



Chicago Housing Authority

Board of Commissioners

Meeting Minutes - Final

60 E Van Buren St
Chicago, IL 60605

Monday, March 24, 2025

8:30 AM

CHA Corporate Offices

Rescheduled Board Meeting

The Commissioners of the Chicago Housing Authority held its rescheduled meetings of the Board of Commissioners on Monday, March 24, 2025, at CHA Corporate Offices, 60 E. Van Buren, Chicago, Illinois at approximately 8:30 a.m.

I. Roll Call

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

Present: Interim Chairman Matthew Brewer
Commissioner LaShawn Cobb
Commissioner Juliana Gonzalez-Crussi
Commissioner Luis Gutierrez
Commissioner Mildred Harris
Commissioner James Matanky
Commissioner Debra Parker
Commissioner Francine Washington

Absent: Commissioner Jawanza Malone

The Interim Chair declared the presence of a quorum.

The following others were also present:

Interim Chief Executive Officer Angela Hurlock

II. Approval of Agenda

Interim Chairman Brewer moved approval of the order of March's Board meeting agenda. Commissioner Matanky seconded the motion. Upon vote, the Chair declared the motion carried and said approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

III. Centering Thoughts - Commissioner Mildred Harris

IV. Report from Interim Chief Executive Officer - Angela Hurlock

In an effort to keep Commissioners, staff and the public informed, Interim Chief Executive Officer Hurlock provided an overview of significant activities undertaken and being addressed by the Agency upon which the Board took no official action.

V. 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.

VI Recess of Board Meeting

Interim Chairman Brewer presented a Motion to recess the Rescheduled meeting of the Board for Committee Meetings to ensue. Commissioner Parker seconded the motion. Upon vote, the Chair declared the motion carried and said approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

VII. Committee Meetings

Commissioner Malone joined the meeting in session at approximately 10:15am.

VIII. Board Meeting Resumes-Roll Call

Present: Interim Chairman Matthew Brewer
Commissioner LaShawn Cobb
Commissioner Juliana Gonzalez-Crussi
Commissioner Luis Gutierrez
Commissioner Mildred Harris
Commissioner Jawanza Malone
Commissioner James Matanky
Commissioner Debra Parker
Commissioner Francine Washington

Absent: None

IX. Presentation of Resolutions and Committee Reports**Real Estate Operations Development Committee Report – James Matanky, Chairman**

Committee Chair James Matanky, presented the report for the Real Estate Operations Development Committee. Per Commissioner Matanky, the Real Estate Operations Development Committee held its rescheduled meeting earlier today. Commissioner Matanky chaired the meeting and the following committee members were present as well: Commissioners Gutierrez, Harris, Malone and Parker. Although Commissioners Brewer, Cobb, Gonzalez-Crussi, and Washington were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No. 1 thru 5.

- 1 Authorization to extend the Housing Assistance Payments contract with a) Nuestro Hogar Apartments, b) Wrightwood Senior Apartments, c) Englewood Permanent Supportive Housing, and d) 3714 Wrightwood Apartments.

Attachments: [Approved Board Letter Resolution No. 6-HAP Contract Extensions Nuestro Hogar, Wrightwood, Englewood and 3714 Wrightwood Apts.](#)

- 2 Authorization to execute a Housing Assistance Payments contract with a) Leland Apartments and b) 5853 N Broadway Apartments.

Attachments: [Approved Board Letter Resolution No. 7-HAP Contracts Leland and 5853 N. Broadway Apartments](#)

- 3 Authorization for actions necessary for the closing of Southbridge 1C.

Attachments: [Approved Board Letter Resolution No. 8-Southbridge 1C Closing](#)

- 4 Authorization to enter into a Cooperative Purchasing Agreement with Lowe's Home Centers, LLC for maintenance, repair, and operating supplies referencing Region 4 Education Service Center's agreement number R240805.

Attachments: [Approved Board Letter Resolution No. 9-Lowe's Cooperative Purchasing Agreement](#)

- 5 Authorization to enter into a Cooperative Purchasing Agreement with W.W. Grainger, Inc for maintenance, repair, and operating supplies referencing City of Tucson, AZ agreement number 240078.

Attachments: [Approved Board Letter Resolution No. 10-Grainger Cooperative Purchasing Agreement](#)

- 6 This Number not used.

Omnibus Motion

Committee Chair Matanky presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports. Commissioner Gutierrez seconded the motion. Upon vote, Interim Chair Brewer declared the motion carried and said resolutions approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

Tenant Services Committee Report –Debra Parker, Chairperson

Committee Chair Debra Parker, presented the report for the Tenant Services Committee. Per Commissioner Parker, the Tenant Services Committee held its regular meeting earlier today. Commissioner Parker chaired the meeting and the following committee members were present as well: Commissioners Cobb, Gonzalez-Crussi, Harris, and Washington. Although Commissioners Brewer, Gutierrez, Malone and Matanky were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Item No. 7.

