



**MINUTES OF THE ANNUAL AND REGULAR MEETING  
OF THE  
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY  
Tuesday, July 18, 2023**

The Commissioners of the Chicago Housing Authority held its Annual and Regular Meetings of the Board of Commissioners on Tuesday, July 18, 2023 at 60 E. Van Buren, Chicago, IL at approximately 8:40 a.m.

**Roll Call:**

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

Angela Hurlock	Chair
Matthew Brewer	Vice Chair
Luis Gutierrez	Commissioner
Dr. Mildred Harris	Commissioner
Meghan Harte	Commissioner
James Matanky	Commissioner
Debra Parker	Commissioner

The following members of the Board were absent:

Francine Washington	Commissioner
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The Chair declared the presence of a quorum.

Chair Hurlock then presented a motion for Commissioner Francine Washington to join July's Board meeting via video. Commissioner Matanky seconded the motion. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker). The Chair declared the motion carried.

The following others were also present:

Tracey Scott	Chief Executive Officer
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**Approval of Agenda:**

Chair Hurlock presented a Motion to approve the order of July's agenda. Commissioner Harte seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington). The Chair declared the motion carried.

**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.

**Public Participation:**

Based on CHA's public participation rules for board meetings, each registered speaker was granted two minutes to address the Board. Responses to comments presented during Public Participation will be distributed at the next Board meeting and posted on CHA's website. Written comments addressed to the Board will be made available for Commissioners' review and responded to by the next scheduled board meeting.

**Recess of Regular Board Meeting:**

Chair Hurlock presented a Motion to recess the Regular Meeting of the Board for Committee Meetings to ensue. The motion was seconded by Commissioner Harte. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

**Regular Recessed Meeting Resumes:**

At the conclusion of the Real Estate Committee Meeting, the Chair called the Board meeting to order, the following members of the Board being present: Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington via video. The Chair declared a quorum.

**Election of Officers:**

Pursuant to Section 4 of the By-Laws, election of officers is held at the Annual Meeting of the Authority, Chairwoman Hurlock presented a Motion to nominate Commissioner Matthew Brewer to fill the position of Vice-Chairman. There being no other nomination on the slate, nominations were then closed and upon Motion made and properly seconded by Commissioner Matanky the voting resulted in unanimous vote for the re-election of Commissioner Brewer to the position of Vice-Chairman of the Chicago Housing Authority.

A nomination was then made by Chair Hurlock for Lee Chuc-Gill to continue to fill the position of Secretary and Custodian of Records. There being no other nomination on the slate, nominations were then closed and upon Motion made and properly seconded by Commissioner Brewer the voting resulted in unanimous approval for the re-election of Lee Chuc-Gill as Secretary, Custodian and Keeper of Records, for the Board of Commissioners of the Chicago Housing Authority.

Each of the officers so elected accepted the offices to which they were elected.

**Presentation of Resolutions:**

Per Chair Hurlock, since the Finance & Audit Committee did not hold its regular meeting due to lack of a physical quorum, Items 1 through 3 were presented to the full Board for consideration and vote.

**(Item 1)**

The Chief Information Officer presented Item 1, "Approval of Information Technology Security Policy." Commissioners did not have any questions pertaining to this item.



**RESOLUTION NO. 2023-CHA-16**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 18, 2023, entitled “Approval of Information Technology Security Policy.”

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

**THAT,** the Board of Commissioners hereby approves the Information Technology Security Policy, (Policy No. 102.1) effective July 18, 2023, which supersedes the policy previously set forth, effective March 2008.

**(Item #2)**

After the Chief Financial Officer presented key revisions to the Investment and Cash Management Policy, a brief discussion regarding regulations and practices to comply with current laws ensued.

**RESOLUTION NO. 2023-CHA-17**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 18, 2023, entitled “Approval of Investment & Cash Management Policy”;

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

**THAT,** the Board of Commissioners hereby approves the Investment & Cash Management Policy, (Policy No. 202.1) effective July 18, 2023, which amends and supersedes the policy previously set forth, effective September 2022.

