



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, January 16, 2024**

The Commissioners of the Chicago Housing Authority held its Regular Meetings of the Board of Commissioners on Tuesday, January 16, 2024, at 60 E. Van Buren, Chicago, IL at approximately 8:30 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
Francine Washington	Commissioner

The following members of the Board were absent:

None

The Chair declared the presence of a quorum.

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 January's Board meeting agenda. Commissioner Brewer 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.

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 Matanky. 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 Finance and Audit and Tenant Services Committee Meetings, the Chair called the Recessed Board meeting to order, the following members of the Board being present: Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington. All members being present, the Chair declared a quorum.

At the recommendation of the Chair, the order of the Committee reports was changed. Chair Hurlock called upon Commissioner Harte to present the Tenant Services Committee report.

Presentation of Resolutions:

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, Brewer, Harris, Parker, and Washington. Although Chairwoman Hurlock and Commissioner Gutierrez and Matanky were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No. 3, 4, and 5.

(Item 3)

RESOLUTION NO. 2024-CHA-1

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 16, 2024, entitled "Recommendation to amend the Flexible Housing Pool Escrow agreement and Program Administration Agreement."

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 approve an amendment to the Flexible Housing Pool Escrow Agreement and Program Administration Agreement to administer CHA's MTW activity for local program based assistance, to help families remain stably housed. Further, this action authorizes CHA to fund the Flexible Housing Pool for



a value of \$500,000 annually over three years in an aggregate amount not to exceed \$1,500,000.

(Item 4)

RESOLUTION NO. 2024-CHA-2

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 16, 2024, entitled “Recommendation to award and execute a Professional Services Agreement for the Resident Service Coordination Program.”

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 Professional Services Agreement with Metropolitan Family Services, Inc., to administer the Resident Service Coordination Program at CHA senior buildings. The Agreement shall have a two-year base term, effective April 1, 2024 through March 31, 2026, with three (3) additional one-year option terms to extend the Agreement, and an aggregate value not to exceed \$28,616,591.

This award is subject to the Contractor’s compliance with the CHA’s Diversity and Inclusion Contract Requirements and CHA’s Insurance Requirements.

(Item 5)

RESOLUTION NO. 2024-CHA-3

WHEREAS, the CHA Board of Commissioners has reviewed the Board Letter dated January 16, 2024, titled “Authorization to execute an Intergovernmental Agreement with the Mayor’s Office for People with Disabilities.”

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 (“IGA”) with the Mayor’s Office for People with Disabilities (“MOPD”) for the MOPD’s HomeMod program to provide home modifications for qualified, disabled families who participate in CHA’s Housing Choice Voucher program. The 5-year IGA is for an amount not to exceed \$500,000.

On behalf of the Tenant Services Committee, Committee Chairwoman Harte presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 3, 4, and 5. Commissioner Brewer seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” for Items 3, 4 and 5 (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington). No Commissioner voted “nay”. The Chair declared the motion carried and said resolutions approved for Items No. 3, 4, and 5.



Matthew Brewer, Chairman of the Finance and Audit Committee, then presented his report. Per Commissioner Brewer, the Finance and Audit Committee held its regular meeting earlier today. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Harte and Washington. Although Chairwoman Hurlock and Commissioners Gutierrez, Harris, Matanky and Parker were also present they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items 1 and 2.

(Item 1)

RESOLUTION NO.2024-CHA-4

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 16, 2024, titled "Recommendation to approve the adoption of the Amended and Restated Chicago Housing Authority Employees' Retirement Plan."

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

THAT, the Board of Commissioners approves the adoption of the amended and restated Chicago Housing Authority Employees' Retirement Plan, attached hereto as Exhibit A, effective July 1, 2024.

(Item 2)

RESOLUTION NO. 2024-CHA-5

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 16, 2024 titled "Authorization to enter into a new Collective Bargaining Agreement with the Service Employees International Union, Local 73 of Chicago, Illinois";

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

THAT the Board of Commissioners authorizes the Chief Executive Officer to enter into a new Collective Bargaining Agreement with the Service Employees International Union, Local 73 of Chicago, Illinois for the period of January 1, 2024 through December 31, 2027.

On behalf of Finance and Audit Committee, Committee Chairman Brewer presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 1 and 2. Commissioner Matanky 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 and 2.

Closed Session:

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Chair Hurlock moved adjournment of meeting to Closed Session for approximately 90 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, Parker, and Washington. One member was absent: Commissioner James Matanky. Chair declared a quorum.

Approval of Minutes:

The Minutes of the Regular and Closed Meetings of November 21, 2023 were presented for approval. Commissioner Harte moved the minutes be accepted as presented. The motion was seconded by Commissioner Harris. 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 and the minutes approved.

Presentation of Resolution from Closed Session:

(Item 6)

RESOLUTION NO. 2024-CHA-6

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 16, 2024, titled “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 presented a Motion for approval of Item No. 6. Commissioner Harte seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Parker, and Washington). The Chair declared the motion carried and said resolution approved for Item 6.

Adjournment:

There being no further business to come before the meeting, Chair Hurlock moved adjournment of meeting. Commissioner Parker seconded the motion. 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. The meeting was adjourned at approximately 1:45 p.m.

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

March 19, 2024
Date These Minutes Approved