

1
2 CHICAGO TRANSIT AUTHORITY
3 JANUARY 2023 FINANCE, AUDIT & BUDGET COMMITTEE
4 BOARD MEETING

5
6 Held via videoconference

7 on

8 January 13th, 2023

9 at

10 9:41 a.m.

11 at

12 567 West Lake Street, 2nd Floor,
13 Chicago, Illinois 60661

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15
16 STENOGRAPHIC REPORT OF PROCEEDINGS via
17 videoconference had in the above-entitled cause
18 held at the Chicago Transit Authority Headquarters,
19 567 West Lake Street, 2nd Floor, Chicago, Illinois,
20 Alejandro Silva, presiding.

21
22
23 REPORTED BY: Margaret E. Mecklenborg, CSR

24 LICENSE NO.: 084-004495



1 BOARD MEMBERS:

2 MR. LESTER L. BARCLAY, Director;

3 DR. L. BERNARD JAKES, Director;

4 MS. NEEMA JHA, Director;

5 MS. MICHELE A. LEE, Director;

6 REV. JOHNNY L. MILLER, Director;

7 MS. ROSA ORTIZ, Director;

8 MR. ALEJANDRO SILVA, Chairman;

9 MR. DORVAL R. CARTER, JR., President;

10 MR. KENT RAY, General Counsel.

11
12 PRESENTERS:

13 MR. JEREMY FINE, Chief Financial Officer;

14 MR. WILLIAM MOONEY,
15 Chief Infrastructure Officer;

16 MS. CAROLINE GALLAGHER, Chief Strategy,
Data and Technology Officer.

17 ALSO PRESENT:

18 MR. DONALD BONDS, Chief Transit Officer;

19 MS. KAREN BROSNAN, Senior Purchasing Manager;

20 MS. DENISE BUNCH, Board Liaison;

21 MR. MARC BUHMANN, Videographer;

22 MR. JAY CHAROENRATH, General Manager, Bus
23 Engineering/Heavy Maintenance and Instruction;

24 MS. TAMMY CHASE,
Director of Communications and Media;



1 ALSO PRESENT:

2 MR. MICHAEL CONNELLY, Chief Planning Officer;

3 MS. MICHELE CURRAN, Vice President,
4 Budget & Capital Finance;

5 MS. STINA FISH, Senior Manager,
6 Business Development;

7 MR. ANDREW FULLER, Chief Internal Auditor;

8 MS. ELSA GUTIERREZ, Vice President, Planning;

9 MS. SONJA HARGROVE, General Manager,
10 Strategic and Business Operations;

11 MS. BRITTNEY JOHNSON, General Manager,
12 Compliance Diversity Programs;

13 MS. NORA LEERHSEN, Chief of Staff;

14 MS. ELLEN MCCORMACK, Vice President of
15 Purchasing and Supply Chain;

16 MR. THOMAS MCKONE,
17 Chief Administrative Officer;

18 MS. APRIL MORGAN,
19 Chief of Staff, Office of the Chairman;

20 MR. HERB NITZ,
21 Director, Technology Engineering;

22 MS. MOLLY POPPE, Chief Innovations Officer;

23 MR. SAMUEL SMITH,
24 Vice President, Legislative Affairs;

MS. NANCY-ELLEN ZUSMAN,
Chief Safety & Security Officer.



1 (whereupon the meeting
2 convened at 9:41 a.m.
3 as follows:)

4 SECRETARY RAY: Good morning. Director Silva,
5 we can begin the meeting of the Committee on
6 Finance, Audit and Budget.

7 MR. NITZ: Director Silva, can you unmute,
8 please?

9 CHAIRMAN SILVA: Good morning. I would like to
10 call to order the January 13th, 2023 meeting of the
11 Committee on Finance, Audit and Budget. Ken, would
12 you, please, call the roll?

13 SECRETARY RAY: Yes. Director Jakes?

14 DIRECTOR JAKES: Here.

15 SECRETARY RAY: Director Miller?

16 DIRECTOR MILLER: Here.

17 SECRETARY RAY: Director Ortiz?

18 DIRECTOR ORTIZ: Here.

19 SECRETARY RAY: Director Lee?

20 DIRECTOR LEE: Here.

21 SECRETARY RAY: Director Jha?

22 DIRECTOR JHA: Here.

23 SECRETARY RAY: Director Barclay? Director
24 Barclay is not yet here. Director -- Chairman



1 Silva?

2 CHAIRMAN SILVA: Here.

3 SECRETARY RAY: Chairman Silva, you have a
4 quorum with six members in attendance. You may
5 proceed to agenda item number two.

6 CHAIRMAN SILVA: Our first order of business is
7 the approval of the committee minutes of
8 December 14th, 2022. May I have a motion to
9 approve?

