



# Chicago Housing Authority

60 E Van Buren St  
Chicago, IL 60605

## Real Estate Operations Development Committee

### Meeting Minutes - Final

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**Tuesday, May 27, 2025**

**8:40 AM**

**CHA Corporate Offices**

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The Regular meeting of the Real Estate Operations Development Committee was held on Tuesday, May 27, 2025, at CHA Corporate Offices, 60 E. Van Buren, 7th Floor, in Chicago, Illinois at approximately 9:30 a.m.

#### **I. Roll Call**

**Present:** Luis Gutierrez, Mildred Harris, Jawanza Malone, James Matanky and Debra Parker

**Absent:** None

The following Board members were also present but were not counted for the quorum:

Matthew Brewer	Interim Chairman
LaShawn Cobb	Commissioner
Juliana Gonzalez-Crussi	Commissioner
Francine Washington	Commissioner

The Committee Chair declared the presence of a quorum.

The following others were also present:

Angela Hurlock	Interim Chief Executive Officer
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#### **II. Approval of Minutes for Real Estate Operations Development Committee Meeting of March 24, 2025.**

Chairman Matanky moved approval of the Real Estate Committee Minutes of March 24, 2025 meeting. Commissioner Malone seconded the motion. Upon vote, the Chair declared the motion carried and said approved. The motion carried by the following vote:

**Aye:** Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Chairman Matanky and Commissioner Parker

**Nay:** None

#### **III. Resolutions**

- 1 Authorization to take actions necessary for the disposition and sale of Altgeld Gardens land to the Forest Preserves of Cook County.

The resolution for Item No. 1 approves an Intergovernmental Agreement with the Forest Preserves of Cook County for the acquisition of certain land within the Altgeld Gardens development to facilitate the construction of a new trail connection from Altgeld Gardens to the Beaubien Woods Boat Launch and a proposed water service line to the restroom. A disposition application will be submitted to HUD for the CHA land necessary to enable the trail development. The total CHA land needed for the proposed trail and water service line to the restroom is approximately 2,224 square feet and the market value for the CHA land is \$2,600. The new path will be fully ADA accessible and create a forested path down to the boat launch for residents to enjoy.

**Attachments:** [Approved Board Letter Resolution No. 15 Dispo-Forest Preserves of Cook County](#)

- 2 Authorization for actions necessary for the disposition and sale of Altgeld Gardens land to By The Hand Club for Kids.

The resolution for Item 2 approves a Purchase and Sale Agreement with By The Hand Club for Kids for the acquisition of certain land at the full appraised value of \$27,000 to facilitate the rehabilitation and expansion of the Up Top building located in the Altgeld Gardens community. A Disposition Application will be submitted to HUD for the CHA land necessary to facilitate the proposed development. The total land area needed for the proposed development is approximately 1.2 acres of CHA land adjacent to the Up Top building. By The Hand Club for Kids (BHTCK) is a faith-based 501(c)3 holistic after school program with a mission to take kids by the hand and walk with them from kindergarten through college. BHTCK works in several communities across Chicago, including Altgeld Gardens, Cabrini-Green, and Englewood. The BHTCK Altgeld Gardens center is located at 13015 S. Ellis Avenue, Chicago

**Attachments:** [Approved Board Letter Resolution No. 16-Dispo-By the Hand Club for Kids](#)

- 3 This Number not used.

- 4 Authorization to take actions necessary for the disposition and sale of vacant CHA land at the former ABLA public Housing site for the development of new for-sale housing.

Through a competitive procurement process, Related Midwest was selected in 2003 as the developer for the redevelopment efforts at ABLA. The plan called for the development of both rental and for sale units. To date, six phases have been competed at the ABLA site, with one phase that included a for sale component. CHA is proposing to dispose of 23 vacant lots to a Related controlled owner entity at the appraised market value minus the projected cost of environmental remediation. CHA will receive proceeds from the sale of the land. CHA will also potentially receive a share of proceeds from the future sales of the homes. Of the potential 23 homes for sales, a minimum of 10% will be designated as affordable for buyers in incomes at or below 120% Area Medium Income. Following board approval, CHA will submit a disposition application to HUD for the 23 vacant lots. Accordingly, the resolution for Item 4 authorizes the Interim Chief Executive Officer to take actions necessary for the disposition and sale of vacant CHA land at the former ABLA public housing site for the development of new for-sale housing.

**Attachments:** [Approved Board Letter Resolution No. 17-Dispo of Vacant Land at 1237-1357 Grenshaw](#)

- 5** Request to ratify loans to C/S Loomis Courts Limited Partnership and C/S Harrison Courts Limited Partnership.

The resolution for Item 5 ratifies loans to C/S Loomis Courts Limited Partnership in the amount of \$665,284 and C/S Harrison Courts Limited Partnership in the amount of \$510,951, to cover operating expenses through December 31, 2024. The loans were need to cover anticipated annual revenue shortfall. The excess funds that were not needed to cover the 2024 payables were allocated to supplement revenue in Q125 as the revenue shortfall persists. CHA continues to finalize the long-term plans for Harrison and Loomis Courts.

**Attachments:** [Approved Board Letter Resolution No. 18-Lommis Harrison Courts Loan Ratification](#)

### **Omnibus Motion**

Chairman Matanky 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:** Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Chairman Matanky and Commissioner Parker

**Nay:** None

- 6** Authorization to enter into an Agreement for Professional Property Management Services.

Item 6 was removed from today's agenda pending further clarification and follow up by staff.

### **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

### **IV. Adjournment**

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

**Aye:** Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Chairman Matanky and Commissioner Parker

**Nay:** None

The meeting was adjourned at approximately 10:20 a.m.

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

July 29, 2025  
Date These Minutes Approved