- 7 Authorization to award and execute Professional Service Agreements for the Summer Youth Employment Program.

Attachments: [Approved Board Letter Resolution No. 11-Serv. Agreement for Summer Youth Emp. Prog.](#) [Board Letter Resolution No. 11](#)

Commissioner Parker moved approval of the recommendation. Commissioner Washington seconded the motion. Upon vote, the Chair declared the motion carried and said Resolution approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

General Items

- 8 Authorization to submit FY2024 MTW Annual Report to HUD.

Attachments: [Approved Board Letter Resolution No. 12-FY2024 MTW Annual Report](#)

As part of CHA's MTW Agreement, CHA is required to submit an Annual Report to HUD, due no later than 90 days after the close of the CHA's fiscal year. The MTW Annual Report provides year-end information regarding CHA's operations, finances and MTW activities, as well as information necessary for HUD to assess CHA's compliance with the MTW Program. Therefore, the resolution for Item 8 approves the submittal of the FY2024 MTW Annual Report to HUD.

- 9 Recommendation to approve the adoption of the Amended and Restated Chicago Housing Authority Employees' Retirement Plan.

Attachments: [Approved Board Letter Resolution No. 13-CHA Employees' Retirement Plan and Trust](#)

Item 9 approves the Chicago Housing Authority Employees' Retirement Plan and Trust as amended and restated effective July 1, 2024. Key revisions include but are not limited to the following: For non-retired members, change benefit formula pay average to be highest four years of pay out of the last ten years; add annual Cost of Living Adjustment (COLA) for non-retired members; a 13th check for members who are retired as of June 30, 2024, with a minimum of \$500 and a maximum of \$3,500; active members will contribute 3.00% of payroll annually for a minimum of two years (from July 1, 2024, until June 30, 2026) to be eligible for the new enhanced benefit structure.

Omnibus Motion

Interim Chairman Brewer presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports. Commissioner Malone seconded the motion. Upon vote, the Chair declared the motion carried and said resolutions approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

X. Closed Meeting

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Interim Chair Brewer moved adjournment of meeting to Closed Session for approximately two hours 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.

Interim Chairman Brewer moved approval of the recommendation. Commissioner Matanky seconded the motion. Upon vote, the Chair declared the motion carried and said approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

XI. Open Session Resumes - Roll Call

Present: Interim Chairman Matthew Brewer
Commissioner LaShawn Cobb
Commissioner Luis Gutierrez
Commissioner Mildred Harris
Commissioner Jawanza Malone
Commissioner Debra Parker
Commissioner Francine Washington
Absent: Commissioner Juliana Gonzalez-Crussi
Commissioner James Matanky

XII. Approval of Minutes for the Closed and Regular Meetings

Approval of Minutes for the Closed and Regular Board Meeting of January 21, 2025, Special Board Meeting of February 20, 2025, and Finance and Audit Committee Meeting of January 21, 2025.

Interim Chairman Brewer moved approval of the recommendation. Commissioner Washington seconded the motion. Upon vote, the Chair declared the motion carried and said Minutes approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Parker, and Commissioner Washington

Nay: None

XIII. Reappointment of Inspector General

Pursuant to section one of the OIG Charter, the Inspector General shall be appointed to a four-year term by a majority of the Board of Commissioners. The Inspector General may be removed from his or her position prior to the expiration of his or her term only for cause by a majority of the Board. The four-year term of Kathryn Richards, our Inspector General, expires on April 1, 2025. Miss Richards' reappointment and performance was discussed in close session and in my role as Interim Chairman and after consultation with Board Members, I would like to make a motion to reappoint Kathryn Richards for an additional four-year term beginning on April 1, 2025, through April 1, 2029.

Interim Chairman Brewer moved approval of the recommendation. Commissioner Parker seconded the motion. Upon vote, the Interim Chair declared the motion carried and said reappointment approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Parker, and Commissioner Washington

Nay: None

XIV. Presentation of Matters from Closed Session

10 Approval of Personnel Actions.

Attachments: [Approved Board Letter Resolution No.14-Personnel Actions](#)

Interim Chairman Brewer moved approval of the recommendation. Commissioner Washington seconded the motion. Upon vote, the Chair declared the motion carried and said resolution approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Parker, and Commissioner Washington

Nay: None

XV. Adjournment

There being no further business to come before the meeting, Commissioner Washington moved approval of the recommendation. Commissioner Parker seconded the motion. Upon vote, the Chair declared the motion carried and said approved. The motion carried by the following vote:

Aye: Interim Chairman Brewer, Commissioner Cobb, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Parker, and Commissioner Washington

Nay: None

The meeting was adjourned at approximately 2:15 p.m.

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

May 27, 2025
Date These Minutes Approved