10 DIRECTOR JAKES: So moved.

11 DIRECTOR ORTIZ: Second.

12 SECRETARY RAY: The motion has been moved by
13 Director Jakes and seconded by Director Ortiz.
14 I'll call the roll. Director Jakes?

15 DIRECTOR JAKES: Yes.

16 SECRETARY RAY: Director Miller?

17 DIRECTOR MILLER: Yes.

18 SECRETARY RAY: Director Ortiz?

19 DIRECTOR ORTIZ: Yes.

20 SECRETARY RAY: Director Lee?

21 DIRECTOR LEE: Yes.

22 SECRETARY RAY: Director Jha?

23 DIRECTOR JHA: Yes.

24 SECRETARY RAY: Chairman Silva?



1 CHAIRMAN SILVA: Yes.

2 SECRETARY RAY: The motion passes with six yes
3 votes. Director Silva, you may proceed to agenda
4 item number three.

5 CHAIRMAN SILVA: Our next order of business is
6 the finance report. Jeremy Fine?

7 MR. FINE: Good morning. I'm Jeremy Fine, your
8 Chief Financial Officer. And today I'll walk
9 through results for November as well as
10 year-to-date numbers. First up is revenues for
11 November. We see fare and pass totals coming in
12 slightly below our budgeted expectations both on an
13 amended budget and original budget basis but better
14 than November of 2021 by 2.2 million dollars.
15 Reduced fare subsidy continues to come in as
16 expected. Non-farebox totals coming in better than
17 expected by 1.3 million dollars on both an amended
18 budget and original budget basis. So overall for
19 the month to November we hit our budgeted targets
20 for both the amended budget and original budget and
21 we're better than November of 2021 by 1.8 million
22 dollars. On the next page you see year-to-date
23 revenues. And you see fare and pass totals coming
24 in on a year-to-date basis slightly better than



1 expected on both an amended budget and original
2 budget basis by 1.7 million dollars against the
3 amended budget and 1.1 million dollars versus the
4 original budget. But almost 50 million dollars
5 better than 2021 year-to-date. Reduced fare
6 subsidy continues to come in as expected and
7 non-farebox totals coming in better than expected
8 by 6.6 million dollars on both an amended budget
9 and original budget basis. This leaves us for the
10 year-to-date numbers total revenues of 8.3 million
11 dollars of positive variance against the amended
12 budget and 7.7 million dollars of positive variance
13 against the original budget. And again interesting
14 to note that this is almost 54 million dollars
15 better than 2021 year-to-date numbers. On the next
16 couple of pages we overview expenses. We see the
17 various line item expenses outlined here. Labor
18 coming in better than expected by about 5.4 million
19 dollars on both an amended budget and original
20 budget basis. Materials coming in a little over a
21 million dollars better than expected. Fuel and
22 power continue to be strong performers for us and
23 positive variance on both of those line items.
24 Injuries and damages and security services either



1 coming in as expected or slightly below
2 expectations and other expenses coming in better
3 than expected by 3.6 million dollars which leaves
4 us for the month of November about 12.4 million
5 dollars better than both the amended budget and
6 original budget basis. On the next page you see
7 year-to-date numbers. And again following a
8 similar form we see positive variance across all
9 budgeted line items. So we see total operating
10 expenses on a year-to-date basis against the
11 amended budget of 125.6 million dollars of positive
12 variance and against the original budget
13 158.8 million dollars of positive variance. And if
14 you factor in our positive variance on year-to-date
15 revenues, this leaves us on a net basis against the
16 amended budget positive by 133.9 million and
17 against the original budget by 166.5 million. On
18 the next pages we outline public funding receipts.
19 For the month we see continued positive variance
20 for both sales tax and PTF. We see sales tax for
21 September coming in a little over 8 million dollars
22 better than expected on the amended budget and a
23 little under 10 million dollars versus the original
24 budget of positive variance. PTF again continues



1 to come in positive by 2.7 million dollars against
2 the amended budget and 5.3 million dollars against
3 the original budget. As we've seen over the past
4 couple of months, the real estate transfer tax
5 continues to lag budgeted expectations as interest
6 rates have moved higher impacting, you know, real
7 estate sales. We see negative variance of about
8 1.9 against the amended budget and about
9 3 million against the original budget. PTF on RETT
10 is slightly below expectations on an amended budget
11 basis but positive versus the original budget. And
12 ICE funding continues to come in slightly positive.
13 So overall for the month we have about 8.8 million
14 dollars of positive variance against the amended
15 budget and about 12.3 million dollars of positive
16 variance against the original budget. On the next
17 page you see year-to-date numbers. Again following
18 a similar type form we see positive variance for
19 sales tax and PTF. A little bit of negative
20 variance for the amended budget on real estate
21 transfer tax but positive against the original
22 budget and PTF on RETT and ICE funding are coming
23 in positive on a year-to-date basis which leaves us
24 with a positive variance against the amended budget



