



**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY  
Tuesday, May 16, 2023**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, May 16, 2023, at 60 E. Van Buren, Chicago, IL at approximately 9:10 a.m.

**Roll Call:**

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

Angela Hurlock	Chair
Luis Gutierrez	Commissioner
Dr. Mildred Harris	Commissioner
Meghan Harte	Commissioner
Debra Parker	Commissioner
Francine Washington	Commissioner

The following member of the Board were absent:

Matthew Brewer	Vice Chair
James Matanky	Commissioner

The following others were also present:

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

**Approval of Agenda:**

Chair Hurlock presented a Motion to approve the order of May's agenda. Per Chair Hurlock, with the absence of a quorum for the Finance and Audit Committee, items will be presented to the full Board for consideration and vote. Commissioner Harte seconded the motion. Upon a roll call vote, six Commissioners voted "aye" (Commissioners Gutierrez, Harris, Harte, Hurlock, Parker, and Washington). The Chair declared the motion carried.

**Executive Director's Update:**

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 Harris. Upon a roll call vote, six Commissioners voted "aye" (Commissioners Gutierrez, Harris, Harte, Hurlock, 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 and Tenant Services Committee Meetings, the Chair called the Recessed Board meeting to order, the following members of the Board being present: Commissioners Gutierrez, Harris, Harte, Hurlock, Parker, and Washington. Two members were absent, the Chair declared a quorum.

### **Presentation of Resolutions:**

In the absence of Committee Chair James Matanky, Commissioner Harris, Acting Chair of the Real Estate Operations Development committee, presented the Committee report. Per Commissioner Harris, the Real Estate Operations Development Committee held its meeting earlier today. Commissioner Harris chaired the meeting and the following committee members were present as well: Commissioners Gutierrez, and Parker. Although Chairwoman Hurlock and Commissioners, Harte, and Washington were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items 2 and 4.

Commissioner Harte recused from voting on Item 2. Center Court Development, LLC, the proposed purchaser of the land under an approved HUD disposition will receive debt capital from LISC, (employer of Commissioner Harte).

With Commissioner Harte's recusal of Item No. 2, the quorum was lost, and the motion and vote were rescinded. Item No. 2 was motioned up and voted upon again later in the meeting.

#### **(Item 4)**

#### **RESOLUTION NO. 2023-CHA-10**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 16, 2023, entitled "Authorization to enter into Service Agreements for Integrated Pest Management 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 award contract(s) to Platinum Pest Solutions, Inc, and RB Pest



Solutions in the aggregate contract value of \$16,882,754 for a 3-year base term plus two option years in the combined amount of \$11,255,168 to provide integrated pest management services.

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 Real Estate Operations Development Committee, Acting Committee Chair Harris presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 2 and 4. Commissioner Parker seconded the motion. Upon a roll call vote, five Commissioners voted "aye" (Commissioners, Gutierrez, Harris, Hurlock, Parker and Washington); Commissioner Harte Recused from voting on Item 2. The Chair declared the motion carried and said resolutions approved by majority vote for Items No. 2 and 4.

Meghan Harte, Chairwoman of the Tenant Services committee, then presented her report. Per Commissioner Harte, the Tenant Services Committee held its meeting earlier today. Commissioner Harte chaired the meeting and the following committee members were present as well: Commissioners, Harris, Parker, and Washington. Although Chairwoman Hurlock and Commissioner Gutierrez were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Item No. 5.

Chair Hurlock Abstained from voting on Item 5. Chair Hurlock's spouse is employed by City Colleges of Chicago.

**(Item 5)**

**RESOLUTION NO. 2023-CHA-11**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 16, 2023, entitled "Recommendation to execute an Intergovernmental Agreement with the City Colleges of Chicago."

**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 an Intergovernmental Agreement with the City Colleges of Chicago ("CCC") for a one-year base term effective July 1, 2023, through June 30, 2024, for an approximate value of \$800,000.00, with four (4), one-year option terms. The purpose of the IGA is for CCC to provide education and training programs for Chicago Housing Authority residents, and the aggregate value of the base term, together with all options terms, shall be an amount not to exceed \$4,000,000.

On behalf of the Tenant Services Committee, Committee Chairwoman Harte presented a Motion for approval of the recommendation set forth in the Board Report for Item No. 5. Commissioner Washington seconded the motion. Upon a roll call vote, five Commissioners voted "aye" (Commissioners Gutierrez, Harris, Harte, Parker, and Washington); Chair Hurlock Abstained from voting on Item 5. The Chair declared the motion carried and said resolution approved for Item No. 5.

The Finance & Audit Committee did not meet due to a lack of Quorum. Accordingly, Chair Hurlock presented Item 1 for discussion and vote by the full Board.



**(Item 1)**

After Item 1 was presented by staff, a brief discussion ensued regarding the contingency amount included in the requested action. Per staff, the contingency amount will be utilized for additional license that may be added for applications related to workflows and creation of new reports.

