



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY REGULAR PUBLIC SESSION
THURSDAY, JULY 9, 2026 12:01 P.M.**

ROLL CALL:

COMMISSONERS PRESENT	
Wendy Walker-Williams – Chair	In Person
Polly Kuehl – Vice Chair	In Person
Zenobia Johnson-Black – Commissioner	In Person
William Little – Commissioner	In Person
Herb Porter – Commissioner	In Person
Bruce Schiff – Commissioner	Virtual
Olive Brown – Commissioner	Virtual
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
Carlene Hill , Sr. Advisor, Board of Commissioners	In Person
Evelyn Mosley , Director of Rent Assistance	In Person
Penelope Wu , Information Technology	In Person
Ibad Siddiqui , Information Technology	In Person

Darrick 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
Omni McCollum , Staff Counsel Real Estate, Contracts and Corporate Counseling	In Person
Roderick Abernathy , Deputy Chief Human Resources Officer	In Person
Anne Richmond , Compliance Manager	In Person
Kamaca Champion , Director of Marketing and Communications	In Person
Chalone Liddell , Regional Manager South	Virtual
Marquita Johnson , Regional Asset Manager (North)	Virtual
Maria Reyes-Collins , Director of Occupancy & Compliance	Virtual
Dominique Mims , Budgeting and Banking Cash Manager	Virtual
Sha'Lawrin Montgomery , Temporary Program Payable Specialist	Virtual
Karla Bell , Property Accountant	Virtual
Tianna Swanigan , Property Accountant	Virtual
LEGAL COUNSEL	
Cherie Strong , Chief Legal Officer	In Person
PUBLIC ATTENDEES	
Diane Field, Resident	In Person

Sheryl Seiling	Virtual
Trist Harthausen	Virtual
Lindsey Intrieri	Virtual

- I. **Call to Order:** Chair Wendy Walker Williams called to order the Regular Meeting of the Board of Commissioners at approximately 12:01 p.m.
- II. **Roll Call:** Janina Bailey called the roll. Chair Walker-Williams, Vice Chair Kuehl, and Commissioners Johnson-Black and Porter were in person. Commissioners Brown and Schiff attended via Teams. A quorum was established. Commissioner Little joined the meeting after the roll call.
- III. **Approval of the Consent for Commissioner:** Vice Chair Kuehl presented a motion to approve Commissioners Brown and Schiff to attend the meeting via Teams. Commissioner Porter seconded the motion. The motion carried with all “aye.”
- 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. Resident Diane Field addressed the Board regarding ADA/Fair Housing accommodations for paper recertification due to a visual impairment. Executive Director Danita W. Childers committed to providing a permanent paper recertification accommodation, documenting the accommodation in the resident’s file, providing written confirmation, and reviewing agency procedures and grievance language.
- V. **Approval of the Consent Agenda:** Vice Chair Kuehl presented a motion to approve the minutes of the May 7, 2026, Regular and Closed Sessions. Commissioner Porter seconded the motion. The motion carried with all “aye.”
- VI. **Introduction of New Commissioner:** Chair Walker-Williams and the Board welcomed Commissioner Olive Brown, who introduced herself and expressed her commitment to serving the HACC residents.
- VII. **Resolution: Authorizing the Executive Director to Enter into a Contract with Clifton, Larson, Allen, LLP for Internal Audit Services:** Resolution 2026-HACC-13 Requests the Board of Commissioners of the Housing Authority of Cook County (the “Board”) to authorize the Executive Director to enter into a contract for internal audit services.

Deputy Chief Procurement Officer Brenda Chagoya presented the resolution. The Housing Authority of Cook County (“HACC”) requires an experienced Internal Audit Consultant to perform a comprehensive internal audit services for the Procurement Department and Housing Choice Voucher (“HCV”) Department. The purpose is to conduct an internal audit and evaluate compliance with federal, state, local, and HUD requirements, procurement requirements; assess internal controls; and identify opportunities to strengthen efficiency, transparency, and accountability of operations.