1 of 36.6 million dollars and a little over 100
2 million dollars, 103.2 million dollars of positive
3 variance against the original budget. On the next
4 page you see our federal relief funding draws. And
5 again because of the positive variance that we've
6 seen on public funding as well as the positive
7 variance that we see on our expenses and revenues,
8 we've been able to make lower than estimated draws
9 against the federal relief funding. For the month
10 we're -- we're drawing 4.9 million dollars against
11 the three outstanding grants that we have. Overall
12 we've drawn down a little under 42 percent of the
13 total allocation and this means that we have about
14 1.3 -- a little under 1.3 billion dollars remaining
15 of the federal relief funding. And as we've talked
16 about in our 2023 budget discussions, we're
17 expecting these funds to be able to last us through
18 2025 and into the early part of 2026. On the next
19 page we see our commodities purchases. We see here
20 for fuel, power and natural gas we're locked in for
21 where we need to be for the next year or so. We
22 continue to make selective purchases for fuel for
23 2024 and 2025. Recently we've been able to buy
24 some additional allocations of fuel for those outer



1 years. So we're now at 55 percent of the 2024
2 volume and 45 percent of the 2025 volume. Again
3 we'll continue to look for selective opportunities
4 to buy across all the commodities but particularly
5 looking at opportunistic pricing for fuel for '24
6 and '25. This completes my report for November.
7 I'm glad to answer any questions.

8 CHAIRMAN SILVA: It's very good results. How
9 can you tell us, okay, the -- that we could
10 maintain that trend, okay, in the future months?
11 Okay. And is there anything special, okay,
12 that -- that you want to tell us, okay, in regard
13 of the results?

14 MR. FINE: So a large portion of the results
15 have been driven by our expenses. We'll continue
16 to look at those but a large portion of the
17 positive results has also been driven from
18 outperformance on our public funding. And
19 primarily sales tax and PTF receipts. You know,
20 again we remain, you know, cautious about, you
21 know, how the larger economy will continue to
22 perform because that has a direct impact on sales
23 tax receipts. You know, again we've seen some
24 softness in the real estate transfer tax over the



1 last couple of months as interest rates have gone
2 up but, you know, again sales tax to date has
3 continued to hold in there pretty good and we'll
4 continue to keep a very close eye on that as we
5 move forward. And we'll report on that obviously
6 on a monthly basis to the board.

7 CHAIRMAN SILVA: So you're comfortable, okay,
8 that this can become, okay, the yearly results?

9 MR. FINE: Yeah. So I think we'll be able to
10 close out 2022 pretty close to where we had
11 estimated as part of our budget. Close out and
12 discussions about 2023 budget. But again we
13 remain, you know, again cautious about 2023 as we
14 move forward just because of the impact of the
15 larger economy and -- and what's going on with
16 interest rates and -- and, you know, all of the
17 supply chain issues and everything else that's been
18 impacting us over the last couple of -- you know,
19 couple of years during the pandemic. So, you know,
20 again we'll continue to keep a very close eye on
21 this. But again we're -- we're committed to
22 continuing to control our expenses. That's
23 something that we have direct control over.
24 continue to drive efforts to regain ridership.



1 Again that's something that we've been continuing
2 to do with regard to price -- pricing on our
3 passes, integration of the system and whatnot and
4 marketing of -- of the system. And we'll continue
5 to do those efforts but again with regard to public
6 funding, you know, that has a much more -- a much
7 larger impact and reliance on what's happening on
8 the national and international trends. And we'll
9 continue to keep a very close eye on the receipts
10 for sales tax and the residual of that which is PTF
11 funding.

12 CHAIRMAN SILVA: Very good. Keep it up.

13 PRESIDENT CARTER: Chairman Silva, just one
14 other thing to add to -- to Jeremy's comments and
15 there's something else that we're working very
16 closely on is obvious even before the pandemic we
17 were facing some structural challenges around the
18 subsidies that CTA receives from the state and
19 that's not unique to CTA. It also includes Metra
20 and Pace. And there is a need for us to address
21 that concern as we go forward. The good news is
22 that as Jeremy pointed out the -- the
23 overperformance of our subsidies to date in
24 combination with the federal emergency relief



1 funding that we have has given us a cushion to
2 basically work on this bigger structural problem
3 over the course of the next year or two. The
4 expectation and we were working very closely with
5 both RTA and the Regional Metropolitan Planning
6 Organization CMAP on developing both potential
7 revenue streams as well as strategy for how to move
8 forward for that bigger conversation. But there's
9 no question and this is part of the bigger fiscal
10 cliff that Jeremy eludes to in -- in his out-year
11 projections for CTA that we're going to need a
12 bigger fiscal subsidy fix in the long term. And
13 that is something that we are very focused on at
14 the same time as addressing the other things that
15 Jeremy indicated that we do have control over which
16 includes our costs and obviously our increasing
17 ridership and our farebox revenue. But the third
18 pillar of -- of our overall budget which is public
19 subsidy is one in which we need to get a permanent
20 fix to and right now that does not exist.

