



**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY  
Tuesday, March 16, 2021**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday March 16, 2021 at 60 E. Van Buren, Chicago, IL at approximately 9:30 a.m.

**Roll Call:**

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

Angela Hurlock	Chair	Virtual attendance
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
Francine Washington	Commissioner	Virtual attendance

The following members of the Board were absent:

None

The following others were also present:

Tracey Scott	Chief Executive Officer
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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, pursuant to applicable laws under the February 5, 2021 Gubernatorial Proclamation and in compliance with 5 ILCS 120/7 Chair Hurlock announced that the March 16, 2021 board meeting would be conducted via video conference.

**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:**

Craig Chico, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Chico, the Finance & Audit Committee held its virtual meeting at 8:30 a.m. today. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte, Thanoukos and Washington. Although Chairwoman Hurlock and Commissioners Matthew Brewer, Mildred Harris, James Matanky and Debra Parker were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No. 1, 2 and 3.

**(Item 1)**

**RESOLUTION NO. 2021-CHA-10**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated March 16, 2021, requesting approval of the FY2020 Moving To Work (MTW) Annual Report and authorization to submit the FY2020 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 FY2020 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; such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

**THAT,** This approval of the FY2020 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 FY2020 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval.

**(Item 2)**

**CHA RESOLUTION NO. 2021-CHA-11**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 16, 2021 entitled “Authorization to amend the Professional Services Agreement with CSG Advisors, Inc. for Management Advisory and Consulting 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 amend the professional service agreement with CSG Advisors, Inc. to continue



the provision of professional management advisory and consulting services, including a term extension of one year, effective through September 30, 2022, and the provision of additional funding for the contract in the not-to-exceed amount of Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00), resulting in total revised not-to-exceed funding in the amount of One Million and 00/100 Dollars (\$1,000,000.00) for the full term of the agreement.

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

**(Item 3)**

**RESOLUTION NO. 2021-CHA-12**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 16, 2021 entitled "Authorization 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 Acting Chief Executive Officer, or his designee, to purchase insurance coverage for the Chicago Housing Authority's Property Managers' Insurance Program through its insurance broker of record, Arthur J Gallagher & Company, for the period of April 1, 2021 through March 31, 2022 for an aggregate not-to-exceed amount of \$1,129,942, based on a fixed-rate contract comprised 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 \$755,942; and (3) Secondary Excess Liability written through Allied World Assurance Company for a premium amount of \$260,000.

This award is not subject to MBE/WBE/DBE or Section 3 compliance requirements.

On behalf of the Finance & Audit Committee, Committee Chairman Chico presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 1, 2 and 3. 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 resolutions approved for Items No. 1, 2 and 3.

Matthew Brewer, Chairman of the Real Estate Operations Development committee, then presented his report. Per Commissioner Brewer, the Real Estate Operations Development 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 Chico, Harris, and Matanky. Although Chairwoman Hurlock and Commissioners Harte, Parker, and Washington were also



present they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No. 4 and 5.

**(Item 4)**

**RESOLUTION NO. 2021-CHA-13**

**WHEREAS,** the Chicago Housing Authority, a municipal corporation and a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (collectively, the "Authority"), including without limitation the Housing Authorities Act, 310 ILCS 10/1 et seq., and all laws amendatory and supplemental thereto, including in particular the Local Government Debt Reform Act, 30 ILSCS 350/1 et seq. (the "Act"), is authorized by the laws of the State of Illinois (the "State"), including without limitation in the Act, to issue its revenue Bonds and Notes for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance or refinance the costs of the development, rehabilitation, and renovation of multifamily rental housing located in the jurisdiction of the Authority; and

**WHEREAS,** the Authority anticipates the expenditure of the costs of the development, rehabilitation, and renovation of multifamily rental housing located in the jurisdiction of the Authority; and

**WHEREAS,** the Authority anticipates reimbursing itself for all or a portion of the costs of the development, rehabilitation, and renovation of multifamily rental housing; and

**WHEREAS,** the Authority desires to declare its official intent pursuant to Treasury Regulation Section 1.150-2 to permit the Authority and/or Borrower to be reimbursed from Notes or Bonds; and

**WHEREAS,** the Board of Commissioners of the Authority (the "Board of Commissioners") reviewed the Board Letter dated March 16, 2021 entitled "Recommendation to approve all actions necessary for the issuance and sale of CHA Multi-Family Housing Revenue Notes in an amount not-to-exceed \$75,000,000"; and

**WHEREAS,** as described therein, an owner, to be established pursuant to this Resolution (the "Borrower"), proposes to finance and refinance the costs of the rehabilitation, renovation and equipping of two senior housing apartments in the City of Chicago known as the (i) Albany Terrace Apartments located in the South Lawndale community consisting of 350 rental units (the "Albany Terrace Apartments Project") and (ii) Irene McCoy Gaines Apartments located in the East Garfield Park community consisting of 150 rental units (the "McCoy Gaines Apartments Project, and together with the Albany Terrace Apartments Project, the "Senior Apartments Projects"); and