**(Item #3)**

Immediately after staff presented Item 3, a discussion ensued around remedial measures designed to protect the integrity of CHA’s procurement practices. Other matters discussed included debarment from other government agencies and monitoring of contractors on the debarment list.

**RESOLUTION NO. 2023-CHA-18**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 18, 2023, entitled “Approval of Procurement Policy”;

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

**THAT,** the Board of Commissioners hereby approves the Procurement Policy, (Policy No. 201.1) effective July 18, 2023, which supersedes the policy previously set forth, effective November 15, 2022.

Chair Hurlock presented an omnibus Motion for approval of Items No. 1, 2, and 3. Commissioner Parker seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolutions approved for Items No. 1, 2, and 3.



James Matanky, Chairman of the Real Estate Operations Development Committee, then presented his report. Per Commissioner Matanky, the Real Estate Operations Development Committee held its regular meeting earlier today. Commissioner Matanky chaired the meeting and the following committee members were present as well: Commissioners Gutierrez, Harris and Parker. Although Chairwoman Hurlock and Commissioners, Brewer, Harte, and Washington were also present they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items 4 through 9.

**(Item 4)**

**RESOLUTION NO. 2023-CHA-19**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2023 entitled “Authorization to award contracts for HCV Administration and Owner 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 enter into Agreements with CVR Associates, Inc., and Nan McKay and Associates, Inc., to provide Owners Services, Communications, Workshops and Events, and Inspections for Tenant, Project Based, and Public Housing, Wait List, New Admissions, Portability, and Call Center in the aggregate amount of \$55,854,935, which is comprised of each Agreement having a three-year base term from October 1, 2023 through September 30, 2026, with a combined amount of \$32,519,836, and each Agreement having two (2), one-year option terms, with combined amounts of \$11,383,619 for the first option years, and \$11,951,479 for the second and final option years.

This award is subject to the Contractor’s compliance with CHA’s Diversity Contract Compliance and insurance requirements.

**(Item 5)**

**RESOLUTION NO. 2023-CHA-20**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2023 entitled “Authorization to award a contract for plumbing riser replacement at Maria Martinez Apartments”.

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

**THAT,** The Board of Commissioners of the Chicago Housing Authority approve the execution of a contract with Alfa Chicago Inc. to complete plumbing riser replacement at Maria Martinez Apartments for an amount of two million nine hundred and eighty-nine thousand dollars (\$2,989,000).

This award is subject to the Contractor’s compliance with CHA’s Diversity Contract Compliance and insurance requirements.



**(Item 6)**

**RESOLUTION NO. 2023-CHA-21**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2023, entitled “Authorization to award contract for Security Management Information System (SMIS).”

**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 enter into a contract with Omnigo Software LLC for in the approximate value of \$1,748,108, consisting of an original contract value of \$1,234,636 for a three (3) year base term, including a contingency of \$30,000 for required equipment and/or infrastructure upgrades necessary during system installation, and two (2) one-year option terms in the combined amount of \$483,472 to provide a complete Security Management Information System (SMIS) for CHA.

This award is subject to the Contractor’s compliance with CHA’s Diversity Contract Compliance and insurance requirements.

**(Item 7)**

**RESOLUTION NO. 2023-CHA-22**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2023 entitled Authorization to approve Parkside 5 Ground Lease, Loan and Subsidy.”

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

**THAT,** the Chief Executive Officer or her designee may loan Chicago Housing Authority funds in an amount not to exceed \$11,500,000 for redevelopment of the final phase of Parkside; and

**THAT,** the Chief Executive Officer or her designee may also loan proceeds from the sale of Illinois Affordable Housing Tax Credits generated as a result of CHA donating the value of the ground lease; and

**THAT,** the Chief Executive Officer or her designee may apply for Rental Assistance Demonstration Program Transfer of Assistance Project-Based Vouchers; and

**THAT,** the Chief Executive Officer or her designee may submit a Rental Assistance Demonstration (RAD) application, financing plan and any other RAD certification required; and

**THAT,** the Chief Executive Officer or her designee may submit evidentiary documents to HUD; and



**THAT,** the Chief Executive Officer or her designee may convey the underlying land by ground lease; and

**THAT,** the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This resolution is subject to the Owner/Developer's compliance with CHA's Diversity Contract Compliance and insurance requirements.

