

**Board of Commissioners –May 27, 2025  
Public Comment Session**

<b>1</b>	<b>Name/Organization</b>	<b>Betty Thompson</b>
	<b>Comment</b>	The 4 <sup>th</sup> ward in Bronzeville and other communities are seeing the urban renewal of 2025. Many of these vacant lots are being improved and being built on. My question is how will the redevelopment of these properties surrounding CHA properties be affected? Will the improvements generate tri-level leases or annual leases as before?
	<b>CHA Response</b>	Thank you for your comment. We are monitoring the development activity in Bronzeville and the 4th Ward and continue to focus on identifying financing and strategies to support future development on CHA land. Increased development activity around CHA sites can influence housing demand and make new affordable housing development more economically feasible when funding resources are limited. CHA also considers the need for rehabilitation and preservation of existing housing too. "Tri-level" leases are not a technical term currently used in public housing policy so we would need more clarification to respond to this aspect of the comments. Overall, our goal is to create and sustain strong communities which includes developing high-quality housing serving low-income residents.
<b>2</b>	<b>Name/Organization</b>	<b>Michael Sullivan</b>
	<b>Comment</b>	I have not received work in eight years for Fire Protection Services. I talked about this previously, June 2024, when CEO Tracey Scott congratulated me on being on the Sheffield Affordable project, which I told her that I was not on that job. She then had me meet with Eric Garrett. I met with him, and he was told the same lie. I met with Ann McKenzie. I did a walk thru on a project...this was all last year. I met with Lee Pratter, and I think she has been transparent. But I have to bid against other contractors, which is a disadvantage because I was the only fire protection company out there for six years. I did four walkthroughs and was never awarded three buildings. I didn't have to get three buildings; I could have been awarded six to eight floors. But being a Section 3 contractor, MBE and the only fire protection company in the program, I wasn't awarded anything. I was lied on regarding my work. I have emails from different administrators in regard to projects. I've been sending emails to keep the dialogue open, but nobody has responded. I carried insurance for all these years, who will pay for me carrying this insurance?
	<b>CHA Response</b>	Thank you for your comment. A summary report for both unit renovations and Capital projects has been created and distributed to all vendors within the pre-qualified pool. The summary report includes the total number of projects assigned to date for the

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		respective report, number of projects rejected, and the current rotation order for all vendors. It also contains a listing of all vendors who do not currently have the contractually required insurance in place and the date they were removed from the rotation. The last table is the group of vendors not in rotation for other listed reasons. These summary reports will be updated every two weeks and issued to the vendors for true transparency.
<b>3</b>	<b>Name/Organization</b>	<b>Calvin Jackson</b>
	<b>Comment</b>	There is racketeering and fraud, and I would like a forensic audit of COVID funds that were used. A lot of the homelessness [occurs] is when money is given to these nonprofits. They're funding illegals. Looking at 1, 2, 4 [on the agenda] the money is being steered towards sister agencies. Sell of properties to developers is not in the best interest of returning citizens. I'm asking President Trump to follow thru on disinvestment of NGO's. If he can do it to the Dept of Ed, he can do it to the city of Chicago and CHA.
	<b>CHA Response</b>	Thank you for your comment.
<b>4</b>	<b>Name/Organization</b>	<b>Dallas Pickett</b>
	<b>Comment</b>	I'm a resident of Judge Green Apts and have been for 10 years, and on the council for nine years. I was VP of the building and region, but I was removed because of fabricated information provided by East Lake. I went to a formal hearing with a lawyer from CHA. I won my case, and my life was threatened by a janitor. This was not spoken about. I asked to be reinstated but was denied. The same information that I won my case on in court; if the information was false there, it's still false. I am asking the Board to intervene and reinstate me because I am innocent of all charges.
	<b>CHA Response</b>	Thank you for your comment. Mr. Pickett's case is no longer in legal, and his rent is being accepted.  Lastly, the decision to reinstate Mr. Pickett is the responsibility of the CAC/Central Advisory Council, not the CHA.
<b>5</b>	<b>Name/Organization</b>	<b>Irene Harris</b>
	<b>Comment</b>	I am here to seek clarity on some questions that have remained unanswered since November 2024. I want to thank those involved in operational aspects of the GCPQP. Additionally, a rotation spreadsheet was created and shared with vendors, so thank you for listening. Nevertheless, it shows inaccurate info and should reflect current task order assignments rather than future or past ones. <ul style="list-style-type: none"> <li>• When an assigned task order is completed, what is the time frame for receiving another one? We were told two to three weeks during orientation. However, for some vendors, it takes months or occurs once a year.</li> </ul>

