



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

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, November 15, 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
Matthew Brewer	Vice-Chairman
Luis Gutierrez	Commissioner
Dr. Mildred Harris	Commissioner
Meghan Harte	Commissioner
James Matanky	Commissioner
Debra Parker	Commissioner
Francine Washington	Commissioner

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.

**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:**

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 regular meeting earlier today. Commissioner Matanky chaired the meeting and the following committee members were present as well: Commissioners Gutierrez, Harris and Parker. Although Chairwoman Hurlock, 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 1 through 6.

**(Item 1)**

**RESOLUTION NO. 2022-CHA-47**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022, entitled “Authorization to award contracts for Moving 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 award contract(s) to Aaron Brothers Moving System, Inc., Big O Movers, Midwest Moving & Storage, Inc, and Smith Movers, Inc in the aggregate contract value of \$6,885,000 for a 3-year base term plus two option years in the combined amount of \$4,590,000 to provide moving services.

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

**(Item 2)**

**RESOLUTION NO. 2022-CHA-48**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022 entitled “Authorization to participate in a contract for the supply of Natural Gas”.

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

**THAT,** The Board of Commissioners (Board) of the Chicago Housing Authority approve the execution of a contract with Constellation for the supply of natural gas for a total authorization amount of Twenty Six Million (\$26,000,000) over a total term of five (5) years.

**(Item 3)**

**RESOLUTION NO. 2022-CHA-49**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022 entitled “Authorization to participate in



the OMNIA Partners Cooperative Contract for Roofing and Waterproofing Systems and Services.”

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

**THAT,** The Board of Commissioners (Board) of the Chicago Housing Authority approve the execution of a contract with Garland/DBS, Inc for roofing and waterproofing systems and services with Garland/DBS, Inc. for a total authorization amount of Sixteen Million Dollars (\$16,000,000) for a term through October 14<sup>th</sup>, 2024.

**(Item 4)**

**RESOLUTION NO. 2022-CHA-50**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022 entitled “Recommendation to Award IDIQ contracts for Environmental Consulting Services.”

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

**THAT,** the Chief Executive Officer or her designee may enter into five Indefinite Delivery and Indefinite Quantity (IDIQ) contracts to provide authority-wide environmental consulting services at various CHA properties to the following vendors, in an aggregate not-to-exceed amount of \$4,000,000, consisting of: a two-year base term in the amount of \$2,000,000, and two one-year option terms, each in the amount of \$1,000,000, with the following vendors:

- A3 Environmental
- Carnow Conibear & Associates
- Environmental Design International
- GSG Consulting
- Specialty Consulting

**THAT,** the Chief Executive Officer or her designee may use her discretion to amend contract values based on utilization and exercise each of the options which may only be exercised individually and upon expiration of the prior year’s term.

**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 award is subject to the contractors' compliance with the CHA's MBE/WBE/DBE, Section 3, and insurance requirements for each assigned task order.

**(Item 5)**

**RESOLUTION NO. 2022-CHA-51**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022 entitled "Authorizing the General Partner to Accept the Assignment of Limited Partner Interest from the Investor".

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

**THAT,** Chief Executive Officer or her designee may accept the assignment of Limited Partnership Interest from the Investor Limited Partner, MMA Harrison Courts, LLC and BFIM Special Limited Partner, Inc. (collectively referred to as the Investor Limited Partner) in C/S Harrison Courts Limited Partnership for \$1.00; and

**THAT,** Chief Executive Officer or her designee may accept the assignment of Limited Partnership Interest from the Investor Limited Partner, MMA Loomis Courts, LLC and BFIM Special Limited Partner, Inc. (collectively referred to as the Investor Limited Partner) in C/S Loomis Courts Limited Partnership for \$1.00; and

**THAT,** Chief Executive Officer or her designee may accept the assignment of Limited Partnership Interest from the Investor Limited Partner, MMA Lathrop Elderly, LLC and BFIM Special Limited Partner, Inc. (collectively referred to as the Investor Limited Partner) in C/S Lathrop Limited Partnership for \$1.00; and

**THAT,** 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 6)**

**RESOLUTION NO.2022-CHA-52**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022 entitled "Authorization to take actions necessary for the closing of Albany Terrace and Irene McCoy Gaines Apartments".

