



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, September 15, 2020**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday September 15, 2020 at 60 E. Van Buren, Chicago, IL at approximately 8:35 a.m.

Roll Call:

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

Angela Hurlock	Chair	Attended in-person
Craig Chico	Vice Chair	Virtual attendance
Matthew Brewer	Commissioner	Virtual attendance
Dr. Mildred Harris	Commissioner	Virtual attendance
Meghan Harte	Commissioner	Virtual attendance
James Matanky	Commissioner	Virtual attendance
Debra Parker	Commissioner	Virtual attendance
Bill Thanoukos	Commissioner	Virtual attendance

The following member of the Board was absent:

Francine Washington	Commissioner
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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 and Executive Order 2020-43 the Chair moved approval of the virtual meeting. The motion was seconded by Commissioner Parker. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Thanoukos) and No Commissioner voted "nay". One Commissioner was absent (Commissioner Washington). The Chair declared the motion carried.



Footnote: Commissioner Washington joined the Board meeting, via Teams, at approximately 8:45 am.

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:

(Item 1)

After presentation by staff, a brief discussion ensued. In response to the question of the twelve scattered sites units planned for demolition, Commissioners were informed that the demolition of these units are due to structural deficiencies.

RESOLUTION NO. 2020-CHA-52

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 15, 2020 requesting approval of the Proposed FY2021 MTW Annual Plan and authorization to submit the Proposed FY2021 MTW Annual Plan to HUD attached hereto;

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

THAT, The Board of Commissioners hereby approves the Proposed FY2021 Moving to Work Annual Plan and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the Proposed FY2021 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2021 MTW Annual Plan to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item 2)

After a presentation by staff and in response to questions posed by Commissioners, a discussion on the following matters ensued: application process for the requested additional vouchers at 1201 N. California Apartments; computation for estimated contract cost for Lawson House and CHA's PRA evaluation process.



RESOLUTION NO. 2020-CHA-53

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 15, 2020 entitled “Recommendation to Execute an Agreement to Enter into a Housing Assistance Payments Contract and a Housing Assistance Payments Contract with a) 1201 N California and b) Lawson House Apartments”

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 1) an Agreement to enter into a Housing Assistance Payments Contract; 2) a Housing Assistance Payments Contract with a) 1201 N California and b) Lawson House Apartments; and 3) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 3)

After presentation by staff, several Commissioners voiced their support in the refurbishing of equipment for distribution to CHA youth.

RESOLUTION NO. 2020-CHA-54

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 15, 2020 entitled “Authorization to purchase laptop and desktop computers to support CHA’s working Environment.”

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 purchase laptop and desktop computers in an amount not-to-exceed \$2,000,000.

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

(Item 4)

After presentation by staff a question and answer session ensued. Matters discussed included contract terms; decrease in budget due to non-utilization of certain programs; expected outcomes under the new contract and impact the pandemic may have on enrollment and services. Commissioners were assured by staff that sister agencies such as DFSS, CPS and CHA’s Family Works Providers are actively reaching out and assisting CHA families in the areas of after school programming and supportive services.



RESOLUTION NO. 2020-CHA-55

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 15, 2020 entitled “Authorization to Execute an Intergovernmental Agreement with the Chicago Department of Family & 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 execute an Intergovernmental Agreement with the Chicago Department of Family & Support Services for a two-year base term from January 1, 2021 through December 31, 2022, to provide support services for Chicago Housing Authority households in an amount not to exceed \$2,564,000.

(Item 5)

Per presentation of staff, one of the major changes in the Intergovernmental Agreement with the Chicago Park District is that starting in Fall 2020, CHA residents can take advantage of early on-line registration. This new step will allow residents to register online and pay the CHA discounted price for all programs covered through the IGA. The entire Board members applauded and complemented the efforts of staff to create equal access for CHA residents.

RESOLUTION NO. 2020-CHA-56

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 15, 2020 entitled “Authorization to Execute an Intergovernmental Agreement with the Chicago Park District”.

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 an Intergovernmental Agreement with the Chicago Park District for a one-year base term from January 1, 2021 through December 31, 2021 to provide year-round park district programs for Chicago Housing Authority youth residents and tenants in an amount not to exceed \$550,000.

