



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, November 19, 2024**

The Commissioners of the Chicago Housing Authority held its regular meetings of the Board of Commissioners on Tuesday, November 19, 2024 at 60 E. Van Buren, Chicago, IL at approximately 8:30 a.m.

Roll Call:

In the absence of Interim Chairman Brewer, Commissioner Matanky called the meeting to order, the following members of the Board being present:

LaShawn Cobb	Commissioner
Juliana Gonzalez-Crussi	Commissioner
Dr. Mildred Harris	Commissioner
Jawanza Malone	Commissioner
James Matanky	Commissioner
Debra Parker	Commissioner
Francine Washington	Commissioner

The following members of the Board were absent:

Matthew Brewer	Interim Chairman
Luis Gutierrez	Commissioner

The Chair declared the presence of a quorum.

The following others were also present:

Angela Hurlock	Interim Chief Executive Officer
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Approval of Agenda:

Acting Chair Matanky presented a Motion to approve the order of November's Board meeting agenda. Commissioner Cobb seconded the motion. Upon a vote, seven Commissioners voted "aye" (Commissioners Cobb, Gonzalez-Crussi, Harris, Malone, Matanky, Parker, and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

Acting Chair Matanky acknowledged and congratulated the recent appointment of Commissioners LaShawn Cobb, Juliana Gonzalez-Crussi and Jawanza Malone.

Executive Director's Update:

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.



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.

Recess of Regular Board Meeting:

Acting Chair Matanky presented a Motion to recess the Regular Meeting of the Board for Committee Meetings to ensue. The motion was seconded by Commissioner Parker. Upon a vote, seven Commissioners voted "aye" (Commissioners Cobb, Gonzalez-Crussi, Harris, Malone, 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 11:35 a.m., with the following members of the Board being present: Commissioners Cobb, Gonzalez-Crussi, Harris, Malone, Matanky, Parker, and Washington. A majority of the members being present, the Chair declared a quorum.

Presentation of Resolutions:

James Matanky, Acting Chairman of the Finance and Audit Committee, then presented his report. Per Commissioner Matanky, the Finance and Audit Committee held its regular meeting earlier today. Commissioner Matanky chaired the meeting and the following committee members were present as well: Commissioners Malone and Washington. Although Commissioners Cobb, Gonzalez-Crussi, Harris, and Parker were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No. 1 thru 5.

(Item 1)

RESOLUTION NO. 2024-CHA-50

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled "Recommendation to Approve the Chicago Housing Authority's \$1.3 Billion Budget for 2025";

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

THAT, the Board of Commissioners, authorizes the Interim Chief Executive Officer, or her designee to Approve the Chicago Housing Authority's \$1.3 Billion Budget, and grants authorization to the Interim Chief Executive Officer, or her designee, to make any final updates as deemed necessary;

THAT, the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;



THAT, the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations;

THAT, all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving to Work Demonstration Agreement of the Chicago Housing Authority with the US Department of Housing and Urban Development: and

THAT, the Board of Commissioners grants authorization to submit the recommendation to Approve the Chicago Housing Authority's \$1.3 Billion Budget for 2025 to the US 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 updates.

(Item 2)

RESOLUTION NO. 2024-CHA-51

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled "Recommendation To ratify purchase of coverages for Employee Health Insurance Benefits":

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

THAT, the Board of Commissioners hereby approves the allocation of funding for CHA's employee health insurance benefits for an increase of 6.4% YOY for a total of \$11,822,805 for 2025. For 2025, the Board provided a total spend of 11,656,567.

Year	Amount
2023 (Base Term)	\$10,572,850
2024 (Option Year 1)	\$11,101,493
2025 (Option Year 2)	\$11,656,567
2026 (Option Year 3)	\$12,239,395
2027 (Option Year 4)	\$12,851,365

This award is not subject to compliance with the CHA's Diversity goals.

(Item 3)

RESOLUTION NO. 2024-CHA- 52

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, titled "Authorization to award contract for a Financial Management System subscription and implementation services."

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer or her designee to enter into a contract with Yardi Systems, Inc. for provision and implementation of a Financial Management System, for a total compensation amount not-to-exceed \$4,398,008.03.



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

(Item 4)

RESOLUTION NO. 2024-CHA-53

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, titled "Authorization to award contract for iFile Enterprise Content Management System Maintenance and Support."

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer or her designee to enter into an agreement with KnowledgeLake, Inc. to provide system licensing and subscriptions, as well as support and maintenance services for the CHA's iFile content management system for a fixed five (5) year term, for a total compensation amount not-to-exceed of \$906,950.