**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 a not-to-exceed amount \$10,000,000 for an aggregate principal not-to-exceed amount of \$100,000,000; 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 loan funds in an aggregate not-to-exceed \$23,000,000;
- THAT,** the Chief Executive Officer or her designee may execute and deliver all organizational documents in connection with the revised organizational structure of Albany Terrace Apartments and Irene McCoy Gaines Apartments as two separate projects; 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.

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. 1, 2, 3, 4, 5, and 6. Commissioner Harris seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Gutierrez, 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, 4, 5, and 6.

Meghan Harte, Chairwoman of the Tenant Services committee, then presented her report. Per Commissioner Harte, the Tenant Services Committee held its regular meeting earlier today. Commissioner Harte chaired the meeting and the following committee members were present as well: Commissioners Brewer, Harris, Parker and Washington. Although Chairwoman Hurlock and Commissioners Gutierrez and Matanky were also present they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No. 7 and 8

**(Item 7)**

**RESOLUTION NO. 2022-CHA-53**

- WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022, entitled "Authorization to enter into an Intergovernmental Agreement to provide support services for CHA residents."



**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 Intergovernmental Agreement with the Chicago Department of Family and Support Services (“DFSS”) for a two-year base term from January 1, 2023 through December 31, 2024 for an approximate value of \$2,564,000 to provide support services for Chicago Housing Authority residents.

The requested action in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws. Staff have completed all necessary due diligence to support the submission of this initiative.

**(Item 8)**

**RESOLUTION NO. 2022-CHA-54**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022, entitled “Recommendation to Execute Contracts for Workforce 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 approve a two-year base term contract from January 1, 2023 through December 31, 2023 with three (3), one-year option terms to the following vendors to provide workforce services for Chicago Housing Authority residents.

Employment & Employer Services for a two (2) year base term amount not to exceed \$4,120,961 and three (3) one year option terms in an aggregate amount not to exceed \$6,360,921 to provide Summer Food Service and Golden Diners Program Services; Employment & Employer Services for a two (2) year base term amount not to exceed \$1,512,232 and three (3) one year option terms in an aggregate amount not to exceed \$2,368,309 to provide Employment Placement Services; and UCAN for a two (2) year base term amount not to exceed \$1,117,591 and three (3) one year option terms in an aggregate amount not to exceed \$1,762,423 to provide Employment Placement Services.

The Board of Commissioners delegates authority to the Chief Executive Officer to use her discretion to exercise the option year terms and determine option year



term contract values based on service utilization. The Chief Executive Officer shall not exercise more than one option year term in any year.

The requested action in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws. Staff have completed all necessary due diligence to support the submission of this initiative.

On behalf of the Tenant Services Committee, Committee Chairwoman Harte presented an omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 7 and 8. Commissioner Matanky seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Gutierrez, 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. 7 and 8.

Matthew Brewer, Chairman of the Finance and Audit committee, then presented his report. Per Commissioner Brewer, the Finance and Audit Committee held its regular meeting earlier today. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Harte and Washington. Although Chairwoman Hurlock and Commissioners Gutierrez, Harris, Matanky and Parker were also present they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No. 9, 10 and 11.

**(Item 9)**

**RESOLUTION NO. 2022-CHA-55**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022 entitled “Recommendation to approve the FY2023 Comprehensive Budget”.

**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 Approve the Chicago Housing Authority’s \$1.2 Billion budget, and grants authorization to the Chief Executive Officer, or her designee, to make any final updates as deemed necessary;

**THAT,** the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;

**THAT,** the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding



in excess of that payable under the provisions of the applicable Federal regulations;

**THAT,** all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving to Work Demonstration Agreement of the Chicago Housing Authority with the US Department of Housing and Urban Development: and

**THAT,** the Board of Commissioners grants authorization to submit the Recommendation to Approve the Chicago Housing Authority's \$1.2 Billion Budget for 2023 to the US 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 updates.

**(Item 10)**

**RESOLUTION NO. 2022-CHA-56**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022, entitled "Authorization to adopt Amended and Restated Procurement Policy",

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

**THAT,** the Board of Commissioners adopts the attached Procurement Policy.

**(Item 11)**

**RESOLUTION NO. 2022-CHA-57**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 15, 2022 entitled "Authorization to award IDIQ Contracts for Outside Counsel".

