



**MINUTES OF THE RESCHEDULED MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Thursday, September 12, 2024**

The Commissioners of the Chicago Housing Authority held its rescheduled meetings of the Board of Commissioners on Thursday, September 12, 2024 at 60 E. Van Buren, Chicago, IL at approximately 8:00 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 Chair
Luis Gutierrez	Commissioner
Dr. Mildred Harris	Commissioner
Meghan Harte	Commissioner
James Matanky	Commissioner
Debra Parker	Commissioner

The following members of the Board were absent:

Francine Washington	Commissioner
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The Chair declared the presence of a quorum.

The following others were also present:

Tracey Scott	Chief Executive Officer
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Approval of Agenda:

Chair Hurlock presented a Motion to approve the order of the September's Board meeting agenda. Commissioner Matanky seconded the motion. Upon a vote, seven Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker) and no Commissioner voted "nay". The Chair declared the motion carried.

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.

Commissioner Washington joined the meeting at approximately 9:05 a.m.



- After the CEO's report, Chair Hurlock announced the departure of Commissioner Harte and appointment of Commissioners Jawanza Malone and Juliana Gonzalez-Crussi. Per Chair Hurlock, Commissioner Harte's term expired in July 2023, yet she selflessly remained on the Board pending the selection of her replacement. Chair Hurlock and the Board then lauded Commissioner Harte for her dedication to improving the mission of CHA and her tireless work in championing tenants' rights.

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.

Commissioner Harte departed the meeting at approximately 10:00 a.m.

Recess of Regular Board Meeting:

Chair Hurlock presented a Motion to recess the Regular Meeting of the Board for Committee Meetings to ensue. The motion was seconded by Commissioner Matanky. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

Regular Recessed Meeting Resumes:

At the conclusion of Committee Meetings, the Chair called the Recessed Board meeting to order at approximately 12:50 a.m., with the following members of the Board being present: Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, Parker, and Washington. A majority of the members being present, the Chair declared a quorum.

Presentation of Resolutions:

Matthew Brewer, Chairman of the Finance and Audit Committee, then presented his report. Per Commissioner Brewer, the Finance and Audit Committee was unable to hold the meeting earlier today due to lack of a quorum. However, Committee Items 3 thru 9 were presented and discussed but no vote was taken.

(Item 3)

RESOLUTION NO. 2024-CHA-32

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2024 entitled, "Authorization to execute third amendment to the line of credit facility".

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

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to 1) execute Third Amendment to BMO Harris Bank Line of Credit Facility ("Facility") which extends the Facility to a new 60- months term; and 2) increases the



amount of the Facility to an aggregate amount of \$50 Million.

(Item 4)

RESOLUTION NO. 2024-CHA-33

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024 entitled “Authorization to execute contract to provide Independent Auditing 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 with Ernst & Young, LLP., to provide Independent Auditing Services, for a two-year base term, with three additional one-year option terms, for an aggregate amount not-to-exceed \$4,850,000.

This award is subject to the Contractor’s compliance with CHA’s Diversity Contracting and insurance requirements.

(Item 5)

RESOLUTION NO. 2024-CHA-34

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2024, entitled “Approval of amended and restated Investment and Cash Management Policy”;

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

THAT, the Board of Commissioners hereby approves the Investment & Cash Management Policy, (Policy No. 202.1) effective September 12, 2024, which amends and supersedes the policy previously set forth, effective July 18, 2023.

(Item 6)

RESOLUTION NO. 2024-CHA-35

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024 entitled “Authorization to purchase Casualty and Professional Liability Insurance”;

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 \$775,748 covering a one-year policy term, from October 1, 2024 through September 30, 2025.

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



(Item 7)

RESOLUTION NO. 2024-CHA-36

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 12, 2024 requesting approval of the Proposed FY2024 MTW Annual Plan Amendment and authorization to submit the Proposed FY2024 MTW Annual Plan Amendment 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 FY2024 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 FY2024 MTW Annual Plan Amendment supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2024 MTW Annual Plan Amendment 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 8)

RESOLUTION NO. 2024-CHA-37

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 12, 2024 requesting approval of the Proposed FY2025 MTW Annual Plan and authorization to submit the Proposed FY2025 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 FY2025 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 FY2025 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 FY2025 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 9)

RESOLUTION NO. 2024-CHA-38

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024, entitled "Authorization to Award Contracts for Hearing Officers for the Housing Choice Voucher Administrative Hearings."