Commissioner Johnson-Black made a motion to approve the resolution for the Executive Director to Enter into a Contract with Clifton, Larson, Allen, LLP for Internal Audit Services. Commissioner Porter seconded the motion. The motion carried with all “aye.”

VIII. Resolution: Ratifying the Yardi Systems, Inc. Annual Payment for Software and Support Services: Resolution 2026-HACC-14 Requests the Board of Commissioners of the Housing Authority of Cook County (HACC) to approve the ratifying of the Yardi Systems, Inc. annual payment for software and support services.

Chief Information Officer Scott Livingston presented the resolution. The Housing Authority of Cook County has an established contractual relationship with Yardi Systems, Inc. for its foundational software and related platform services, as documented in the SAAS Subscription Agreement dated January 11, 2022 and subsequent addenda. The 2021/2022 agreement references the May 2016 agreement because the latter continued to govern the relationship between the parties during the period when the new 5-year agreement, which was intended to commence on July 1, 2021, had not yet been fully executed.

The specific timing and due date of the renewal invoice necessitated prompt payment prior to the next regularly scheduled meeting of the Board of Commissioners. Staff executed the payment ahead of the meeting to actively guarantee absolute continuity of essential software services, remain in full compliance with contractual timelines, and prevent any operational disruption to core agency functions. Staff respectfully requests that the Board of Commissioners formally ratify and approve the completed payment of Yardi Invoice No. 5242133 in the amount of \$314,976.95, with contractually mandated payment terms requiring fulfillment on or before June 30, 2026. Yardi has also issued an addendum for the renewal period which will be executed by the parties.

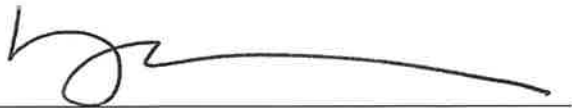
Commissioner Porter made a motion to approve the resolution Ratifying the Yardi Systems, Inc. Annual Payment for Software and Support Services. Commissioner Little seconded the motion. The motion carried with all “aye.”

IX. Resolution: Ratifying the Renewal of the Housing Assistance Payments (HAP) Contract Between the Housing Authority of Cook County and Barrington Horizon, L.P.: Resolution 2026-HACC-15 Requests the Board of Commissioners of the Housing Authority of Cook County to ratify the renewal of the Housing Assistance Payments (HAP) contract between the Housing Authority of Cook County and Barrington Horizon, L.P.

Chief Property Officer Darrick Shafer presented the resolution. This authorizes the renewal of the HAP contract for the following development project: Barrington Horizon Independent Senior Living, HACC's ability to provide commitments for PBVs is contingent upon appropriations authorized by the Congress of the United States of America, the HACC's budget authority, and the HACC's voucher utilization at the time the units come on-line.

Commissioner Johnson-Black made a motion to Ratify the Renewal of the Housing Assistance Payments (HAP) Contract Between the Housing Authority of Cook County and Barrington Horizon, L.P. Commissioner Porter seconded the motion. The motion carried with all "aye."

- X. **HACC Programs Financial Review:** Chief Financial Officer/Chief Administrative Officer Kathleen Grady-Peralta presented the FY2026 year-end financial review, including the Housing Choice Voucher, Low-Income Public Housing, and Central Office financial performance. Commissioners discussed budget variances, staffing impacts, revenues, expenditures, capital activity, and shared services.
- XI. **Executive Director's Report:** In an effort to keep the Commissioners, staff, and the public informed, Executive Director Childers provided a summary of recent activities.
- XII. **Other Business:** No additional items were presented for consideration and discussion.
- XIII. **Adjournment:** Seeing that there was no further business, Commissioner Johnson-Black made a Motion to adjourn. Commissioner Porter seconded the Motion. The motion carried with all "ayes," and the meeting was adjourned at approximately 1:38 p.m.



Wendy Walker-Williams
Chair, Board of Commissioners



September 10, 2026

Housing Authority of Cook County
APPROVED
SEP 10 2026