



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, September 21, 2021**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday September 21, 2021 at 60 E. Van Buren, Chicago, IL at approximately 9:55 a.m.

Roll Call:

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

Angela Hurlock	Chair	Attended in-person
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 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 due to the August 26, 2021 Gubernatorial Disaster Proclamation, which declares that public health concerns render in-person attendance of more than 10 people not feasible 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:

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 voted to adjourn to closed session to discuss financial audit reviews.

The Finance and Audit Committee members then returned to open session and discussed voted and recommended for approval the resolutions for Items No. 1, 2, 3, 4, 5 and 6.

(Item 1)

RESOLUTION NO. 2021-CHA-35

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 21, 2021 and attached hereto entitled "Recommendation to Accept and Submit to HUD the Chicago Housing Authority's Uniform Guidance Report and Schedule of Expenditures of Federal Awards for The Year Ended December 31, 2020"

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

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

- 2020 Uniform Guidance Report and Schedule of Expenditures of Federal Awards

THAT, The Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to submit the Uniform Guidance Report and Schedule of Expenditures of Federal Awards for the year ended December 31, 2020 for to the U.S. Department of Housing and Urban Development.

(Item 2)

RESOLUTION NO. 2021-CHA-36

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 21, 2021 entitled "Authorization, pursuant to the Intergovernmental Agreement authorized by Resolution No. 2021-CHA-9, to loan funds to the State of Illinois".



WHEREAS, the State of Illinois through its Central Management Services Office has requested a loan to buildout office space at 60 East Van Buren in the amount not-to-exceed \$2,500,000.

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

THAT, the Board of Commissioners delegates to the CEO authority to 1) loan funds to the State of Illinois through its Central Management Services Office in the amount not to exceed of \$2,500,000 for the buildout of office space at 60 East Van Buren; 2) negotiate and execute all necessary architectural, construction and other contracts and documents related to the management and buildout of office space; and 3) Perform such actions as may be necessary or appropriate to implement the foregoing. The State of Illinois shall repay the loan amortized over the initial sublease term of 60 months/5-years at an interest rate of 6% per annum.

(Item 3)

RESOLUTION NO. 2021-CHA- 37

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 21, 2021 entitled “Authorization to enter into agreement with AT&T not-to-exceed amount of \$7,854,238 to provide voice, data and video 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 an agreement with AT&T to provide voice, data and video services for an amount not-to-exceed \$7,854,238.

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

(Item 4)

RESOLUTION NO. 2021-CHA-38

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 21, 2021 titled “Authorization to Extend the Current Agreement with Comcast Business Communications in the Not-To-Exceed Amount of \$777,124 for Twelve (12) Months to Transition WAN Services for CHA Scattered Sites to AT&T”

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 Comcast Business Communications to provide WAN services for an amount not-to-exceed \$777,124.

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

(Item 5)

RESOLUTION NO. 2021-CHA-39

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 21, 2021 entitled "Recommendation To Purchase Property and Management 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 his designee to purchase Property and Management Liability Insurance Coverages through its insurance broker of record, Arthur J. Gallagher, for an aggregate not-to-exceed amount of \$4,700,000 covering an eighteen month policy term, effective from October 1, 2021 through March 31, 2023 for property insurance coverage and a one-year policy term for management liability insurance coverages from October 1, 2021 through September 30, 2022.

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

(Item 6)

RESOLUTION NO. 2021-CHA-40

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 21, 2021 entitled: "Authorization to implement a Revised CHA Ethics Policy";

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

THAT, the Board of Commissioners approves the attached, revised CHA Ethics Policy and authorizes the Chief Executive Officer, or her designee, to implement the revised CHA Ethics Policy on September 21, 2021. This revised CHA Ethics Policy shall supersede all prior policies regarding the same subject matter.

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, 3, 4 ,5



and 6. Commissioner Harte 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 resolutions 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, Thanoukos and Washington were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Item No. 7.

(Item 7)

RESOLUTION NO. 2021-CHA-41

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 21, 2021 requesting approval of the Proposed FY2022 Moving To Work (MTW) Annual Plan and authorization to submit the Proposed FY2022 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 FY2022 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 FY2022 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 FY2022 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.

On behalf of the Real Estate Operations Development Committee, Committee Chairman Brewer presented a Motion for approval of the recommendation set forth in the Board Report for Item No. 7. Commissioner Harris 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.

(Item 8) This Item not used



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.

Chairwoman Hurlock, then announced the resignation of Vice Chair, Craig Chico. Chair Hurlock and Commissioners acknowledged the arduous work Commissioner Chico provided to CHA during his 6-year tenure and presented him with a plaque and resolution. Vice Chair Chico expressed his gratitude for the opportunity to serve on CHA's Board.

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 Washington. 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 11:30 a.m., the following members of the Board being present: Commissioners Brewer, Chico, Harris, Harte, Hurlock, Parker, Thanoukos and Washington. Commissioner Matanky was not present at the meeting, and the Chair declared a quorum.

Approval of Minutes:

The Minute of the Regular and Closed Meeting of July 20, 2021 were presented for approval. Commissioner Washington moved the minutes be accepted as presented. The motion was seconded by Commissioner Parker. 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 the minutes approved as corrected.

Presentation of Resolutions from Closed Session:

(Item 9)

Commissioner Washington moved approval of the recommendation for Items No. 9, 10 and 11. Commissioner Harris 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-42

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 21, 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.

(Item 10)

RESOLUTION NO.2021-CHA-43

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 21, 2021, entitled “Recommendation for actions necessary to authorize payment of Gautreaux Plaintiffs’ counsel attorneys’ fees and expenses.”

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

THAT, the Board of Commissioners authorizes the Chief Legal Officer, or her designee, to pay Gautreaux litigation attorneys’ fees and expenses to Gautreaux Plaintiff’s Counsel, Business and Professional People for the Public Interest (“BPI”), for the period of February 23, 2019 through December 31, 2020, in the amount of \$307,500.00, subject to approval by the court.

(Item 11)

RESOLUTION NO. 2021-CHA-44

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 21, 2021 entitled “Authorization to Execute a Contract Modification for Contract 11580 with Old Veteran Construction, Inc. for Renovation and Development of Altgeld Gardens Blocks 7 & 8”;

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 a contract modification to Contract 11580 with Old Veteran Construction, Inc. for the renovation of Altgeld Gardens Blocks 7 & 8 for a total amount not-to-exceed \$310,095.87.



Adjournment:

There being no further business to come before the meeting, Commissioner Brewer moved approval to adjourn the meeting. Commissioner Harris 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. The meeting was adjourned at approximately 11:30 am.

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

November 16, 2021
Date These Minutes Approved