(Item 6)

As President of the Central Advisory Council, Commissioner Washington did not participate in the discussion or vote of this item.

After a presentation by staff, Board members discussed the following matters: controls for ensuring that the allocated funding aligns with HUD approved activities and re-purposing and re-launching of the Section 3 Small Business Grant Program.



Commissioner Washington re-joined the meeting at the conclusion of discussion.

RESOLUTION NO. 2020-CHA-57

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 15, 2020 entitled “Authorization to enter into a Funding Agreement with the Central Advisory Council”.

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 Funding Agreement with the Central Advisory Council for a base term from January 1, 2021 through December 31, 2021 in an amount not to exceed \$747,730. The funding amount is contingent on the Board’s approval of the CHA’s overall 2021 budget.

(Item 7)

After presentation by staff a robust discussion ensued. The following matters were discussed: rationale for requested contingency funds; public officials’ liability exposure and indemnification coverage; implications of COVID-19 for the housing industry; and year-over-year rate increase. A board member recommended that staff explore the feasibility of self-insured coverage.

RESOLUTION NO. 2020-CHA-58

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 15, 2020 entitled “Recommendation to Purchase Property and Management Liability Insurance Coverage”.

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 designee to purchase Property and Management Liability Insurance Coverage through its insurance broker of record, Arthur J. Gallagher & Company (“AJG”), for a period of one (1) year, beginning October 1, 2020 through September 30, 2021 in an amount not-to-exceed \$3,500,000.

This award is not subject to the CHA’s MBE/WBE/DBE/Section 3 requirements.

Commissioner Hurlock presented an Omnibus motion for approval of the recommendations set forth in the Board Reports for Items No. 1 through 7. Commissioner Harris seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Thanoukos); Commissioner Washington recused from vote on Item No. 6



only and no Commissioner voted “nay”. The Chair declared the motion carried and said resolutions approved for Items No. 1 through 7.

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 Parker. Upon a roll call vote, nine Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos 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, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington. No member was absent, and the Chair declared a quorum.

Approval of Minutes:

The Minute of the Regular and Closed Meeting of July 21, 2020 were presented for approval. Commissioner Hurlock moved the minutes be accepted as presented. The motion was seconded by Commissioner Matanky. Upon a roll call vote, nine Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and No Commissioner voted “nay”. The Chair declared the motion carried and the minutes approved as corrected.

Presentation of Resolutions from Closed Session:

(Item 8)

Commissioner Matanky moved approval of the recommendation for Item No. 8. Commissioner Washington seconded the motion. Upon a roll call vote, nine Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved.

RESOLUTION NO. 2020–CHA-59

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 15, 2020, 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.

(Item 9)

Vice Chair Chico then announced that during Closed Session, Commissioners also discussed Item 9. Commissioner Washington moved approval of the recommendation for Item No. 9. Commissioner Matanky seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Matanky, Parker, Thanoukos and Washington). Commissioner Hurlock recused from vote on Item No. 9 and no Commissioner voted “nay”. The Vice Chair declared the motion carried and said resolution approved.

RESOLUTION NO. 2020-CHA-60

WHEREAS, The Illinois Housing Authorities Act provides in part that the Housing Authority in any municipality having over 500,000 inhabitants may establish a reasonable salary or per diem allowance for the services of the commissioner who serves as Chairman;

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

THAT, The Board of Commissioners establishes and approves an annual stipend of \$50,000 for the Chairperson of the Board of Commissioners, Angela Hurlock, which shall be payable monthly in the amount of \$4,167. The authorized stipend shall be available for the full term of her formal appointment and service in her capacity as the Chairperson of the Board of Commissioners and may be renewed at the discretion of the Board for any subsequent appointment and term of service of the Chairperson.

Adjournment:

There being no further business to come before the meeting, Commissioner Harris moved approval to adjourn the meeting. Commissioner Matanky seconded the motion. Upon a roll call vote, nine Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at 12:35 p.m.

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

November 17, 2020
Date These Minutes Approved