



Chicago Housing Authority

Board of Commissioners

Meeting Minutes - Final

60 E Van Buren St
Chicago, IL 60605

Tuesday, May 27, 2025

8:30 AM

CHA Corporate Offices

The Commissioners of the Chicago Housing Authority held its regular meetings of the Board of Commissioners on Tuesday, May 27, 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 Jawanza Malone
Commissioner James Matanky
Commissioner Debra Parker
Commissioner Francine Washington

Absent: None

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 May's Board meeting agenda. 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 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 Cobb 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

VII. Committee Meetings**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 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, 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, 2, 4, and 5.

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

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.

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.

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.

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

Omnibus Motion

Commissioner Matanky presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports. Commissioner Parker 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

- 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.

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 Items No. 7 and 8.

- 7 Authorization to approve the FY2026 Administrative Plan.

Attachments: [Approved Board Letter Resolution No. 19-FY2026 Administrative Plan](#)

Commissioner Parker voted No on Item No. 8 only and requested further discussion on the Funding Agreement.

As the Chairperson of the Central Advisory Council, Commissioner Washington abstained from voting on Item No. 8 only.

- 8** Authorization to Amend the 2025-2027 Funding Agreement with the Central Advisory Council.

Attachments: [Approved Board Letter Resolution No. 20-CAC Funding Agreement](#)

Omnibus Motion

Commissioner Parker presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports. Commissioner Matanky 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: Commissioner Parker (On Item 8 only)

Abstain: Commissioner Washington (On Item 8 only)

General Items

- 9** Authorization to submit an amendment to the FY2025 MTW Annual Plan.

Item 9 is requesting approval of the Amended FY2025 MTW Annual Plan and authorization for CHA to submit the Amended FY2025 MTW Annual Plan to HUD. As part of its MTW Agreement, CHA is required to submit an Annual Plan to HUD, due no later than 75 days prior to the beginning of CHA's fiscal year. The MTW Annual Plan provides information regarding CHA's operations, development actions, finances and MTW activities for the upcoming year, as well as information related to CHA's compliance with the MTW Program.

Attachments: [Approved Board Letter-Resolution No. 21-Amendment to MTW Plan](#)

- 10** Authorization to purchase insurance coverage for CHA's Property Managers' Insurance Program and Commercial Property.

The resolution for Item 10 approves the purchase of insurance coverage for CHA's Property Managers' Insurance Program (PMIP) and Commercial Property for an aggregate not-to-exceed amount of \$8,067,630. The PMIP was created in 1999 as the solution to provide liability protection for the CHA and its property management firms, during a period when no insurer would cover CHA's risks. By purchasing insurance to cover all liabilities associated with the management of a portfolio, the CHA, as owner, can control claims and expenses within the self-insured layer while maintaining consistent coverage for itself and each property management firms, even when management firms or insurers change.

Attachments: [Approved Board Letter Resolution No. 22-PMIP Insurance](#)

Omnibus Motion

Commissioner Matanky presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports. Commissioner Harris 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

11 Recommendation to adopt revised 2023 Employee Handbook to 2025 Employee Handbook.

After a lengthy discussion regarding the proposed holidays to be added to the existing employees' holiday schedule, Commissioners came to the consensus to defer Item 11 to July's Board meeting.

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 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 Juliana Gonzalez-Crussi
Commissioner Luis Gutierrez
Commissioner Mildred Harris
Commissioner Jawanza Malone
Commissioner James Matanky
Commissioner Debra Parker
Commissioner Francine Washington

Absent: None

XII. Approval of Minutes for the Closed and Rescheduled Board Meeting of March 24, 2025.

Interim Chairman Brewer moved approval of the recommendation. Commissioner Washington 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

XIII. Presentation of Matters from Closed Session

12 Approval of Personnel Actions.

Attachments: [Approved Board Letter Resolution No. 23-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 Gonzalez-Crussi, Commissioner Gutierrez, 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 Matanky moved approval of the recommendation. Commissioner Harris seconded the motion. Upon vote, Interim Chair Brewer 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

The meeting was adjourned at approximately 1:30 p.m.

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

July 29, 2025
Date These Minutes Approved