**(Item 8)**

**RESOLUTION NO. 2023-CHA-23**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2023, entitled "Recommendation for actions necessary for the closing of Ogden Commons Phase A2 including: to loan an amount not to exceed \$9,950,000; to loan Illinois Affordable Housing Tax Credit equity; and to execute a Rental Assistance Demonstration program housing assistance payment contract."

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

**THAT,** the Chief Executive Officer or her designee may loan Chicago Housing Authority funds in an amount not to exceed \$9,950,000 for redevelopment of the Ogden Commons Phase A2 site; and

**THAT,** the Chief Executive Officer or her designee may also loan proceeds from the sale of Illinois Affordable Housing Tax Credits generated as a result of CHA donating the value of CHA land; and

**THAT,** the Chief Executive Officer or her designee may submit a Mixed-Finance Development Proposal and a Disposition Application to HUD; and

**THAT,** the Chief Executive Officer or her designee may submit a Rental Assistance Demonstration (RAD) application, financing plan and any other HUD Faircloth to RAD certification required for the property to the United States Department of Housing and Urban Development (HUD); and

**THAT,** the Chief Executive Officer or her designee may submit evidentiary documents to HUD; and

**THAT,** the Chief Executive Officer or her designee may convey the Ogden Commons Phase A2 land by ground lease; and

**THAT,** the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.



This resolution is subject to the Owner/Developer's compliance with CHA's Diversity Contract Compliance and insurance requirements.

**(Item 9)**

**RESOLUTION NO. 2023-CHA-24**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2023 titled "Authorization for actions necessary to advance the mixed-use redevelopment of LeClaire Courts."

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

**THAT,** the Chief Executive Officer or her designee may enter into long term ground leases for the first LeClaire residential buildings; and

**THAT,** the Chief Executive Officer or her designee may submit land disposition applications(s) to the U. S. Department of Housing and Urban Development ("HUD") to allow for the first mixed-use development phases; and

**THAT,** the Chief Executive Officer or her designee may submit necessary applications to HUD for the dedication and vacation of streets and infrastructure necessary for the entire LeClaire redevelopment area; and

**THAT,** the Chief Executive Officer or her designee may convey the dedicated streets and public ways by plat of dedication to the City of Chicago; and

**THAT,** the Chief Executive Officer or her designee may enter into an infrastructure agreement with the City of Chicago and accept proceeds to fund the infrastructure work; and

**THAT,** the Chief Executive Officer or her designee may convey CHA land to LeClaire Partners, LLC or its designee; and

**THAT,** the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

On behalf of the Real Estate Operations Development Committee, Committee Chairman Matanky presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 4 through 9. Commissioner Harte seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted "nay". The Chair declared the motion carried and said resolutions approved for Items No. 4 through 9.

**Closed Session:**

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Chair Hurlock moved adjournment of meeting to Closed Session for approximately 30 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 Harte. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, 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, Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker. One member was absent: Commissioner Francine Washington. The Chair declared a quorum.

#### **Approval of Minutes:**

The Minutes of the Regular and Closed Meetings of May 16, 2023 were presented for approval. Commissioner Matanky moved the minutes be accepted as presented. The motion was seconded by Commissioner Harte. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners, Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker) and no Commissioner voted “nay”. The Chair declared the motion carried and the minutes approved.

#### **Presentation of Resolution from Closed Session:**

##### **(Item 10)**

##### **RESOLUTION NO. 2023-CHA-25**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 18, 2023, 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.

Chair Hurlock moved approval of the recommendation for Item No. 10, Commissioner Harte seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved.

#### **Adjournment:**

There being no further business to come before the meeting, Commissioner Parker moved approval to adjourn the meeting. Commissioner Matanky seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at approximately 12:30 p.m.

S/B: Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records

September 19, 2023  
Date These Minutes Approved