



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, September 20, 2022**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, September 20, 2022 at 60 E. Van Buren, Chicago, IL at approximately 10:00 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
James Matanky	Commissioner
Debra Parker	Commissioner

The following members of the Board were absent:

Meghan Harte	Commissioner
Francine Washington	Commissioner

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:

Per Chair Hurlock, the Finance & Audit Committee did not hold its regular meeting due to lack of quorum.



(Item 2)

After staff presented Item 2, a brief discussion ensued. Matters discussed included: underwriting methodology, CHA’s loss history; and renewal increases based on the market and industry.

RESOLUTION NO. 2022-CHA-39

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2022 entitled “Recommendation To Purchase Casualty and Professional Liability Insurance Coverages”;

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 for CHA’s casualty and professional liability lines of auto and physical damage, crime, cyber, employed lawyers professional, fiduciary, general, public officials and employment practices, through its insurance broker of record, Arthur J. Gallagher, for an aggregate not-to-exceed amount of \$787,948 covering a one-year policy term, from October 1, 2022 through September 30, 2023.

This award is not subject to CHA’s MBE/WBE/DBE/ Section 3 contract requirements.

Chair Hurlock presented a Motion for approval of Item No. 2. Commissioner Matanky seconded the motion. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky and Parker) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved for Item No. 2.

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 and Commissioner Brewer were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items 3 through 5, 7 and 8.

(Item 3)

RESOLUTION NO. 2022-CHA-40

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 20, 2022 requesting approval of the Proposed FY2023 MTW Annual Plan and



authorization to submit the Proposed FY2023 MTW Annual Plan 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 FY2023 Moving to Work Annual Plan 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 FY2023 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2023 MTW Annual Plan 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 4)

RESOLUTION NO. 2022-CHA-41

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2022 entitled "Recommendation to Extend the Housing Assistance Payments Contract with a) G&A West Ridge Senior, b) G&A Ravenswood Senior, and c) G&A Spaulding Family 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 1) extend the Housing Assistance Payments (HAP) contract for a 15-year term for a) G&A West Ridge Senior, b) G&A Ravenswood Senior, and c) G&A Spaulding Family Apartments; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item 5)

RESOLUTION NO. 2022-CHA-42

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2022 entitled "Authorization to participate in a contract for the supply of Electricity".



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 MP2 Energy NE LLC for the supply of electricity for a total authorization amount of Nine Million, Five Hundred Thousand Dollars (\$9,500,000) over a total term of two (2) years.

(Item 6 – This Number Not Used)

(Item 7)

RESOLUTION NO. 2022-CHA-43

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2022 entitled “Recommendation to Award Contract for Authority-wide Cost Estimating 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 to provide cost estimating services at various CHA properties to Rider Levett Bucknall, in an aggregate not-to-exceed amount of \$1,200,000, which is comprised of a 2-year base term and two 1-year options.

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 Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3, and insurance requirements

(Item 8)

RESOLUTION NO. 2022-CHA-44

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2022 entitled “Recommendation to award contract for accessibility 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 enter into a contract to provide authority-wide accessibility consulting services at various CHA properties to HUSarchitecture, in an aggregate not-to-exceed amount of \$2,000,000, which is comprised of a 2-year base term and two 1-year options.

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 Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and insurance requirements for each assigned task order.

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. 3, 4, 5, 7 and 8. Commissioner Brewer seconded the motion. Upon a roll call vote, six Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky and Parker). Commissioner Parker abstained from voting on Item No. 8 only; and no Commissioner voted "nay" on any of the items. The Chair declared the motion carried and said resolutions approved for Items No. 3, 4, 5, 7 and 8.

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 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 Matanky. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners 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, Hurlock, Matanky and Parker. Two members were absent, the Chair declared a quorum.

Approval of Minutes:

The Minutes of the Regular and Closed Meetings of July 19, 2022 were presented for approval. Commissioner Brewer moved the minutes be accepted as presented. The motion was seconded by Commissioner Gutierrez. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky and Parker) and no Commissioner voted “nay”. The Chair declared the motion carried and the minutes approved.

Presentation of Resolutions from Closed Session:

(Item 1)

The Chief Financial Officer (CFO) then announced that the Authority’s 2021 financial statement has been audited by Ernst & Young. The independent auditors issued an unmodified opinion on the audited financial statements. Per the CFO, CHA’s continued fiscal stewardship is demonstrated by the strong bond ratings of AA- received from Standard & Poor.

RESOLUTION NO. 2022-CHA-45

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 20, 2022 and attached hereto entitled “Recommendation to Accept and Submit to HUD the Chicago Housing Authority’s Uniform Guidance Report, Financial Statement Audit and Annual Comprehensive Financial Report for The Year Ended December 31, 2021”

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

THAT, The Board of Commissioners hereby accepts the Authority’s

- 2021 Uniform Guidance Report, and
- Financial Statement Audit and Annual Comprehensive Financial Report for The Year Ended December 31, 2021

THAT, The Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to submit the Uniform Guidance Report, Financial Statement Audit and Annual Comprehensive Financial Report for the year ended December 31, 2021 to the U.S. Department of Housing and Urban Development.



(Item 9)

RESOLUTION NO. 2022-CHA-46

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 20, 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.

Commissioner Parker moved approval of the recommendation for Items No. 1 and 12, Commissioner Brewer seconded the motion. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky and Parker) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved.

Adjournment:

There being no further business to come before the meeting, Commissioner Harris moved approval to adjourn the meeting. Commissioner Brewer seconded the motion. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky and Parker) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at approximately 12:20 p.m.

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

November 15, 2022
Date These Minutes Approved