



Chicago Housing Authority

Board of Commissioners

Meeting Minutes - Final

60 E Van Buren St
Chicago, IL 60605

Tuesday, July 29, 2025

8:30 AM

Albany Terrace Apartments
3030 W. 21st Place

Rescheduled Regular Meeting

The Commissioners of the Chicago Housing Authority held its regular meetings of the Board of Commissioners on Tuesday, July 29, 2025, at the Albany Terrace Apartments, 3030 W. 21st. Place, Chicago, Illinois at approximately 8:45 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 Juliana Gonzalez-Crussi
Commissioner Luis Gutierrez
Commissioner Mildred Harris
Commissioner Jawanza Malone
Commissioner James Matanky
Commissioner Debra Parker
Commissioner Francine Washington

Absent: Commissioner LaShawn Cobb

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 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 Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, 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 scheduled 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 Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

VII. Committee Meetings**VIII. Board Meeting Resumes - Roll Call**

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

Absent: Commissioner LaShawn Cobb

IX. Presentation of Resolutions and Committee Report**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 regular 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, 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, 3, 4, 9 and 10.

- 1 Authorization to list and sell a single vacant lot for housing development with the City of Chicago in the Douglas Community Area.

Attachments: [Approved Board Ltr. & Resolution No. 24, Sale of vacant land, 314 E. 29th St.](#)

- 2 This Number not used.

- 3 Authorization to approve the FY2025 Admissions and Continued Occupancy Policy.

Attachments: [Approved Board Ltr. & Resolution No. 25, ACOP](#)

- 4 Authorization to enter into an agreement for window and door security systems.

Attachments: [Approved Board Ltr. & Resolution No. 26, Windows and Doors Security Systems, Inc.](#)

- 9 Request to ratify an agreement for Professional Property Management Services.

Attachments: [Approved Board Ltr. & Resolution No. 27, Ratification of PPM Contract Award for Horner and SSR2](#)

- 10 Authorization to award a contract for Property Management Services for Scattered Sites Region Four (SSR4).

Attachments: [Approved Board Ltr. & Resolution No. 28, PPM Contract Award, SSR4](#)

Omnibus Motion

Interim Chairman Brewer presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports. Commissioner Matanky 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 Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: Commissioner Malone (On item 1 only)

General Items

- 5 Authorization to award contract for information technology equipment modernization.

The resolution for Item 5 approves the award of a contract to Pace Systems, Inc. for the upgrade of aging computer inventory for a not-to-exceed compensation value of \$2,714,299.50 for a two (2) year base, with a one (1) year option term for a not-to-exceed compensation value of \$718,366.50, resulting in the combined not-to-exceed compensation amount of \$3,432,666. The CHA is committed to continuous improvement and adherence to evolving industry best practices in its Information Technology infrastructure. Therefore, a comprehensive replacement initiative is required to address the aging computer inventory within the Information Technology Services (ITS) department. The average age of the current hardware significantly surpasses the typical industry lifespan, impacting both performance and security. Furthermore, the existing IT infrastructure is under increasing strain as this aging inventory reaches or exceeds its typical five-year lifespan. A Request for Proposal was advertised in January 2025 and three (3) proposals were received. One

proposal was deemed non-responsive for failing to comply with submittal requirements. Final scores received from the Evaluation Committee were used to determine the competitive range. Based on the overall scoring, CHA staff recommends Pace Systems, Inc. for award to provide Computer Provision and Modernization as needed by CHA.

Attachments: [Approved Board Ltr. & Resolution No. 29, IT Equipment Modernization](#)

- 6 Recommendation to adopt revised 2023 Employee Handbook to 2025 Employee Handbook.

The resolution for Item 6 approves the revised CHA's Employee Handbook. Key updates to the Handbook include: Vacation Allotment: increases the first two vacation tiers by 1-day effective January 2026. Tier 1 will increase from 10 to 11 days and tier 2 from 15 to 16 days. Tier 3 will remain the same and max out at 20 days. In 2027, one more day will be added to Tier 1 and 2 resulting in 12 and 17 days respectively; Dress Code: in keeping with a business casual dress code, recommend staff to wear sneakers that are presentable/professional; Holidays: increase the two half-day holidays to full-day holidays. The recommended holidays changes are: Christmas Eve and New Year's Eve; and other changes in federal, state, and local laws as required by law.

Attachments: [Approved Board Ltr. & Resolution No. 30, Employee Handbook Amendment](#)

- 7 Recommendation to approve the amended and revised Board Bylaws of the Chicago Housing Authority.

The resolution for Item 7 approves the proposed amended and revised Board Bylaws, of the Chicago Housing Authority, dated July 29, 2025. In September 2016, the Board of Commissioners commenced a more systematic process for the review, updating and adoption of CHA rules and policy documents, including the Bylaws of the Board of Commissioners. The CHA now seeks to update Board Bylaws with recommendations from the Inspector General; updates based on current laws, clarification of certain sections and rules, such as Committee rules and proxy voting; adoption of Commissioner training requirements; and by removing certain policies and rules from the Board Bylaws for separate review and approval such as the Significant Action Policy and Public Participation Rules. Additional changes to the By-laws include: commitment to Ethics and the Prohibition of Harassment (Article II); Attendance Expectations (Article III, Section 12); Indemnification provision for officers and employees consistent with current laws (Article VIII); Commissioner Accountability (Article XI) and Commissioners Code of Conduct (Attachment 1). During the discussion and incident to approval of the proposed Bylaws, the Board directed staff to maintain the Significant Action Policy as a separate independent policy pending future review.

Attachments: [Approved-Amended Bylaws Board Ltr. & Resolution No. 31](#)
[Approved CHA Bylaws](#)

Omnibus Motion

Interim Chairman Brewer presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports. Commissioner Washington 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 Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

Pursuant to Section 10 of the Bylaws, in the event a Commissioner is prevented from physically participating in Board meetings due to personal illness, employment purposes, or a family emergency, the Commissioner may authorize another Commissioner to act on his/her behalf by proxy. Accordingly, Commissioner LaShawn Cobb provided Interim Chair Brewer, her proxy vote for Item #7: Approval of the Amended Bylaws. A written copy of Commissioner Cobb's proxy was provided to Interim Chair Brewer prior to the meeting and a copy is on file in the Office of the Board Secretary.

X. Closed Meeting

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Interim Chairman Brewer moved adjournment of meeting to Closed Session for approximately one hour 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 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 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 Juliana Gonzalez-Crussi
Commissioner Mildred Harris
Commissioner Jawanza Malone
Commissioner James Matanky
Commissioner Debra Parker
Commissioner Francine Washington

Absent: Commissioner LaShawn Cobb
Commissioner Luis Gutierrez

XII. Approval of Minutes for the Special Board Meeting of May 21st and Closed and Regular Board Meeting of May 27, 2025.

Commissioner Matanky 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 Gonzalez-Crussi, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

XIII. Presentation of Matters from Closed Session**8** Approval of Personnel Actions.

Attachments: [Approved-Board Ltr. & Resolution No. 32, Personnel Action](#)

Commissioner Washington moved approval of the recommendation. Commissioner Matanky 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 Gonzalez-Crussi, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

XIV. 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 Gonzalez-Crussi, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

The meeting was adjourned at approximately 2:17 p.m.

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

September 16, 2025
Date These Minutes Approved