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		<ul style="list-style-type: none"> <li>• Will vendors also be able to evaluate their assigned construction or project manager?</li> <li>• What factors are considered when updating or making changes to the MRO? For ex, inflation, the actual cost of materials, tonnage, and the expense of hauling away debris, especially since dumpsters have become a 'specialty'.</li> <li>• Turning to resident and tenant service matters, what are the roles and responsibilities of the security firms? For ex, are they only permitted to patrol the property in their vehicles?</li> <li>• Why aren't some MI properties required to have a bulletin board or provide some form of notification to tenants about their rights. The average tenant is unaware of grievance procedures, their right to file or the need to attend board meetings.</li> <li>• Commissioner Parker asked TCB if they pulled from the wait list at the previous board meeting. I wish the commissioner had specified which waitlist as this management like others pull applicants from several. They have their friends and family waitlist in addition to CHA's. This is the reason the waitlist exceeds 10 years. The developments are filled with their friends and relatives.</li> </ul> <p>Lastly, CHA should prioritize all resident's health, safety and well-being, especially regarding lead issues. Some of the abatement contractors do not follow lead safe work practices and the focus should not be solely on passing clearances.</p>
	<b>CHA Response</b>	<p>Thank you for your comment. A summary report for both unit renovations and Capital projects has been created and distributed to all vendors within the pre-qualified pool. The summary report includes the total number of projects assigned to date for the respective report, number of projects rejected, and the current rotation order for all vendors. It also contains a listing of all vendors who do not currently have the contractually required insurance in place and the date they were removed from the rotation. The last table is the group of vendors not in rotation for other listed reasons. These summary reports will be updated every two weeks and issued to the vendors for true transparency.</p>
<b>6</b>	<b>Name/Organization</b>	<b>Julia Butler</b>
	<b>Comment</b>	<p>I live at Edith Spurlock Apts. I'm here today about elder abuse. My primary issue is financial because they steal. We have a group of janitors, engineers and property managers who like to steal from people's apartments when they're not home. It's been going on for a long time. This is under L&amp;M right now, and their website has</p>

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		<p>been down since May 16<sup>th</sup>. Most corporations don't let their websites go down so that's questionable.</p> <p>It started when I moved in, and Habitat was the property management firm. When someone would tell the property manager they steal, she'd say there's nothing I can do about it. She promoted a janitor, sent him to engineer school, and now he's the head engineer. He thinks he has no accountability. He steals, they stick holes in unopen bags of sugar and drain it, they low. The complicity of it...can I name names...this would be Nicole and Michael Higs, he's the asst property manager. He's been seen leaving out of people's houses stealing everything, food, toiletries. The police will not write a report.</p>
	<b>CHA Response</b>	<p>Thank you for your comment. The PAM team will speak with CHA's Safety &amp; Security team regarding the cameras. You will receive a follow-up from someone on the PAM team. Safety and Security visited Edith Spurlock to change the angle of the camera, and they also had the IT department to continuously record all action within the camera view as opposed to recording based on motion. Safety and Security stated they will be installing additional cameras by the resident's unit and in the stairwells in 2026.</p>
<b>7</b>	<b>Name/Organization</b>	<b>Samual Brinson</b>
	<b>Comment</b>	<p>I live at Edith Spurlock, and I have had an incident that's been going on for four years. Sonya Franklin called me, and she said they saying you fighting people and cursing them out, so I asked to come meet with me. No one brought that up, no victim, no nothing. They were angry at me because I didn't have heat for two winters. So they started eviction proceedings against me last August saying that I owe money. They wouldn't accept the rent. Ms. Franklin said everything has been straighten out. She said none of these incidents have been true, and that they've been lying on you and trying to put me out. Carl Sylvester wouldn't help me. I haven't had a lease for four months. This causing medical issues. I now have a heart condition which I didn't have before. I've been trying to get Carl Sylvester on the phone for three years. Him not helping me causes management to go after me.</p>
	<b>CHA Response</b>	<p>Thank you for your comment. A meeting was scheduled with Leasing and Management with the property management team on 5/29/2025 to sign the lease. Property management has confirmed that Samuel Brinson refuses to appear in the management office to sign the lease as agreed by all parties.</p>