Contract with Zendesk Inc. for Helpdesk and Customer Service Software: Resolution 2025-HACC-32 Requests the Board of Commissioners of the Housing Authority of Cook County approve the Executive Director to Renew a Contract with Zendesk Inc. for Helpdesk and Customer Service Software.

Deputy Chief Information Officer Scott Livingston presented the resolution. The Board authorized the Executive Director to renew a contract with Zendesk Inc. for helpdesk and customer service software for a 1-year renewal term in order to focus resources on fully implementing and optimizing the current selected software (Zendesk Suite – Enterprise, Copilot, and Assist) before expanding to new features or greater functionality in the future. This ensures HACC can achieve maximum value from its current investment before undertaking further expansion.

Commissioner Dr. Salleh-Barone made a motion to Approve the Resolution Authorizing the Executive Director to Renew a Contract with Zendesk Inc. for Helpdesk and Customer Service Software. Commissioner Soler seconded the motion. The motion carried with all “aye.”

IX. Resolution: Authorizing the Adoption of the 2026 Payment Standards for the Housing Choice Voucher Program: Resolution 2025-HACC-33 Requests the Board of Commissioners of the Housing Authority of Cook County to approve the Adoption of the 2026 Payment Standards for the Housing Choice Voucher Program.

Director of Rent Assistance Sheryl Seiling presented the resolution. The Board authorized the adoption of the 2026 payment standards for the Housing Choice Voucher Program. It is prudent for the HACC to remain conservative in any increases in payment standards because future funding levels for the HCV Program are unknown. However, in comparing the new SAFMRs to our 2025 payment standards, it was determined that changes to the payment standards are required in 9 of the 135 zip codes to ensure all payment standards fall within the basic range. In 7 of the 9 zip codes an increase in the payment standards is required, while the remaining 2 require a decrease in the payment standards. The new SAFMRs are effective October 1, 2025 and must be implemented within three (3) months. The effective date of the new payment standards will be January 1, 2026.

Vice Chair Kuehl made a motion to Approve the Adoption of the 2026 Payment Standards for the Housing Choice Voucher Program. Commissioner Soler seconded the motion. The motion carried with all “aye.”

- X. Review of Financial Reports:** In an effort to keep the Commissioners, staff, and the public informed, Chief Financial Officer/Chief Administrative Officer Kathleen Grady-Peralta provided a summary of the agency’s finances.
- XI. Update of the HACC Three-Year Strategic Plan:** In an effort to keep the Commissioners, staff, and the public informed, Director of Strategy and Planning, Byron Williams provided an update of the HACC Three-Year Strategic Plan.
- XII. Briefing Regarding the Creation of a 501(c)(3) Affiliate:** In an effort to keep the Commissioners, staff, and the public informed, Director of Strategy and Planning, Byron Williams provided an overview of the creation of a 501(c)(3) affiliate.
- XIII. Executive Director’s Report:** In an effort to keep the Commissioners, staff, and the public informed, Executive Director, Danita Childers provided a summary of recent activities.
- XIV. Motion to move to Executive Session to discuss personnel matters and pending litigation [Open Meetings Act Exemptions 2(c)1 and 2(c)11].** Commissioner Soler moved to convene in Closed Session in order to discuss pending litigation and personnel matters. The Motion was seconded by Vice Chair Kuehl. The Motion carried with all “ayes.” The Board moved to enter Executive Session at approximately 1:20 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.

- XV. Other Business:** No additional items were presented for consideration and discussion.
- XVI. Adjournment:** Seeing that there was no further business, Chair Walker-Williams made a Motion to adjourn. Commissioner Soler seconded the Motion. The motion carried with all “ayes,” and the meeting was adjourned at approximately 2:17 p.m.



Wendy Walker-Williams
Chair

January 8, 2026

Housing Authority of Cook County
APPROVED

JAN 08 2026

