



**MINUTES OF THE ANNUAL AND REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, July 19, 2022**

The Commissioners of the Chicago Housing Authority held its Annual and Regular Meeting of the Board of Commissioners on Tuesday, July 19, 2022 at 60 E. Van Buren, Chicago, IL at approximately 12:45 p.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
James Matanky	Commissioner
Debra Parker	Commissioner
Francine Washington	Commissioner

The following members of the Board were absent:

Matthew Brewer	Vice Chair
----------------	------------

The following others were also present:

Tracey Scott	Chief Executive Officer
--------------	-------------------------

The Chair declared the presence of a quorum.

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.

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 Matanky 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, the Finance & Audit Committee did not hold its regular meeting due to lack of quorum.

(Item 1)

After staff presented Item 1, a brief discussion ensued. Matters discussed included: eligible and prohibited types of investments, reporting and monitoring governance and portfolio benchmarking.

RESOLUTION NO. 2022-CHA-27

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022, entitled “Authorization to adopt revised Investment Policy”;

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

THAT, the Board of Commissioners adopts the revised Investment Policy in the form attached.

Chair Hurlock presented a Motion for approval of Item No. 1. Commissioner Matanky 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 for Item No. 1.

Meghan Harte, Chairwoman of the Tenant Services committee, then presented her report. Per Commissioner Harte, the Tenant Services Committee held its regular 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, Commissioners Gutierrez and Matanky were also present they were not counted toward the quorum.



Committee members then discussed, voted, and recommended for approval Item No. 2.

(Item 2)

RESOLUTION NO. 2022-CHA-28

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 19, 2022 requesting approval of the FY2022 HCV Administrative Plan and FY2022 Admissions and Continued Occupancy Policy, attached hereto;

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

THAT, The Board of Commissioners hereby approves the FY2022 HCV Administrative Plan, FY2022 Admissions and Continued Occupancy Policy, and FY2022 Residential Lease Agreement and grants authorization to the Chief Executive Officer, or their designee to make final updates, as deemed necessary;

THAT, This approval of the FY2022 HCV Administrative Plan and FY2022 Admissions and Continued Occupancy Policy supersedes any and all conflicting language found in prior CHA HCV Administrative Plans, prior FY2022 Admissions and Continued Occupancy Policy, and prior policies on medical marijuana, cannabis, and community space.

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. 2. Commissioner Washington 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 for Item No. 2.

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, Harte, and Washington were also present they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items 3 through 11.



(Item 3)

RESOLUTION NO. 2022-CHA-29

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 19, 2022, requesting approval of the FY2022 Non-Dwelling Premises Use and Lease Policy, attached hereto;

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

THAT, The Board of Commissioners hereby approves the FY2022 Non-Dwelling Premises Use and Lease Policy and grants authorization to the Chief Executive Officer, or their designee to make final updates, as deemed necessary;

THAT, This approval of the FY2022 Non-Dwelling Premises Use and Lease Policy supersedes any and all conflicting language found in prior Non-Dwelling Premises Use and Lease Policies.

(Item 4)

RESOLUTION NO. 2022-CHA-30

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled “Recommendation to award Contracts to Bureau Veritas Technical Assessment, BBG Assessments LLC and HDR Architecture, Inc to complete Physical Needs Assessments at various CHA properties”

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 approve the execution of contracts with Bureau Veritas Technical Assessment, BBG Assessments LLC and HDR Architecture, Inc to complete physical needs assessments at various CHA properties, for a total program authorization amount of 4.5 Million Dollars (\$4,500,000) over a total contract term of three (3) years.

(Item 5)

RESOLUTION NO. 2022-CHA-31

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled “Authorization to amend Contract No. 11976 with Kates Detective and Security Agency, Inc. and Contract No. 11974 with AGB Investigative Services, Inc. for Security 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 extend Contract No. 11976 with Kates Detective and Security Agency, Inc. for 2 months at \$1,140,000 and Contract No. 11974 with AGB Investigative Services, Inc., for 2 months at 2,400,000 to provide professional security services for an extension aggregate amount not-to-exceed \$3,540,000.

