



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, March 15, 2022**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, March 15, 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
James Matanky	Commissioner	Virtual attendance
Debra Parker	Commissioner	Virtual attendance
Francine Washington	Commissioner	Virtual attendance

The following member of the Board were absent:

Meghan Harte	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:

(Item 1)

After presentation by staff, a discussion ensued. Matters discussed included proposal to close the Revitalization of 25,000-unit activity. Staff was requested to provide the Board with a breakdown of units delivered to date through mixed income delivery, revitalization of existing units, administration of project-based vouchers, new construction and preservation units.

RESOLUTION NO. 2022-CHA-7

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 15, 2022 requesting approval of the Proposed FY2021 Moving To Work (MTW) Annual Report and authorization to submit the Proposed FY2021 MTW Annual Report 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 Report 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 Report supersedes any and all conflicting language found in prior CHA MTW Annual Reports;

THAT, the Board of Commissioners grants authorization to submit the Proposed FY2021 MTW Annual Report 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 presentation of Item 2, in response to Commissioners questions on compliance, staff provided an overview of T-Mobile's firm commitment of approximately \$116,000. In addition, T-Mobile will provide scholarships and training programs. A Commissioner recommended that T-Mobile provide internships for CHA residents to work at T-Mobile's corporate or sales offices.

RESOLUTION NO. 2022-CHA-8

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 15, 2022 titled "Authorization to Enter into Agreement to provide Mobile Equipment and Services with T-Mobile USA, Inc. Not-To-Exceed Amount of \$1,730,711.06."

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 the current agreement with T-Mobile USA, Inc to provide Mobile Equipment and Services for an amount not-to-exceed \$1,730,711.06.

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

(Item 3)

In response to questions posed by Commissioners, staff provided additional information on the following matters: reasons for premium and collateral increases; requirement for Letter of Credit, excess liability policy limits and insurance requirements for private property management firms.

RESOLUTION NO. 2022-CHA-9

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 15, 2022 entitled "Recommendation To Purchase Insurance Coverages for CHA's Property Managers' Insurance Program";

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 insurance coverage for the Chicago Housing Authority's Property Managers' Insurance Program through its insurance broker of record, Arthur J. Gallagher, for the period of April 1, 2022 through March 31, 2023 for an aggregate not-to-exceed amount of \$1,206,740, based on a fixed-rate contract compromised of the following: (1) A CHA self-insurance program with Zurich Insurance Group as the fronting insurer for a premium amount of \$114,000, (2) Lead Excess Liability coverage written through General Star Indemnity Company for a premium amount of \$793,740; and (3) Secondary Excess Liability written through Allied World Assurance Company for a premium amount of \$299,000.

THAT, Zurich requires \$500,000 in collateral in the form of a Letter of Credit. This is a \$100,000 increase from the expiring policy term.

This award is not subject to CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.



(Item 4)

In response to Commissioners questions on Section 3 compliance, staff provided the following information: commitment from RentGrow, Inc. to CHA’s Work Educational Fund in the amount of \$210,000. CHA staff will continue to work with RentGrow for other meaningful and significant contributions that may include internships and training opportunities.

RESOLUTION NO. 2022-CHA-10

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 15, 2022 entitled “Recommendation for Professional Screening Services Agreement through Yardi Property Management Platform.”

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 RentGrow, Inc. dba Yardi Resident Screening, to provide Professional Screening Services through the Yardi Property Management Platform for the amount of \$3,568,385.00, which is comprised of a three-year base term of March 31, 2022 through March 30, 2025, in the amount of \$2,141,031.00, and two (2) one-year option terms in the amount of \$713,677.00 per option term.

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

(Item 5)

After presentation of Item 5, “Authorization to participate in the Omnia Cooperative Elevator Modernization, Maintenance and Repair contract with Otis Elevators”, Board members devoted considerable discussion to the following matters: cost effectiveness of recommended award; waiver of MWDBE compliance requirements, feasibility of indirect participation and Section 3 commitment. Following careful consideration, board members unanimously agreed to defer this matter to allow staff to further negotiate terms of the contract. A special board meeting will be scheduled for discussion and vote of this matter.

(Item 6)

After staff presented Item 6, a brief discussion followed. Staff was requested to clarify for the public the reason for requesting a six-month extension. Commissioners advised staff to diversify and increase quantity of security firms on future security contracts.

