



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, January 19, 2021**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, January 19, 2021 at 60 E. Van Buren, Chicago, IL at approximately 10:40 a.m.

Roll Call:

The Chair called the meeting to order, the following members of the Board being present:

Angela Hurlock	Chair	Virtual attendance
Craig Chico	Vice Chair	Virtual attendance
Matthew Brewer	Commissioner	Virtual attendance
Dr. Mildred Harris	Commissioner	Virtual attendance
Meghan Harte	Commissioner	Virtual attendance
James Matanky	Commissioner	Virtual attendance
Debra Parker	Commissioner	Virtual attendance
Bill Thanoukos	Commissioner	Virtual attendance
Francine Washington	Commissioner	Virtual attendance

The following members of the Board were absent:

None

The following others were also present:

Tracey Scott	Chief Executive Officer	Virtual attendance
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The Chair declared the presence of a quorum.

Due to the declared public disaster caused by the COVID-19 pandemic, Chair Hurlock announced that the January 19th board meeting would be conducted by video conference.

Executive Director's Update:

In an effort to keep Commissioners, staff and the public informed, Chief Executive Officer Scott provided an overview of significant activities undertaken and being addressed by the Agency upon which the Board took no official action.



Presentation of Resolutions:

Craig Chico, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Chico, the Finance & Audit Committee held its virtual meeting at 8:30 a.m. today. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte, Thanoukos and Washington. Although Chairwoman Hurlock and Commissioners Matthew Brewer, Mildred Harris, James Matanky and Debra Parker were also present, they were not counted toward the quorum. Committee members then voted to adjourn to closed session to discuss certain audit reviews and investigatory matters. Committee members then returned to open session and discussed, voted and recommended for approval Items No. 1 and 2.

(Item 1)

RESOLUTION NO. 2021-CHA-1

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 19, 2021 and attached hereto entitled “Recommendation to Accept and Submit to the United States Department of Housing and Urban Development (HUD) the Chicago Housing Authority’s Single Audit Report for The Year Ended December 31, 2019”

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners hereby accepts the Authority’s 2019 Single Audit Report for The Year Ended December 31, 2019

THAT, The Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to submit the Single Audit Report for the year ended December 31, 2019 to the United States Department of Housing and Urban Development.

(Item 2)

RESOLUTION NO. 2021-CHA-2

WHEREAS, the Board of Commissioners of the Chicago Housing Authority adopted the Chicago Housing Authority Employees’ Retirement Plan and Trust, as amended and restated effective September 21, 2017 (“Retirement Plan”):

WHEREAS, the Retirement Plan clarifies the terms and conditions with respect to persons to whom the CHA and the Board of Trustees may extend participation under the Retirement Plan via resolution, by providing that an executed Participation Agreement may be requested;

WHEREAS, the CHA Board of Commissioners has determined to extend participation to those Chicago Metropolitan Housing Development Corporation (“CMHDC”) full-time employees named in the Participation Agreement, contingent upon



CMHDC's adoption and the timely execution of the Participation Agreement, the provisions of which are hereby incorporated in the Resolution, and

WHEREAS, the CHA Board of Commissioners' approval and authorization under this Resolution is contingent upon CMHDC's adoption and execution of the Participation Agreement, the provisions of which are incorporated by reference herein;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, Contingent upon execution of the attached Participation Agreement by the Chicago Metropolitan Housing Development Corporation's ("CMHDC") Board of Directors and the Chicago Housing Authority Retirement Plan's Board of Trustees, the CHA Board of Commissioners hereby approve and authorize the participation of full-time CMHDC Employees, named in the Participation Agreement, in the Chicago Housing Authority Employees' Retirement Plan and Trust, under the terms specified in the Participation Agreement. The Participation Agreement shall be effective for the period of January 1, 2021 through December 31, 2021 and will not be renewed.

On behalf of the Finance & Audit Committee, Committee Chairman Chico presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 1 and 2. Commissioner Washington seconded the motion. Upon a roll call vote, nine Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted "nay". The Chair declared the motion carried and said resolutions approved for Items No. 1 and 2.

Matthew Brewer, Chairman of the Real Estate Operations Development committee, then presented his report. Per Commissioner Brewer, the Real Estate Operations Development Committee held its virtual meeting earlier today by video conference. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Chico, Harris, and Matanky. Although Chairwoman Hurlock and Commissioners Harte, Parker, and Washington were also present they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval Items 3, 4 and 5.

(Item 3)

RESOLUTION NO. 2021-CHA-3

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 19, 2021 entitled "Recommendation to Award Annual Preventative Maintenance and Repair Contract for Standby Generators".

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:



THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to award a contract to HansWal Services in the approximate value of \$1,022,073.00 for a 3-year base term and \$348,439.00 for each of the two 1-year options for an aggregate total of \$1,718.951.00 for annual preventative maintenance and repair of standby generators.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

(Item 4)

RESOLUTION NO. 2021-CHA-4

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 19, 2021 entitled "Recommendation to Extend the Housing Assistance Payments contract with a) Sunnyside Kenmore, b) G&A Senior Residences of Eastgate Village and c) Roosevelt Tower Apartments".