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

(Item 5)

RESOLUTION NO. 2024-CHA-54

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, titled "Authorization to enter into a network support and maintenance agreement with Siemens Industry, Inc.,"

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer or her designee to enter into a network support and maintenance agreement with Siemens Industry, Inc to provide support, maintenance and related services and supplies for the CHA's networked surveillance systems and cameras, with a not-to-exceed contract value of \$3,514,333 for an initial one-year term and with authorization to extend the agreement for up to one (1) additional one-year term with a not-to-exceed contract value of \$3,224,019, plus authorization for contingency funding in the not-to-exceed value of \$483,603, which shall be available for utilization throughout the term of the agreement, resulting in a total not-to-exceed compensation amount of \$7,221,955.

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

Acting Chair Matanky presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports for Items No. 1 thru 5. Commissioner Washington seconded the motion. Upon a vote, seven Commissioners voted "aye" for Items 1 thru 5 (Commissioners Cobb, Gonzalez-Crussi, Harris, Malone, Matanky, Parker, and Washington), and no Commissioner voted "nay". The Chair declared the motion carried and said resolutions approved for Items No.1 thru 5.



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, Harris, Malone and Parker. Although Commissioners Cobb, Gonzalez-Crussi, and Washington were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval the following item:

(Item 6)

RESOLUTION NO. 2024-CHA-55

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled "Authorization for the Kenmore Apartments General Partner to accept the assignment of Limited Partner Interest from the Investor".

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

THAT, the Interim Chief Executive Officer or her designee may accept the assignment of Limited Partnership Interest from the Investor Limited Partner, Redstone Equity Holding, LLC and Red Stone Equity Manager, LLC in Kenmore Senior Housing Limited Partnership; and

THAT, the Interim Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Acting Chair Matanky presented a Motion for approval of the recommendations set forth in the Board Report for Item No 6. Commissioner Washington seconded the motion. Upon a vote, seven Commissioners voted "aye" (Commissioners Cobb, Gonzalez-Crussi, Harris, Malone, Matanky, Parker, and Washington), and no Commissioner voted "nay". The Chair declared the motion carried and said resolution approved for Item No. 6.

Committee Chair, Debra 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 Cobb, Gonzalez-Crussi, Harris, and Washington. Although Commissioners Malone and Matanky were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No. 8 and 9.

(Item 8)

RESOLUTION NO. 2024-CHA-56

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled "Authorization to Award and Execute Professional Service Agreements for the FamilyWorks Program."

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



THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer, or her designee, to execute professional services agreements with Employment & Employer Services, Metropolitan Family Services and Near West Side Community Development Corporation for the FamilyWorks Program. The Agreements shall have a two-year base term, with three one-year option terms for an aggregate value not to exceed \$40,885,918.

(Item 9)

RESOLUTION NO. 2024-CHA-57

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled "Authorization to execute an Intergovernmental Agreement with the Chicago Department of Family and Support Services to provide various support services for CHA households."

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer, or her designee, to execute an Intergovernmental Agreement with Chicago Department of Family and Support Services for CHA family support services. The Agreement shall have a two-year base term for an aggregate value not to exceed \$2,564,000.

On behalf of Tenant Services Committee, Commissioner Parker presented an Omnibus Motion for approval of the recommendation set forth in the Board Reports for Items No. 8 and 9. Commissioner Harris seconded the motion. Upon a vote, seven Commissioners voted "aye" (Commissioners Cobb, Gonzalez-Crussi, Harris, Malone, Matanky, Parker and Washington), and no Commissioner voted "any". The Chair declared the motion carried and said resolutions approved for Items No.8 and 9.

General Item:

(Item 7)

The resolution for Item No. 7 appoints Vice Chair Matthew Brewer to be the Interim Chair for CHA's Board of Commissioners. On October 31st. Angela Hurlock was appointed as CHA's Interim Chief Executive Officer until a new Chief Executive Officer for the CHA is selected. Interim Chief Executive Officer Hurlock will then return to her previously held position of Chairperson and Interim Chairman Brewer will return to his previous position of Vice-Chairman.

RESOLUTION NO. 2024-CHA-58

WHEREAS, Matthew Brewer (Commissioner Brewer) was appointed to the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) on November 13, 2013;

WHEREAS, Commissioner Brewer has accepted consecutive reappointments to the CHA Board made by the mayor of the city of Chicago and approved by the City Council; and

WHEREAS, Pursuant to the CHA Board of Commissioners By-Laws, Commissioner Brewer was nominated and appointed Vice-Chairman of the Board on November 16, 2021; and



WHEREAS, Angela Hurlock, Chairwoman of the Board has agreed to serve as Interim Chief Executive Officer (CEO) of the CHA until the appointment of a CEO has been made; and

WHEREAS, Commissioner and Vice Chairman Brewer, has agreed to serve as Interim Chairman until the appointment of the CEO has been made.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, Commissioner Brewer is hereby approved as Interim Chairman of the Board of Commissioners of the Chicago Housing Authority, effective November 1, 2024.