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

(Item 6)

RESOLUTION NO. 2022-CHA- 32

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled "Authorization to enter into Professional Service Agreements with Benford Protection Group, Kates Detective and Security, Page Security and Securitas Security to provide Security Services at various 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 enter into a contract with Benford Protection Group, Kates Detective and Security, Page Security and Securitas to provide professional security services for a base term of two (2) years and three (3) one (1)-year options, for an aggregate amount not-to-exceed \$162,899,538

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

(Item 7)

RESOLUTION NO. 2022-CHA-33

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 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 Bio-One Chicago in the not-to-exceed compensation amount of \$749,120 for a three-year base term, and additional annual not-to-exceed compensation in the amount of \$259,200 for each of the two (2) one-year option terms, for an aggregate total not-to-exceed compensation amount of \$1,267,520 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 8)

RESOLUTION NO. 2022-CHA-34

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled "Recommendation to Enter into a Memorandum of Understanding (MOU) with the Community Economic Development Association (CEDA) for Energy Efficiency Projects".

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 approve the execution of a MOU with CEDA to provide project feasibility assessments, technical assistance, eligibility reviews for energy efficiency funding and financial support, and program management for authorized projects. The requested cooperative arrangements will facilitate the assessment, review and implementation of energy efficiency weatherization projects at various CHA residential buildings, to utilize and leverage various State of Illinois resources to underwrite, subsidize, support or complete qualified energy efficiency projects under CEDA-administered programs, for a total authorization amount of Fifteen Million Dollars (\$15,000,000) over a total term of five (5) years.

(Item 9)

RESOLUTION NO. 2022-CHA-35

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled "Recommendation for actions necessary for the closing of Encuentro Square Phase I, including execution of a Rental Assistance Demonstration program project-based Housing Assistance Payment (HAP) contract."



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 Rental Assistance Demonstration (RAD) application, financing plan and any other HUD Faircloth to RAD certification required in connection with the public housing units; and
- THAT,** the Chief Executive Officer or her designee may submit a Mixed-Finance Development Proposal to 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 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 the CHA's MBE/WBE/DBE/Section 3 Hiring and Subcontracting and insurance requirements.

(Item 10)

RESOLUTION NO. 2022-CHA-36

- WHEREAS,** the Board of Commissioners of the Authority has reviewed the board letter dated July 19, 2022 entitled "Recommendation for actions necessary for the disposition of a portion of the former Harold Ickes site, submission of a land disposition application to HUD, and acquisition approval for a nearby site."

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

- THAT,** the Board hereby authorizes the Chief Executive Officer, or her designee, to submit a disposition application to HUD for the disposition of CHA land at approximately 2450 S. State Street, Chicago Illinois (the "CHA Land");
- THAT,** the Board hereby authorizes the Chief Executive Officer, or her designee, to submit a final site approval application to the United States Department of Housing and Urban Development (HUD) for 2240 and 2300-2332 S. Wabash;
- THAT,** the Board hereby authorizes the Chief Executive Officer, or her designee, to enter into a lease of the CHA Land; and



THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to acquire the Site; and

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

(Item 11)

RESOLUTION NO. 2022-CHA-37

WHEREAS, the Board of Commissioners of the Authority has reviewed the Board Letter dated July 19, 2022, entitled “Authorization to take actions necessary for the Disposition and Sale of Vacant Land at the former Robert Taylor Homes site at West 44th and South Dearborn Streets for the development of new, for-sale housing.”

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

THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to enter into a purchase and sales agreement with BMT-I LLC or its designee;

THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to submit a disposition application to HUD for the disposition of CHA land consisting of 28 vacant Robert Taylor Homes parcels near West 44th and South Dearborn Streets;

THAT, the Board hereby authorizes to the Chief Executive Officer, or her designee, to convey the parcels near West 44th and South Dearborn Streets to BMT-I LLC or its designee;

THAT, the Board authorizes the Chief Executive Officer, or her designee, authority to execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing upon HUD approval of the disposition application.

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. 3 through 11. Commissioner Harte seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky (abstained on Items 5 and 6 only), Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolutions approved for Items No. 3 through 11.



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.

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 Matanky. 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.

Open Meeting Reconvenes:

The Chair called the meeting to order, the following members of the Board being present: Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington. One member was absent, the Chair declared a quorum.

Approval of Minutes:

The Minutes of the Regular and Closed Meetings of May 17, 2022 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, six Commissioners voted “aye” (Commissioners, Harris, Harte, Hurlock, Matanky, Parker and Washington) and one Commissioner abstained (Commissioner Gutierrez). The Chair declared the motion carried and the minutes approved.

Presentation of Resolution from Closed Session:

(Item 12)

RESOLUTION NO. 2022–CHA-38

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 19, 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.

Chair Hurlock moved approval of the recommendation for Item No. 12, Commissioner Parker 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 Harris 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. The meeting was adjourned at approximately 3:00 p.m.

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

September 20, 2022
Date These Minutes Approved