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to 1) execute Housing Assistance Payments (HAP) contracts to extend the term for a) Sunnyside Kenmore Apartments, b) G&A Senior Residences at Eastgate Village, and c) Roosevelt Tower Apartments; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item 5)

RESOLUTION NO. 2021-CHA-5

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated January 19, 2021 entitled "Recommendation to execute a Housing Assistance Payments (HAP) Contract with a) Encuentro Square, b) OTR-Lakeview Lutheran, and c) Covenant Residences at Immanuel.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, The Board of Commissioners authorizes the Chief Executive Officer or her designee to execute a 1) Preliminary Commitment Letter, 2) Agreement to enter into a Housing Assistance Payments (AHAP) contract, 3) Housing Assistance Payments (HAP) contract with a) Encuentro Square, b) OTR-Lakeview Lutheran, and c) Covenant Residences at Immanuel; and 4) all other documents as may be necessary or appropriate to implement the foregoing.



On behalf of the Real Estate Operations Development Committee, Committee Chairman Brewer presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 3, 4 and 5. Commissioner Harris seconded the motion. Upon a roll call vote, nine Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolutions approved for Items No. 3 thru 5.

Meghan Harte, Chairwoman of the Tenant Services committee, then presented her report. Per Commissioner Harte, the Tenant Services Committee held its monthly meeting earlier today Commissioner Harte chaired the meeting and the following committee members were present as well: Commissioners Brewer, Harris, Parker and Washington. Although Chairwoman Hurlock and Commissioners Chico, and Matanky were also present they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval Items 6 and 7.

(Item 6)

After a presentation by staff, Board members discussed the following matters:

RESOLUTION NO. 2021-CHA-6

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 19, 2021 entitled “Recommendation to Approve Award of Contract with After School Matters, Inc., to provide Youth Academic Support and Career Development Services”.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his/her designee to enter into a contract with After School Matters, Inc., to provide Youth Academic and Career Development Services, for a two-year base term, with three additional one-year option terms, for an aggregate amount not-to-exceed \$7,382,771.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

(Item 7)

RESOLUTION NO. 2021-CHA-7

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 19, 2021 entitled “Recommendation to amend the contract with Catholic Charities of the Archdiocese of Chicago to provide Resident Service Coordination Services”.



THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to execute an amendment to the contract with Catholic Charities of the Archdiocese of Chicago in an aggregate amount not to exceed \$14,237,807 for three (3) one-year option terms.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

On behalf of the Tenant Services Committee, Committee Chair Harte presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 6 and 7. Commissioner Parker seconded the motion. Upon a roll call vote, nine Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted "nay". The Chair declared the motion carried and said resolutions approved for Items No. 6 and 7.

Closed Session:

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioner Hurlock moved adjournment of meeting to Closed Session for approximately 45 minutes to discuss personnel related matters; purchase, sale and lease of real estate property; pending, probable or imminent litigation; review of closed meeting minutes and audit reviews. The motion was seconded by Commissioner Parker. Upon a roll call vote, nine Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

Open Meeting Reconvenes:

The Chair called the meeting to order, the following members of the Board being present: Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington. No member was absent, and the Chair declared a quorum.

Presentation of Resolutions from Closed Session:

(Item 8)

Chair Hurlock moved approval of the recommendation for Items No. 8 and 9. Commissioner Matanky seconded the motion. Upon a roll call vote, nine Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted "nay". The Chair declared the motion carried and said resolution approved.

RESOLUTION NO. 2021-CHA-8



WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 19, 2021, entitled “Approval of Personnel Actions”:

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the requested personnel actions.

(Item 9)

RESOLUTION NO. 2021-CHA-9

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 19, 2021 entitled “Authorization to Enter into an Intergovernmental Agreement with the State of Illinois, acting through its Central Management Services Office, to Sublease Two floors of CHA Headquarters Office Space”.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to finalize negotiations, execute and enter into an Intergovernmental Agreement with the State of Illinois, acting through its Central Management Services Office, to sublease the entirety of the 6th and 13th floors of CHA Headquarters office space. CMS will utilize these two floors of office space for general State administrative offices. The Base Rent will be the same as under the current CHA Office Space Lease commencing at \$18.00 per sq. ft. for the 6th Floor and \$27.50 per sq. ft. for the 13th Floor through December 31, 2021. Beginning January 1, 2022, the Base Rent will be \$18.00 for each of the floors and will escalate annually thereafter for both floors by \$0.50 per sq. ft. up to \$19.50. In addition to Base Rent and as Additional Rent, CMS will pay a pro-rata share of operating expenses, real estate taxes and electricity charges. CMS will also be responsible for all other operating expenses and contracts such as work orders and other building services. The initial term for the sublease will be for five (5) years with an option to extend for another 5-year term. CMS will also have a right of first refusal thereafter to continue subleasing both the 6th and 13th floors through the remainder of the CHA Office Lease term which expires December 31, 2037.

THAT the Board of Commissioners delegates to the CEO additional authority, including but not limited to the authority to 1) negotiate, execute and perform all agreements required to construct, renovate and equip the premises subleased to CMS and 2) negotiate, execute and perform all agreements required to construct, renovate and equip the Reorganized Space, including moving staff and equipment and funding in an amount not to exceed \$1,000,000.



THAT the Board of Commissioners further delegates to the CEO authority to fund such escrow or escrows from appropriate available funds 1) on behalf of CHA or 2) on behalf of the State of Illinois. In the case of an escrow on behalf of the State of Illinois, the CEO is authorized to negotiate and determine repayment terms and provisions.

THAT, the Board of Commissioners further authorizes the CEO to take any and all necessary actions to implement the purposes set forth in this resolution.

Adjournment:

There being no further business to come before the meeting, Commissioner Parker moved approval to adjourn the meeting. Commissioner Brewer seconded the motion. Upon a roll call vote, nine Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at 12:35 p.m.

s/b: Lee Chuc-Gill, Secretary
Custodian and Keeper of Records

March 16, 2021
Date These Minutes Approved