



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, January 18, 2022**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, January 18, 2022 at 60 E. Van Buren, Chicago, IL at approximately 9:00 a.m.

Roll Call:

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

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

To protect the public's health in response to the COVID-19 pandemic and in compliance with 5 ILCS 120/7, Commissioners will be participating at this meeting by remote means only. Members of the public will be unable to attend this Board Meeting in person. The Chief Executive Officer of the Chicago Housing Authority has determined that public health concerns render in-person attendance of more than 10 people not feasible or prudent for purposes of the Open Meetings Act.

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:

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 virtual meeting earlier today by video conference. 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 1, 2 and 3.

(Item 1)

RESOLUTION NO. 2022-CHA-1

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 18, 2022 entitled “Recommendation to award contract for Biohazard Cleanup and Remediation Services at CHA Properties.”

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 Spaulding Decon, LLC in the not-to-exceed compensation amount of \$ 660,000 for a three-year base term, and additional annual not-to-exceed compensation in the amount of \$220,000 for each of the two (2) one-year option terms, for an aggregate total not-to-exceed compensation amount of \$1,100,000 for biohazard cleanup and remediation at CHA residential, non-dwelling, and commercial properties.

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

(Item 2)

RESOLUTION NO. 2022-CHA-2

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 18, 2022, entitled “Recommendation to award contract for waste and recycling services at CHA properties”;

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 Waste Management of Illinois, Inc. to provide waste and recycling services, for a three-year base term, with two (2)



additional one-year option terms, for an aggregate not-to-exceed amount of \$13,775,154 for the full term of the contract, inclusive of the two (2) available option terms.

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

(Item 3)

RESOLUTION NO. 2022-CHA-3

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 18, 2022 entitled “Recommendation to award IDIQ contracts for the architectural and engineering 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 27 Indefinite Delivery and Indefinite Quantity (IDIQ) contracts to provide authority-wide architectural and engineering services at various CHA properties to the following vendors, in an aggregate not-to-exceed amount of \$25,000,000:

Count	Recommended Awardee	Base Term	Option Terms	Total Base Contract Value	Category of Service
1	AltusWorks	2-year	(2) 1-year	\$1,000,000.00	Architectural
2	Bailey Edward Design	2-year	(2) 1-year	\$1,000,000.00	Architectural
3	BLDD Architects	2-year	(2) 1-year	\$1,000,000.00	Architectural
4	CCJM Engineers	2-year	(2) 1-year	\$500,000.00	MEP/FP/IT Engineering
5	dbHMS	2-year	(2) 1-year	\$500,000.00	MEP/FP/IT Engineering
6	DesignBridge	2-year	(2) 1-year	\$1,000,000.00	Architectural
7	Fujikawa Johnson Gobel Architects	2-year	(2) 1-year	\$1,000,000.00	Architectural
8	Globetrotters Engineering Corp.	2-year	(2) 1-year	\$2,000,000.00	Architectural Civil Eng./Landscape Arch. Structural Engineering
9	GSG Consultants	2-year	(2) 1-year	\$500,000.00	Civil Eng./Landscape Arch.
10	HED	2-year	(2) 1-year	\$1,000,000.00	Architectural
11	Holabird & Root	2-year	(2) 1-year	\$1,000,000.00	Architectural
12	HPZS	2-year	(2) 1-year	\$1,000,000.00	Architectural
13	husARchitecture, Inc.	2-year	(2) 1-year	\$1,000,000.00	Architectural
14	Koo, LLC	2-year	(2) 1-year	\$1,000,000.00	Architectural
15	Milhouse Engineering & Construction	2-year	(2) 1-year	\$500,000.00	Structural Engineering
16	Moreno Architects	2-year	(2) 1-year	\$1,000,000.00	Architectural
17	Pappageorge Haymes	2-year	(2) 1-year	\$1,000,000.00	Architectural
18	Perimeter Architects	2-year	(2) 1-year	\$1,000,000.00	Architectural
19	Primera Engineers	2-year	(2) 1-year	\$1,000,000.00	Civil Eng./Landscape Arch. MEP/FP/IT Engineering



20	RATIO States LLC	2-year	(2) 1-year	\$1,000,000.00	Architectural
21	SDIENGR Corp.	2-year	(2) 1-year	\$500,000.00	Structural Engineering
22	Site Design Group	2-year	(2) 1-year	\$500,000.00	Civil Eng./Landscape Arch.
23	SMNG-A	2-year	(2) 1-year	\$1,000,000.00	Architectural
24	Solomon Cordwell Buenz	2-year	(2) 1-year	\$1,000,000.00	Architectural
25	Stantec Architecture	2-year	(2) 1-year	\$1,000,000.00	Architectural
26	Studio ARQ	2-year	(2) 1-year	\$1,000,000.00	Architectural
27	UrbanWorks	2-year	(2) 1-year	\$1,000,000.00	Architectural

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 award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3, and insurance requirements for each assigned task order.

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. 1, 2 and 3. Commissioner Harris 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 thru 3.

Public Participation:

Based on CHA’s public participation rules for board meetings conducted by videoconference, 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.

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 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.



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, Parker, and Washington. No member was absent, and the Chair declared a quorum.

Approval of Minutes:

The Minutes of the Special meeting of November 5th, Regular and Closed Meeting of November 18th were presented for approval. Commissioner Parker moved the minutes be accepted as presented. The motion was seconded by Commissioner Matanky. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, Harris, Harte, Hurlock, Matanky, Parker and Washington); Commissioner Gutierrez abstained since he was not a member of the board at the time the September and the October meetings were held. The Chair declared the motion carried and the minutes approved.

Presentation of Resolutions from Closed Session:

(Item 4)

RESOLUTION NO. 2022-CHA-4

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 18, 2022 entitled “Recommendation of actions necessary to assign Ground Lease at 6438 North Sheridan”;

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

THAT, the Board of Commissioners affirm, ratify, and authorize the Chief Executive Officer or her designee’s 1) Execution of assignment of the commercial ground lease (*i.e.*, of the document recorded as No. 1730701177 on November 3, 2017) for the development known as Concord at Sheridan from Concord Commercial, LLC to Chicago Housing Consulting Services, Inc. NFP (CHCS), and 2) Execution of all other documents necessary or appropriate to implement the foregoing.

(Item 5)

RESOLUTION NO. 2022-CHA-5

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 18, 2022 entitled “Recommendation for actions necessary to ratify the execution of a Purchase and Sale Agreement for property located at 4659 S. Cottage Grove Ave., Chicago Illinois and to authorize the disposition of ownership”.



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

THAT, the Board of Commissioners hereby ratify the execution of a Purchase and Sale Agreement for property located at 4659 S. Cottage Grove Ave., Chicago Illinois and authorize the Chief Executive Officer or her designee to execute and deliver such other documents and perform actions as may be necessary or appropriate to implement the foregoing disposition.

(Item 6)

RESOLUTION NO. 2022-CHA-6

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 18, 2022, 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.

Adjournment:

There being no further business to come before the meeting, Commissioner Parker moved approval to adjourn the meeting. Commissioner Washington 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. The meeting was adjourned at 12:05 p.m.

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

March 15, 2022
Date These Minutes Approved