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

THAT, the Board of Commissioners (“Board”) grants authorization to the Chief Executive Officer to enter into contracts with selected Illinois licensed attorneys to serve as Hearing Officers for a base term of one year, starting from January 1, 2025, through December 31, 2025, with the option to extend the contracts for up to four additional one-year terms. The total amount for the base term of all contracts is not to exceed \$504,000. Each one-year extension term will also have an allocated aggregate amount not to exceed \$504,000. Therefore, the cumulative not-to-exceed amount for the base term and all four option years will be \$2,520,000. The Board delegates authority to the Chief Executive Officer, or her designee, to decide whether to exercise each option term, which may only be exercised individually at the conclusion of the preceding contract term.

Commissioner Brewer presented an Omnibus Motion for approval of the recommendations set forth in the Board Report for Items No. 3 thru 9. Commissioner Matanky seconded the motion. Upon a vote, seven Commissioners voted “aye” for Items 6 thru 8 (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, Parker, and Washington), six Commissioners voted “aye” for Items 3, 4, and 5, (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, and Parker) and six Commissioners voted “aye” for Item 9 (Commissioners Brewer, Gutierrez, Harris, Matanky, Parker and Washington). The following two Commissioners abstained from vote: Chair Hurlock abstained from vote on Item 9 only and Commissioner Washington abstained from vote on Items 3, 4, and 5. No Commissioner voted “nay”. The Chair declared the motion carried and said resolutions approved, by majority vote, for Items No. 3 thru 9.

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 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 Commissioners Brewer, and Washington were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval the following three items:

(Item 10)

RESOLUTION NO. 2024-CHA-39

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024 titled “Authorization to award a contract for building renovations at 4834-36 North Kimball Avenue”.

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 a contract to Cordos Development & Associates, LLC for a total not-to-exceed compensation amount of \$2,077,302 for building renovations at 4834-36 North Kimball Avenue.

This award is subject to the Contractor’s compliance with CHA’s Diversity Contracting and insurance requirements.



(Item 11)

RESOLUTION NO. 2024-CHA-40

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024 entitled “Authorization to award a contract for building renovations at 4008-14 South Prairie Avenue”.

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 a contract to MIKK Construction for building renovations at 4008-14 South Prairie Avenue for the lump sum total amount of \$6,300,214 plus a not-to-exceed amount of \$378,014.46 in contingency (6%) for an aggregate total not-to-exceed compensation amount of \$6,678,255.

This award is subject to the Contractor’s compliance with CHA’s Diversity Contract Compliance and insurance requirements.

(Item 12)

RESOLUTION NO. 2024-CHA-41

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024 entitled “Authorization to award contracts for building renovations at two (2) properties in North Lawndale”.

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 a contract to MIKK-DLP Construction Corp. for the lump sum total amount of \$1,855,223, plus a not-to-exceed amount of \$111,313 in contingency (6%), for an aggregate total not-to-exceed compensation amount of \$1,966,536 for building renovations at 1500 S. Christiana Ave.

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to award a contract to Tropic Construction Corp. for the lump sum total amount of \$6,961,000, plus a not-to-exceed amount of \$417,660 in contingency (6%), for an aggregate total not-to-exceed compensation amount of \$7,378,660 for building renovations at 1404-14 S. Homan Ave.

These awards are each subject to the respective Contractors’ compliance with CHA’s Diversity Contract Compliance and insurance requirements.

Commissioner Matanky presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports for Items No. 10, 11, and 12. Commissioner Parker seconded the motion. Upon a vote, seven Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolutions approved for Items No. 10, 11, and 12.



On behalf of Committee Chair Meghan Harte, Commissioner Parker, then presented her report. 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 Brewer, Harris, 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 the following resolution:

(Item 13)

RESOLUTION NO. 2024-CHA-42

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 12, 2024, entitled “Authorization to Enter into a Funding Agreement with the Central Advisory Council.”

