



**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**  
**Tuesday, May 18, 2021**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday May 18, 2021 at 60 E. Van Buren, Chicago, IL at approximately 10:40 a.m.

**Roll Call:**

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

Angela Hurlock	Chair	Virtual attendance
Craig Chico	Vice Chair	Virtual attendance
Matthew Brewer	Commissioner	Virtual attendance
Dr. Mildred Harris	Commissioner	Virtual attendance
Meghan Harte	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:

James Matanky	Commissioner
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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 April 2, 2021 Gubernatorial Proclamation and in compliance with 5 ILCS 120/7 Chair Hurlock announced that the May 20, 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, and Debra Parker were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Item No. 1.

**(Item 1)**

**RESOLUTION NO. 2021-CHA-16**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 entitled "Recommendation to award Internal Audit Services Contracts";

**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 the below-listed contractors in the total aggregate not-to- exceed amount of Four Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$4,750,000.00), consisting of the aggregated not-to-exceed contract value of One Million Nine Hundred Thousand and 00/100 Dollars (\$1,900,000.00) for the contracts awarded for their common two (2) year base term effective from June 1, 2021 through May 31, 2023; plus the total aggregated not-to-exceed contract value of Two Million Eight Hundred Fifty Thousand and 00/100 Dollars (\$2,850,000.00) for the combined three (3) one-year option terms reserved to theCHA to provide Internal Audit Services:

RSM US LLP \$2,632,500.00

Baker Tilly \$2,117,500.00

These awards are subject to the Contractors' compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance 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 Item No. 1. Commissioner Thanoukos seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Parker, Thanoukos and Washington) and no Commissioner voted "nay". The Chair declared the motion carried and said resolution approved.



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 and Harris. 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 Nos. 2, 3, 4, 5 and 6.

**(Item 2)**

**RESOLUTION NO. 2021-CHA-17**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021, entitled “Recommendation to award contracts for Professional Property Management Services at select residential properties within the Chicago Housing Authority portfolio.”

**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 all necessary documents to award contracts to the following companies:

The Habitat Company LLC  
East Lake Management Group, Inc.  
Hispanic Housing Development Corp.  
Manage Chicago, Inc.

Each contract shall provide for a three-year base term with two (2) additional one-year options to extend each contract thereafter. The combined value of the contracts, during the three-year base terms, shall total approximately \$25,459,872; and the combined value of the two (2) one-year options provided for in each of the contracts shall total approximately \$17,477,658. Thus, the aggregate value of the contracts, together with the base terms and option years, shall be an amount not to exceed \$42,937,530.

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



**(Item 3)**

**RESOLUTION NO. 2021-CHA-18**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 titled “Recommendation to proceed with transfer of assistance of project-based voucher rental assistance under the Rental Assistance Demonstration Program for Ogden Commons Phase A-1.”

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

**THAT,** the Chief Executive Officer or her designee may proceed with the application process and utilize Rental Assistance Demonstration program transfer of assistance from Altgeld Gardens for Ogden Commons Phase A-1; and

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

**(Item 4)**

**RESOLUTION NO. 2021-CHA-19**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 entitled “Recommendation to submit a RAD application for Roosevelt Square Phase I recapitalization.”

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

**THAT,** the Chief Executive Officer or her designee may submit a RAD application and Financing Plan for Roosevelt Square Phase I Recapitalization; and

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

**(Item 5)**

**RESOLUTION NO. 2021-CHA-20**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 entitled “Recommendation to approve actions necessary for the closing of Oakwood Shores Phase 3-1 including: to loan an amount not to exceed \$6,175,000 for redevelopment and remediation activities; and to loan Illinois Affordable Housing Tax Credit equity.”

**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 \$6,175,000 for redevelopment and remediation of the Oakwood Shores Phase 3-1 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 Mixed-Finance Development Proposal and a Disposition Application to HUD; and
- THAT,** the Chief Executive Officer or her designee may approve the Tenant Selection Plan for Oakwood Shores Phase 3-1 and previous phases; 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 Oakwood Shores Phase 3-1 land by ground lease; and
- THAT,** the Chief Executive Officer or her designee may proceed with the application process for Rental Assistance Demonstration (RAD) program project-based vouchers; and
- THAT,** the Chief Executive Officer or her designee may execute a RAD project based voucher housing assistance payment contract; 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 6)**

**RESOLUTION NO. 2021-CHA-21**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 entitled “Recommendation for actions necessary for the closing of Park Boulevard 3B including: to loan an amount not to exceed \$15,000,000 for redevelopment and remediation activities; to loan Illinois Affordable Housing Tax Credit Equity; to submit to the U.S. Department of Housing and Urban Development a



Rental Assistance Demonstration (RAD) Program Financing Plan; and execute a long-term ground lease.”

**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 \$15,000,000 for redevelopment and remediation activities for Park Boulevard 3B; and
  
- THAT,** the Chief Executive Officer or her designee may also loan proceeds currently estimated to be \$761,200 from the sale of Illinois Affordable Housing Tax Credits generated as a result of CHA donating the value of CHA land. The loan amount may change based upon updates to the appraised value of the land; and
  
- THAT,** the Chief Executive Officer or her designee may submit to HUD a Rental Assistance Demonstration program financing plan; and
  
- THAT,** the Chief Executive Officer or her designee may execute a long-term ground lease of the underlying land for the Park Boulevard 3B redevelopment; 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 as well as insurance requirements.

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. 2 thru 6. Commissioner Harris seconded the motion. Upon a roll call vote, 8 Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Parker, Thanoukos and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolutions approved for Items No. 2 thru 6.

**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, eight Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, 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 11:25 a.m., the following members of the Board being present: Commissioners Brewer, Chico, Harris, Harte, Hurlock, Parker, Thanoukos and Washington. The following member was absent: Commissioner Matanky. The Chair declared a quorum.

**Approval of Minutes:**

The Minute of the Regular and Closed Meetings of March 16, 2021 were presented for approval. Commissioner Parker moved the minutes be accepted as presented. The motion was seconded by Commissioner Brewer. Upon a roll call vote, eight 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 submitted.

**Presentation of Resolution from Closed Session:**

**(Item 7)**

Commissioner Parker moved approval of the recommendation for Item No. 7. Commissioner Washington seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Parker, Thanoukos and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved.

**RESOLUTION NO. 2021-CHA-22**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated May 18, 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 Washington seconded the motion. Upon a roll call vote, nine Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Parker, Thanoukos and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at approximately 11:30 a.m.

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

July 20, 2021  
Date These Minutes Approved