THAT, Commissioner Brewer shall perform the duties of the Chairman while Angela Hurlock serves as Interim Chief Executive Officer of the CHA until the appointment of the CEO has been made.

THAT, The Board of Commissioners approves an annual stipend of \$50,000 for the Interim Chairperson of the Board of Commissioners, Commissioner Brewer, which shall be payable monthly in the amount of \$4,167. The authorized stipend shall be available for the term of his appointment as Interim Chairman of the Board.

Acting Chair Matanky presented a Motion for approval of the recommendations set forth in the Board Report for Item No. 7. Commissioner Parker seconded the motion. Upon a vote, seven Commissioners voted "aye" (Commissioners Cobb, Gonzalez-Crussi, Harris, Malone, Matanky, Parker, and Washington), and no Commissioner voted "nay". The Chair declared the motion carried and said resolution approved for Item No. 7.

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 Cobb. Upon a vote, seven Commissioners voted "aye" (Commissioners Cobb, Gonzalez-Crussi, Harris, Malone, Matanky, Parker and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

Commissioner Gonzalez-Crussi departed the meeting at approximately 1:40 p.m.

Open Meeting Reconvenes:

The Chair called the meeting to order, the following members of the Board being present: Commissioners Cobb, Harris, Malone, Matanky, Parker, and Washington. Three members were absent: Interim Chairman Brewer, Commissioners Gonzalez-Crussi and Gutierrez. Commissioner Matanky declared a quorum.

Approval of Minutes:

The Minutes of the Rescheduled, Closed session meetings of September 12, and Special meetings of October 4, October 25 and October 31, 2024, were presented for approval. Commissioner



Matanky moved the minutes be accepted as presented. The motion was seconded by Commissioner Cobb. Upon a vote, six Commissioners voted “aye” (Commissioners Cobb, Harris, Malone, 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 10)

RESOLUTION NO. 2024-CHA-59

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled “Authorization to complete the sale of property in the Pullman Community Area”.

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

THAT, the Interim Chief Executive Officer or her designee may execute a purchase and sale agreement with Chicago Neighborhood Initiatives (“CNI”) for the disposition of the rowhouse located at 10527 South Corliss Avenue;

THAT, the Interim Chief Executive Officer or her designee may deed the property to CNI or its designee; and

THAT, the Interim Chief Executive Officer or her designee may execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing upon HUD modification of the disposition approval.

(Item 11)

RESOLUTION NO. 2024-CHA-60

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled “Authorization for 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 payment of \$268,000.00 in attorney’s fees and expenses to Gautreaux Plaintiff’s Counsel, Impact For Equity (“IFE”), for the period of January 1, 2023 through July 31, 2024. The payment of attorney’s fees and expenses are pursuant to Section XI. Fees of the Settlement Agreement, and subject to approval by the court.

(Item 12)

RESOLUTION NO. 2024-CHA-61

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled Authorization to Settle the Matter of Shongo Grice, (“Plaintiff”) v. Chicago Housing Authority (“CHA”), et al., Case No. 2022 L 005871 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 \$2,800,000, 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 Shongo Grice, ("Plaintiff") v. Chicago Housing Authority ("CHA"), et al., Case No. 2022 L 005871 as stated above.

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 13)

RESOLUTION NO. 2024-CHA-62

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled Authorization to Settle the Matter of Jada Nile, ("Plaintiff") v. Chicago Housing Authority ("CHA"), et al., Case No. 2023 L 006146 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 \$325,000, 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 Interim Chief Executive Officer, to enter into a class settlement agreement in the matter of Jada Nile, ("Plaintiff") v. Chicago Housing Authority ("CHA"), et al., Case No. 2023 L 006146 as stated above.

THAT, the Interim Chief Legal Officer and the Interim 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 14)

RESOLUTION NO. 2024-CHA-63

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled Authorization to Settle the Matter of Ziola Garcia, ("Plaintiff") v. Chicago Housing Authority ("CHA"), et al., Case No. 2022 L 001121 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 \$500,000, 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 Interim Chief Executive Officer, to enter into a class settlement agreement in the matter of Ziola Garcia, ("Plaintiff") v. Chicago Housing Authority ("CHA"), et al., Case No. 2022 L 001121 as stated above.

THAT, the Chief Legal Officer and the Interim 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-64

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 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.

Acting Chair Matanky presented an Omnibus Motion for approval of Items No. 10 thru 15. Commissioner Harris seconded the motion. Upon a vote, six Commissioners voted "aye" (Commissioners Cobb, Harris, Malone, Matanky, Parker, and Washington). The Chair declared the motion carried and said resolutions approved for Items 10 thru 15.

Adjournment:

There being no further business to come before the Board, Acting Chair Matanky moved adjournment of meeting. Commissioner Washington seconded the motion. Upon a vote, six Commissioners voted "aye" (Commissioners Cobb, Harris, Malone, 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

January 21, 2025
Date These Minutes Approved