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 Funding Agreement with the Central Advisory Council. The Agreement shall have a three-year term, effective January 1, 2025 through December 31, 2027 for an aggregate value not to exceed \$1,930,000.

On behalf of Tenant Services Committee, Commissioner Parker presented a Motion for approval of the recommendation set forth in the Board Report for Item No. 13. Commissioner Matanky seconded the motion. Upon a vote, six Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, and Parker) with one “abstention” from Commissioner Washington. The Chair declared the motion carried and said resolution approved for Item No.13.

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 Matanky. Upon a vote, seven Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, 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, Parker, and Washington. One member was absent: Commissioner Meghan Harte. Chair Hurlock declared a quorum.

Approval of Minutes:

The Minutes of the Annual and Regular, Closed, and the Finance and Audit Committee Meetings of July 16, 2024, were presented for approval. Commissioner Washington moved the minutes be accepted as presented. The motion was seconded by Commissioner Parker. Upon a vote, seven Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, 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 1)

HUD requires public housing authorities to annually publish a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed, certified public accountants. For the year ended 2023, the Authority engaged Ernst & Young to audit its results and issue the Annual Comprehensive Financial Report in accordance with HUD requirements. The Authority is required to submit the Financial Statement Audit and Financial Report to HUD by September 30, 2024.

RESOLUTION NO. 2024-CHA-43

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2024 and attached hereto entitled “Authorization to accept and submit to HUD CHA’s Financial Statement Audit and Annual Comprehensive Financial Report for the year ended December 21, 2023”.

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

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

- Financial Statement Audit and Annual Comprehensive Financial Report for The Year Ended December 31, 2023

THAT, The Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to submit the Financial Statement Audit and Annual Comprehensive Financial Report for the year ended December 31, 2023 to the U.S. Department of Housing and Urban Development.

(Item 2)

The Uniform Guidance is required for entities such as the Chicago Housing Authority that receive and use substantial federal financial assistance and reports on the CHA’s compliance with applicable federal regulations. The CHA is required to submit the Uniform Guidance Report to HUD by September 30. CHA engaged Ernst & Young to audit its results and issue the Uniform Guidance Report and Schedule of Expenditures of federal Awards for the year ended December 31, 2023 in accordance with HUD requirements.

RESOLUTION NO. 2024-CHA-44

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2024 and attached hereto entitled “Authorization to accept and submit to HUD CHA’s Uniform Guidance Report and Schedule of Expenditures of Federal Awards for the year ended December 31, 2023”;

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



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

- 2023 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, 2023 to the U.S. Department of Housing and Urban Development.

Chair Hurlock presented an Omnibus Motion for approval of Items No. 1 and 2, Commissioner Matanky seconded the motion. Upon a vote, seven Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, Parker, and Washington). The Chair declared the motion carried and said resolutions approved for Items 1 and 2.

(Item 14)

RESOLUTION NO. 2024-CH-45

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12 2024, entitled Authorization to Settle the Matter of Anthony Panozzo, ("Plaintiff") v. Chicago Housing Authority ("CHA"), et al., Case No. 2023 L 006740 requesting authorization to resolve the above-mentioned litigation by entering into a settlement agreement, the key terms of which are to: 1) pay Plaintiff the amount \$1,150,000, in exchange for a full release of all claims and dismissal of his lawsuit.

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 Anthony Panozzo, ("Plaintiff") v. Chicago Housing Authority ("CHA"), et al., Case No. 2023 L 6740.

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.

(Item 15)

RESOLUTION NO. 2024-CHA-46

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2024, 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.

Chair Hurlock presented an Omnibus Motion for approval of Items No. 14 and 15. Commissioner Parker seconded the motion. Upon a vote, seven Commissioners voted "aye" (Commissioners Brewer, Gutierrez, Harris, Hurlock, Matanky, Parker, and Washington). The Chair declared the motion carried and said resolutions approved for Items 14 and 15.

**Adjournment:**

There being no further business to come before the Board, Commissioner Matanky moved adjournment of meeting. Commissioner Parker seconded the motion. Upon a vote, seven Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, 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

November 19, 2024
Date These Minutes Approved