Commissioner Matanky recused from voting on Item 6.



RESOLUTION NO. 2022-CHA-11

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 15, 2022 entitled “Recommendation to approve the extension of Contract #11976 Kates Detective and Security Agency Inc. (Kates) and Contract #11974 AGB Investigative Services Inc. (AGB) to provide professional Security Services to CHA.

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 Kates, #11976 (\$4,000,000) and AGB, #11874 (7,200,000) to provide professional security services for an extension of 7 Months, for an amount not-to-exceed \$11,200,000 and Kates to assume the coverage of Charles A. Hayes Family Investment Center under the current contract, #11976.

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

(Item 7)

After the Chief Property Officer presented Item 7, a Commissioner recommended that all security firms comply with the same professional operating standards.

RESOLUTION NO. 2022-CHA-12

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 15, 2022 entitled “Recommendation to approve Extension of Contract #11871 with Skytech Security Services Ltd. to provide Commercial Security 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 a contract with Skytech Security Services Ltd., to provide Commercial Security Services, for a seven (7) month extension term, for an amount not-to-exceed \$516,000.

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



(Item 8)

Immediately following staff's presentation, a brief discussion ensued. A Commissioner recommended that staff consider strategies for opportunities that require developer to self-perform in order to meet or exceed MWDBE and Section 3 compliance goals. CEO Scott will provide the Board with a report on development partners commitment in meeting MWDBE and Section 3 commitments.

RESOLUTION NO. 2022-CHA- 13

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 15, 2022 entitled "Recommendation for action necessary for the closing of Albany Terrace and Irene McCoy Gaines Apartments - Issuance and sale of CHA multi – family housing revenue notes in an amended not – to – exceed amount of \$90,000,000".

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

THAT, the Chief Executive Officer or her designee may issue and sell additional CHA Multi-Family Housing Revenue Notes of not-to-exceed \$5,000,000 for an aggregate principal not-to-exceed amount of \$90,000,000; and

THAT, the Chief Executive Officer or her designee may execute and deliver all Note documents in connection with the issuance and sale of the Notes; 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 9)

After presentation by staff, a robust discussion ensued. The following matters were discussed: per unit construction cost, development budget, site details and proposed unit mix. Other matters discussed included construction of developments south of 35th street. Once again, Commissioners requested the compliance process be complete at the time an item is brought to Board for approval.

RESOLUTION NO. 2022-CHA-14

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 15, 2022 entitled "Recommendation for actions



necessary for the closing of Westhaven Park IID including: to loan an amount not to exceed \$12,160,000; to loan Illinois Affordable Housing Tax Credit equity; and to execute a Rental Assistance Demonstration program housing assistance payment contract.”

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

- THAT,** the Chief Executive Officer or her designee may loan Chicago Housing Authority funds in an amount not to exceed \$12,160,000 for redevelopment of the Westhaven Park IID site; and
- THAT,** the Chief Executive Officer or her designee may also loan proceeds from the sale of Illinois Affordable Housing Tax Credits generated as a result of CHA donating the value of CHA land; and
- 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 and a Disposition Application 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 convey the Westhaven Park IID land by ground lease; 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.

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.



Commissioner Hurlock presented an Omnibus motion for approval of the recommendations set forth in the Board Reports for Items No. 1, 2, 3, 4, 6, 7, 8 and 9. Commissioner Washington seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” on items 1, 2, 3, 4, 7, 8 and 9 (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, Parker, and Washington); Commissioner Matanky recused from voting on Item No. 6. Item No. 6 was approved by majority vote. The Chair declared the motion carried and said resolutions approved for Items No. 1, 2, 3, 4, 6, 7, 8 and 9.

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, Gutierrez, Harris, 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, 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 January 18th were presented for approval. Commissioner Harris 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, Gutierrez, Harris, Hurlock, Matanky, Parker and Washington). The Chair declared the motion carried and the minutes approved.

Presentation of Resolutions from Closed Session:

(Item 10)

Chair Hurlock moved approval of the recommendation for Item No. 10. Commissioner Washington seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved.

RESOLUTION NO. 2022–CHA-15

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 15, 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, Gutierrez, Harris, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at approximately 12:45 p.m.

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

May 17, 2022
Date These Minutes Approved