- WHEREAS,** the proceeds of a portion of the costs of the Senior Apartments Projects will be financed through the issuance by the Authority of its Multi-Family Housing Revenue Notes in an amount not to exceed \$75,000,000 (the "Notes"); and
- WHEREAS,** the proceeds of the Notes will be loaned to the Borrower; and
- WHEREAS,** a determination has been made by the Authority that the Senior Apartments Projects constitutes "multifamily rental housing" within the meaning of the Act and that the financing thereof will meet the public purposes of the Acts; and
- WHEREAS,** pursuant to and in accordance with the provisions of the Act, the Authority is now prepared to proceed with the financing and refinancing of a portion of the costs of the Senior Apartments Projects through the issuance of the Notes; and
- WHEREAS,** certain income and other rental restrictions required by Sections 42 and 142(d) of the Internal Revenue Code of 1986, as amended (the "Code") related to the Senior Apartment Project will be specified in one or more Land Use Agreements.

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

- THAT,** the Board hereby delegates to the Chief Executive Officer, or her designee, authority to negotiate and accept the terms and provisions of all financing documents relating to the Notes on behalf of the Authority (the "Note Documents") and to execute such Note Documents, provided that such terms and provisions shall be within the parameters of the Act and any applicable Authority policies and practices;
- THAT,** the Board hereby authorizes the issuance and sale of the Notes pursuant to the Note Documents and the Purchase or Loan Agreements (defined below), provided that the Notes shall be initially dated as provided in the Note Documents, shall be issuable only as fully registered Notes without coupons in the denominations as set forth in the Note Documents, shall bear interest at a rate of interest from the date of delivery and issuance, all as provided in the Note Documents, and shall be subject to payment and prepayment with interest payable as set forth in the Note Documents and no such agreement shall provide for (i) Notes to be issued in one or more series in excess of the aggregate amount of \$75,000,000, (ii) a final maturity of no later than 4 years after the date of issuance for any series of Notes, or (iii) an interest rate which shall be fixed for any series of Notes in excess of 6.0% per annum or an interest rate which shall be variable for any series of Notes in excess of the lesser of (A) 12.0% per annum or (B) the maximum interest rate permitted under Illinois law;



**THAT,** the Board hereby delegates to the Chief Executive Officer, or her designee, authority to select one or more financial institutions or investors to purchase or provide loan proceeds in connection with the Notes and authority to execute one or more agreements between the Board and such financial institutions or investors pursuant to which such financial institutions or investors will agree to purchase any Notes (the “Purchase or Loan Agreements”), provided such agreements shall be in substantially the same forms as approved in connection with the Authority’s prior issuance of multi-family revenue notes, but with such revisions, insertions, completions and modifications thereof as shall be approved by the Chief Executive Officer or her designee, and that are not inconsistent with the terms and provisions of this Resolution, such execution to constitute conclusive evidence of the Chief Executive Officer’s or her designee’s approval of such revisions, insertions, completions and modifications thereof on behalf of the Authority;

**THAT,** the Chief Executive Officer, or her designee, is authorized to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing;

**THAT,** this Resolution shall be deemed to constitute a declaration of the Authority’s official intent pursuant to Treasury Regulation Section 1.150-2 to permit the Authority and/or Borrower to be reimbursed from proceeds of the Notes for all qualified expenditures for the Senior Apartments Projects and

**THAT,** within thirty (30) days of closing the latest of the transactions authorized in this Resolution, the Chief Executive Officer shall file, with the Board Secretary for distribution to the Board of Commissioners, a report setting forth the final terms of the transactions.

**(Item 5)**

**RESOLUTION NO. 2021-CHA-14**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 16, 2021 entitled “Recommendation to Execute a Housing Assistance Payments (HAP) Contract with BJ Wright Preservation 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 (AHAP) contract; 2) a Housing Assistance Payments (HAP) contract with BJ Wright Preservation Apartments; and 3) all other documents as may be necessary or appropriate to implement the foregoing.



**(Item 6 – This Number Not Used)**

On behalf of the Real Estate Operations Development Committee, Committee Chairman Brewer presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 4 and 5. 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 and said resolutions approved for Items No. 3 thru 5.

**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.

**Closed Session:**

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioner 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 Harris. 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 at approximately 10:45 a.m., 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 Meetings of November 17, 2020, and January 19, 2021 were presented for approval. Commissioner Chico 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 7)**

Commissioner Washington moved approval of the recommendation for Item No. 7. Commissioner Parker 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. 2021-CHA-15**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 16, 2021, 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 Harte 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 approximately 10:40 a.m.

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

May 18, 2021  
Date These Minutes Approved