**RESOLUTION NO. 2023-CHA- 13**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 16, 2023 titled “Authorization to approve award of contract for the Supply, Delivery, Maintenance and Upgrade of Microsoft Software and Support 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 an agreement with Crayon Software Experts to provide Microsoft Software and support services and maintenance for an amount not-to-exceed \$2,413,437 with a contingency amount of \$118,035 for licenses that may be added during the term resulting in an aggregate compensation amount not-to-exceed \$2,531,472.

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

Commissioner Hurlock presented a motion for approval of the recommendation set forth for the approval of Item No. 1. Commissioner Parker seconded the motion. Upon a roll call vote, six Commissioners voted “aye” on item 1 (Commissioners Gutierrez, Harris, Harte, Hurlock, Parker, and Washington). The Chair declared the motion carried and said resolution approved for Item No. 1.

**General Item:**

**(Item 3)**

After staff presented Item 3, a brief discussion ensued regarding inspections after work is completed. Staff assured the Board that each unit will be thoroughly inspected to ensure all work is completed as per scope.

**RESOLUTION NO. 2023-CHA-12**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 16, 2023 entitled “Authorization to increase the contract value of Job Order Contracting standard agreements from \$1.5 million to \$2.5 million”.

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

**THAT,** The Board of Commissioners (Board) of the Chicago Housing Authority approves the authorization to increase the maximum contract value of twenty-seven (27) individual Job Order Contracting Standard Agreements from \$1.5 million to \$2.5 million.



### **Public Participation:**

Based on CHA's public participation rules for board and committee meetings, each registered speaker was granted two minutes to address the Board.

Commissioner Hurlock presented a motion for approval of the recommendation set forth for Item No. 3. Commissioner Washington seconded the motion. Upon a roll call vote, five Commissioners voted "aye" on Item 3 (Commissioners Gutierrez, Harris, Harte, Hurlock, and Washington); Commissioner Parker Abstained from voting on Item No. 3. Item No. 3 was approved. The Chair declared the motion carried and said resolution approved.

### **Closed Session:**

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioner Hurlock moved adjournment of meeting to Closed Session for approximately 60 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, six Commissioners voted "aye" (Commissioners Gutierrez, Harris, Harte, Hurlock, Parker, and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

### **Open Meeting Reconvenes:**

Chair Hurlock called the meeting to order, the following members of the Board being present: Commissioners Brewer (by audio), Gutierrez, Harris, Harte, Hurlock, Parker, and Washington. Commissioner Matanky was absent, the Chair declared a quorum.

To correct the rescinded motion and vote for Item No. 2, Chair Hurlock presented a motion to allow Commissioner Brewer to join the meeting via remote means. The motion was seconded by Commissioner Washington. Upon roll call vote, six Commissioners voted "aye" (Commissioners Gutierrez, Harris, Harte, Hurlock, Parker, and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

Commissioner Hurlock presented a new motion for approval of the recommendation set forth for Item No. 2.

#### **(Item 2)**

#### **RESOLUTION NO. 2023-CHA-14**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 16, 2023, entitled "Authorization for actions necessary for the disposition and sale of the land at 5400-02 S. Dearborn Street."

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

**THAT,** the Chief Executive Officer or her designee may submit a disposition application to HUD;



- THAT,** the Chief Executive Officer or her designee may enter into a Purchase and Sales Agreement with Center Court Development LLC., for the sale of approximately 4,284 sf. of vacant CHA land at the former Robert Taylor Homes development site;
- THAT,** the Chief Executive Officer or her designee may convey the vacant CHA land at the former Robert Taylor Homes land by deed; 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.

Commissioner Parker seconded the motion. Upon a roll call vote, six Commissioners voted “aye” on Item 2 (Commissioners Brewer, Gutierrez, Harris, Hurlock, Parker, and Washington); Commissioner Harte recused from voting on Item 2. Center Court Development, LLC, the proposed purchaser of the land under an approved HUD disposition will receive debt capital from LISC, (employer of Commissioner Harte). The Chair declared the motion carried and said resolution approved.

#### **Closed Session:**

Chair Hurlock presented a motion to return to Closed Session. The motion was seconded by Commissioner Harte. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, 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 Gutierrez, Harris, Harte, Hurlock, Parker and Washington. the Chair declared a quorum.

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

The Minutes of the Regular and Closed Meetings of March 21, 2023 were presented for approval. Commissioner Harte moved the minutes be accepted as presented. The motion was seconded by Commissioner Parker. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Gutierrez, Harris, Harte, Hurlock, Parker, and Washington). The Chair declared the motion carried and the minutes approved.

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

##### **(Item 6)**

##### **RESOLUTION NO. 2023–CHA-15**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated May 16, 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.

Commissioner Hurlock presented a motion for approval of the recommendation set forth for Item No. 6. Commissioner Harris seconded the motion. Upon a roll call vote, six Commissioners voted “aye” on Item 6 (Commissioners Gutierrez, Harris, Harte, Hurlock, Parker, and Washington); 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 Harris seconded the motion. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Gutierrez, Harris, Harte, Hurlock, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at approximately 1:50 p.m.

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

July 18, 2023  
Date These Minutes Approved