



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY REGULAR PUBLIC SESSION
THURSDAY, FEBRUARY 19, 2026 12:00 P.M.**

ROLL CALL:

| COMMISSONERS PRESENT | |
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| Wendy Walker-Williams – Chair | In Person |
| Polly Kuehl – Vice Chair | In Person |
| Nilda Soler – Commissioner | Excused Absence |
| Dr. Normah Salleh-Barone – Commissioner | Virtual |
| 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 |
| Darrick Shafer , Chief of Property Officer | In Person |
| Brenda Chagoya , Deputy Chief of Procurement | In Person |

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| Scott Livingston , Deputy Chief Information Officer | In Person |
| Byron Williams , Director of Strategy and Planning | In Person |
| Omni McCollum , Staff Counsel Real Estate, Contracts and Corporate Counseling | In Person |
| Roderick Abernathy , Deputy Chief Human Resources Officer | Virtual |
| Chalone Liddell , Regional Manager South | Virtual |
| Marquita Johnson , Regional Asset Manager (North) | Virtual |
| Anne Richmond , Compliance Manager | Virtual |
| Jackie Hodges , Director of Operations | Virtual |
| Maria Reyes-Collins , Director of Occupancy & Compliance | Virtual |
| Tania Kadakia , HACC Contractor | Virtual |
| Legal Counsel | |
| Cherie Strong , Chief Legal Officer | In Person |
| Public Attendees | |
| Lizzie Kane, Chicago Sun-Times | In Person |
| Jared Kelly, CEI Media Group | In Person |
| Steve Patterson, CEI Media Group | In Person |
| Steve Schneider, Cushman & Wakefield | In Person |
| Chip Evans, Cushman & Wakefield | In Person |
| Rich Larsen, Novogradac & Company | In Person |
| Charlie Zohfelo, Public Visitor | In Person |

- I. Call to Order:** Chair Wendy Walker Williams called to order the Regular Meeting of the Board of Commissioners at approximately 12:02 p.m.

- II. **Roll Call:** Janina Bailey called the roll. Chair Walker-Williams, Vice Chair Kuehl, and Commissioners Slaughter and Porter were in person. Commissioner Soler was excused due to personal matters. Commissioner Dr. Salleh-Barone attended via Zoom. 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. Charlie Zohfelo inquired how to submit a FOIA request. Omni McCollum provided the necessary assistance. No other comments were made.
- V. **Approval of the Consent for Commissioner:** Commissioner Slaughter presented a motion to approve Commissioner Dr. Salleh-Barone to attend the meeting via Zoom. Commissioner Porter seconded the motion. The motion carried with all "aye."
- VI. **Approval of the Consent Agenda:** Vice Chair Kuehl presented a motion to approve the minutes of the January 8, 2026, Regular Public and Closed Sessions. Commissioner Porter seconded the motion. The motion carried with all "aye."
- VII. **Motion to move to Executive Session to discuss the purchase or lease of real property [Open Meetings Act Exemptions 2(c)(5) and 2(c)(11)].** Commissioner Porter moved to convene in Closed Session in order to discuss real estate and litigation matters. The Motion was seconded by Commissioner Slaughter. The Motion carried with all "ayes." The Board moved to enter Executive Session at approximately 12:07 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.

- VIII. **Resolution: Authorizing the Executive Director to Enter Into a Lease Amendment to Relocate Its Offices Within 10 S. LaSalle the From 22nd Floor to the 30th and 31st Floors of 10 S. LaSalle:** Resolution 2026-HACC-03 Requests the Board of Commissioners of the Housing Authority of Cook County (the "Board") to authorize the Executive Director to enter into a lease amendment to relocate its offices within 10 S. LaSalle from the 22nd floor to the 30th and 31st floors at 10 S. LaSalle.

Director of Facilities Management Broderick Banks presented the resolution. The Board

approved the Executive Director to enter into a lease amendment to relocate its offices within 10 S. LaSalle from the 22nd floor to the 30th and 31st floors at 10 S. LaSalle. A single, centralized office will simplify client interactions, reduce confusion about where services are provided, and ensure that residents receive timely, coordinated service with all staff working together in the same location, HACC can deliver a more integrated approach to housing solutions, improving service quality and client satisfaction. Ultimately, this consolidation reflects HACC's commitment to operational excellence and its mission to provide equitable, efficient housing services to Cook County residents.

Commissioner Porter made a motion to Approve the Executive Director to Enter Into a Lease Amendment to Relocate Its Offices Within 10 S. LaSalle From the 22nd Floor to the 30th and 31st Floors at 10 S. LaSalle. Vice Chair Kuehl seconded the motion. The motion carried with all "aye."

- IX. Resolution: Ratify the Submission of the Fiscal Year Ending 2025 Financial Statements to the U.S. Department of Housing and Urban Development ("HUD"):** Resolution 2026-HACC-04 Requests the Board of Commissioners of the Housing Authority of Cook County to ratify the submission of the FYE 2025 audited financial statements to HUD.

Chief Financial Officer/Chief Administrative Officer Kathleen Grady-Peralta presented the resolution. The Board approved to Ratify the Submission of the Fiscal Year Ending 2025 Financial Statements to HUD. HACC's financial report includes the balance sheet, income statement, and cash flow statement that has been independently examined and verified by the Certified Public Accountant ("CPA") firm Novogradac & Company, LLC to ensure accuracy, compliance with accounting standards ("GAAP"), HUD Financial Assessment reporting, and fair representation of the company's financial health. This audit outlines the stability of HACC and also identifies the significant improvements that the HACC has made in its financial reporting. There were no findings in the FY2025 Audited Financial Statements.

Vice Chair Kuehl made a motion to Ratify the Submission of the Fiscal Year Ending 2025 Financial Statements to HUD. Commissioner Porter seconded the motion. The motion carried with all "aye."

- X. Resolution: Authorizing the Executive Director to Enter Into a Contract With Wrought Iron Partners, LLC for Development Consulting Services:** Resolution 2026-HACC-05 Requests the Board of Commissioners of the Housing Authority of Cook County (the "Board") to authorize the Executive Director to enter into a contract with Wrought Iron Partners, LLC for Development Consulting Services.

Chief Property Officer Darrick Shafer presented the resolution. The Board approved the Executive Director to enter into a contract with Wrought Iron Partners, LLC for Development Consulting Services. The HACC's Evaluation Committee recommends that the HACC enter into a contract with Wrought Iron Partners, LLC for development

consulting services at the HACC. This proposed contract will have a base period of one year with two (2) additional 1-year option terms.

Vice Chair Kuehl made a motion to Authorize the Executive Director to Enter Into a Contract With Wrought Iron Partners, LLC for Development Consulting Services. Commissioner Porter seconded the motion. The motion carried with all "aye."

- XI. **Quarterly Financial Review:** In an effort to keep the Commissioners, staff, and the public informed, Chief Financial Officer/Chief Administrative Officer Grady-Peralta provided a financial review.
- XII. **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.
- XIII. **Other Business:** No additional items were presented for consideration and discussion.
- XIV. **Adjournment:** Seeing that there was no further business, Chair Walker-Williams made a Motion to adjourn. Commissioner Porter seconded the Motion. The motion carried with all "ayes," and the meeting was adjourned at approximately 1:41 p.m.



Wendy Walker-Williams
Chair, Board of Commissioners

April 9, 2026

Housing Authority of Cook County
APPROVED
APR 09 2026