



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, May 17, 2022**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, May 17, 2022 at 60 E. Van Buren, Chicago, IL at approximately 11:40 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
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 member of the Board were absent:

Luis Gutierrez	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, 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:

Matthew Brewer, Chairman of the Finance and Audit committee, then presented his report. Per Commissioner Brewer, the Finance & Audit Committee held its virtual meeting earlier today by video conference. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Harte and Washington. Although Chairwoman Hurlock and Commissioners 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, 2, 3, and 5 through 7. Item No. 4 was moved from the Finance and Audit Committee agenda to the Board Agenda due to the expected recusal from Commissioner Harte on Item No. 4.

(Item 1)

RESOLUTION NO. 2022-CHA-16A

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 17, 2022 titled “Authorization to award contract for Yardi Management Software and Maintenance 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 an agreement with Yardi Systems, Inc. to provide Yardi management software and maintenance services in an amount not to exceed \$2,894,959 for a three-year term plus 2 one-year options to renew.

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

(Item 2)

RESOLUTION NO. 2022-CHA-17A

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 17, 2022, entitled “Authorization to adopt revised Social Security Number and Personally Identifiable Information Protection Policy”;

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

THAT, the Board of Commissioners adopts the revised Social Security Number and Personally Identifiable Information Protection Policy in the form attached.



(Item 3)

RESOLUTION NO. 2022-CHA-18

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 17, 2022 entitled "Authorization to extend the Loan Agreement with Parkside Associates, LLC."

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

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to extend the loan with Parkside Associates, LLC in the amount of \$323,000 through June 30, 2023, with an annual interest rate of 4%, paid quarterly and principal due at maturity on June 30, 2023.

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 5)

RESOLUTION NO. 2022-CHA-19

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 17, 2022 entitled "Authorization to approve the adoption of the amended Chicago Housing Authority Employees' Retirement Plan and Trust."

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

THAT, the Board of Commissioners approve the adoption of the Chicago Housing Authority Retirement Plan and Trust ("The Plan") as Amended and Restated effective April 21, 2022, attached hereto as Exhibit A.

(Item 6)

RESOLUTION NO. 2022-CHA-20

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 2022, entitled "Authorization to award contract for Benefits Broker Services":

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

THAT, the CHA's Board of Commissioners authorizes the Chief Executive Officer, or her designee, to approve the award of a contract to Gallagher Benefits Services, Inc.,



to provide benefits broker services in an amount not-to-exceed \$640,201, which is comprised of \$250,000 for a 2-year base term from July 1, 2022 through June 30, 2024; and \$390,201 for a total of three (3) additional one-year options.

(Item 7)

RESOLUTION NO. 2022-CHA-21

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 2022, entitled “Authorization to award contract for the Supply, Configuration and Implementation of a Human Resources Information System”:

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

THAT, the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his/her designee to enter into a contract to Application Software Technology, LLC in an amount no to exceed \$3,907,262 consisting of an original contract value of \$3,285,067 for a 3 year base term from January 1, 2023 through December 31, 2025, for system, subscription, maintenance and support costs, plus system implementation costs with two (2) one-year option terms in the total amount of \$622,195 to provide, implement, configure, maintain and support a Human Resources Information System for the Chicago Housing Authority.

On behalf of the Finance & Audit Committee, Chairman Brewer presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 1, 2, 3, 5, 6 and 7. Commissioner Washington seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, 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, 2, 3 and 5 through 7.

Meghan Harte, Chairwoman of the Tenant Services committee, then presented her report. Per Commissioner Harte, the Tenant Services Committee held its virtual meeting earlier today by video conference. 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 Matanky were also present they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Item No. 8.

(Item 8)

RESOLUTION NO. 2022-CHA-22

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 17, 2022 entitled “Authorization to award contracts for HCV Administration 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 individual contracts with both Nan McKay and Associates, Inc., and CVR Associates, Inc. to provide Administration Services through the Central, South, and West HCV Regional Offices in an amount not to exceed \$74,810,677 for both vendors. Each contract shall consist of a three-year base term from October 1, 2022 through September 30, 2025 and provide for two (2) additional one-year option terms.

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

On behalf of the Tenant Services Committee, Committee Chairwoman Harte presented a Motion for approval of the recommendations set forth in the Board Report for Item No. 8. Commissioner Parker seconded the motion. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners Brewer, 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. 8.

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 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 10 and 11.

(Item 9 – This Number Not Used)

(Item 10)

RESOLUTION NO. 2022-CHA-23

WHEREAS, the Board of Commissioners of the Authority has reviewed the Board Letter dated May 17, 2022 entitled "Authorization to take actions necessary for the Commercial Development of a portion of the ABLA development 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 west of Loomis Street, east of Ashland Avenue, south of Roosevelt Road and north of 15th Street; and



THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to negotiate and enter into a long-term lease with the Chicago Fire Football Club or its designee.

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 upon HUD approval of the disposition application.

(Item 11)

RESOLUTION NO. 2022-CHA-24

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 17, 2022 entitled “Recommendation to award contracts for Landscape Maintenance and Snow Removal services for 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 contracts to P.L.S Corp and Wiley’s Lawn Care in the aggregate value of \$ 9,616,077 for a (3) three-year base term and \$6,601,274 for each of the two 1-year options for a total of \$16,217,351 for landscape maintenance and snow removal services.

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

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. 10 and 11. Commissioner Brewer seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, 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. 10 and 11.

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.



(Item 4)

After presentation by staff, several commissioners voiced their support on the requested extension of the maturity date loan since XS Tennis has fulfilled its commitments to public benefits including providing over 100 construction jobs and 17 minority coaching jobs. XS Tennis was lauded for providing free programming for CHA children.

RESOLUTION NO. 2022-CHA-26

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 17, 2022 entitled “Authorization to extend the Loan Agreement with XS Tennis & Education Foundation.”

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

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer, or her designee, to extend the loan with XS Tennis & Education Foundation in the amount of \$1,500,000 through June 30, 2024, with an annual interest rate of 3.5%, paid quarterly and principal due at maturity on June 30, 2024.

THAT, the Board of Commissioners 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.

Commissioner Hurlock presented a motion for approval of the recommendation set forth in the Board Reports for Item No. 4. Commissioner Washington seconded the motion. Upon a roll call vote, six Commissioners voted “aye” on Item 4 (Commissioners Brewer, Harris, Hurlock, Matanky, Parker, and Washington); Commissioner Harte recused from voting on Item No. 4. Item No. 4 was approved by majority vote. The Chair declared the motion carried and said resolution approved.

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, seven Commissioners voted “aye” (Commissioners Brewer, 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, 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 Meeting of March 15, 2022 were presented for approval. Commissioner Matanky moved the minutes be accepted as presented. The motion was seconded by Commissioner Washington. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, Harris, Harte, Hurlock, Matanky, Parker and Washington). The Chair declared the motion carried and the minutes approved.

Presentation of Resolutions from Closed Session:

(Item 12)

Chair Hurlock moved approval of the recommendation for Item No. 12 Commissioner Washington seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, Harris, Harte, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved.

RESOLUTION NO. 2022–CHA-25

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 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, seven Commissioners voted “aye” (Commissioners Brewer, Harris, Harte, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at approximately 1:35pm

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

July 19, 2022
Date These Minutes Approved