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

**THAT,** the CHA Board of Commissioners authorizes the Chief Executive Officer, or her designee, to execute seventeen (17) Legal Services Agreements in which task orders will be issued on an as needed basis, with the law firms for the seven (7) legal service areas as set forth in Attachment A hereto, in an aggregate amount not to exceed the budget for the Office of the General Counsel and the Risk Management Department for the payment of fees for legal services. All contracts shall be in effect for two years.





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 Finance and Audit Committee, Committee Chairman Brewer presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 9, 10 and 11. Commissioner Washington seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Gutierrez, 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. 9, 10 and 11.

**Public Participation:**

Based on CHA's public participation rules for board meetings, 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, Chair Hurlock moved adjournment of meeting to Closed Session for approximately 60 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 Harte. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Gutierrez, 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, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker and Washington. the Chair declared a quorum.

**Approval of Minutes:**

The Minutes of the Regular and Closed Meetings of September 20, 2022 were presented for approval. Commissioner Matanky moved the minutes be accepted as presented. The motion was seconded by Commissioner Harte. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker and Washington) and no Commissioner voted "nay". The Chair declared the motion carried and the minutes approved.



**Presentation of Resolutions from Closed Session:**

**(Item 12)**

**RESOLUTION NO. 2022-CHA-58**

**WHEREAS,** the Board of Commissioners of the Authority has reviewed the Board Letter dated November 15, 2022, entitled “Authorization to take actions necessary for the disposition and sale of a portion of the former Cabrini Green property to CDOT.”

**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 disposition application to HUD for the disposition of a portion of vacant land from the former Cabrini Green development located at 706 West Division Street;

**THAT,** the Chief Executive Officer or her designee, may enter into a purchase and sales agreement with CDOT or its designee;

**THAT,** the Chief Executive Officer, or her designee, may convey the vacant land to CDOT or its designee in exchange for market value;

**THAT,** the Chief Executive Officer or her designee, may provide a temporary easement to CDOT for additional land during the road construction period; and

**THAT,** the Chief Executive Officer, or her designee, authority may 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 13)**

**RESOLUTION NO. 2022-CHA-59**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 15, 2022, entitled “Recommendation to extend the agreement between Chicago Housing Authority and SEIU Local 73”:

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

**THAT,** the Board of Commissioners hereby approves the requested recommendation.



**(Item 14)**

**RESOLUTION NO. 2022-CHA-60**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 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.

**(Item 15)**

**RESOLUTION NO. 2022-CHA-61**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 15, 2022, entitled “Authorization to Settle the Matter of Josette Oliver, Keona Montgomery, Taryn Travis, *et al.* v. Chicago Housing Authority, an Illinois Municipal Corporation, Case No. 22-CV-3786” requesting authorization to resolve the above-mentioned litigation by entering into a class settlement agreement, the key terms of which are to: 1) provide ledger credit to eligible class Plaintiffs in an amount not to exceed \$850,000, from July 13, 2016 to the present, against arrearages in minimum rent payments by eligible class Plaintiffs during this period, 2) to review minimum rent payments made by eligible class members, from April 13, 2020 to the present, and provide credits, as appropriate, against errors, if any, in the calculation of minimum rent for eligible class Plaintiffs during this period, 3) to update and revise notices and program information related to the minimum rent and the hardship exemption, and 4) to pay attorneys’ fees to Plaintiffs’ counsel in the amount of \$75,000;

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

**THAT** the Board of Commissioners authorizes the Chief Executive Officer, to enter into a class settlement agreement in the matter of Josette Oliver, Keona Montgomery, Taryn Travis, *et al.* v. Chicago Housing Authority, an Illinois Municipal Corporation, Case No. 22-CV-3786 as stated above - subject to approval from the United States Department of Housing and Urban Development; and

**THAT** the Chief Legal Officer and the Chief Executive Officer are further authorized to negotiate, enter into and execute any and all further agreements or orders to effectuate the purposes approved in this Resolution.



Commissioner Harte moved approval of the recommendation for Items No. 12, 13, 14 and 15, Commissioner Matanky seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolutions approved.

**Adjournment:**

There being no further business to come before the meeting, Commissioner Matanky moved approval to adjourn the meeting. Commissioner Harris seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at approximately 2:00 p.m.

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

March 21, 2023  
Date These Minutes Approved