21 CHAIRMAN SILVA: Okay. Thank you.

22 DIRECTOR MILLER: So -- so President Carter,
23 Jeremy, I heard Jeremy said that we were a little
24 lower than expected with the withdraw with the



1 federal funding. That doesn't put us in any
2 jeopardy of losing any funds, does it?

3 MR. FINE: No. We --

4 PRESIDENT CARTER: Oh, I'm sorry.

5 MR. FINE: Sorry, President Carter. Go ahead.

6 PRESIDENT CARTER: No. We are consistently
7 drawing down funds every month which is consistent
8 with -- with our strategy around the use of these
9 funds and -- and as Jeremy points out in his chart,
10 we're drawing funds out of all three buckets of
11 funding available which -- which without getting
12 into internal, you know -- you know, federal
13 administration, you know -- you know, bureaucracy
14 it's how you show that you have grants that are
15 active. You have to show that you're drawing money
16 down from those grants in order to show that
17 they're active. And as it stands right now, no.
18 We're not concerned about these funds being taken
19 away but we will continue to obviously monitor
20 developments in Congress. You know, with
21 a Republican house there may be a lot more
22 discussion about how money was spent for the -- for
23 Covid emergency relief than there may have been in
24 the past but we're -- we're certainly prepared for



1 and have been working very closely at the national
2 level to make sure that there is a good
3 understanding that these are funds that are
4 definitely needed, that loss of those funds would
5 have an immediate substantial impact on the ability
6 to provide service and in reality there is going to
7 have to be even more funding identified in order
8 for us to basically keep the services running at
9 the level that our customers expect while we wait
10 to get our ridership back up to the levels they
11 used to be in a pre-pandemic environment.

12 DIRECTOR MILLER: Thank you. All right.

13 SECRETARY RAY: Are there any other questions
14 from the directors?

15 DIRECTOR ORTIZ: No questions. Thank you.

16 CHAIRMAN SILVA: No questions.

17 SECRETARY RAY: Okay. There are no further
18 questions, Chairman Silva. You may proceed to
19 agenda item number four.

20 CHAIRMAN SILVA: Our next order of business is
21 an ordinance authorizing a third amendment to a
22 locker location pilot agreement with Amazon.com
23 services, LLC to install, operate and maintain
24 package delivery lockers at designated rail



1 stations. Jeremy Fine?

2 MR. FINE: Thank you. Again good morning. I'm
3 Jeremy Fine, your Chief Financial Officer. And
4 today I present for your consideration a third
5 amendment to the current agreement with Amazon that
6 will extend the pilot period for Amazon delivery
7 lockers in CTA stations until July 17th, 2023.
8 This pilot is intended to test the viability of
9 delivery lockers in CTA stations. It was approved
10 by the transit board in June 2020 for a period of
11 one year. And the transit board has approved two
12 extensions to the pilot program. CTA staff and our
13 real estate advisor JLL have been reaching out to
14 vendors to solicit proposals for a longer term
15 contract to place delivery lockers in CTA stations.
16 During the extension term, staff will continue to
17 work with interested vendors and to evaluate all
18 proposals received with the goal of presenting one
19 or more contracts to the CTA Board for approval.
20 The lockers provide an amenity to CTA customers who
21 are able to conveniently pick up or return their
22 Amazon packages as part of their CTA trip. The
23 lockers also provide positive benefits to the
24 region by reducing congestion and emissions from



1 delivery vehicles. Amazon is fully responsible for
2 all costs related to the procurement, installation,
3 servicing and operation of the lockers. During the
4 extended pilot period, Amazon will continue to pay
5 CTA a monthly flat fee of \$25 per machine per month
6 to reimburse CTA for operating expenses including
7 the cost of electricity. Amazon will continue to
8 maintain insurance coverage for installing and
9 operating the lockers on CTA property. The lockers
10 offer a range of security and accessibility
11 features and CTA has experienced no security
12 offer -- issues with lockers on our property. This
13 concludes my presentation. I'm glad to answer any
14 questions.

15 CHAIRMAN SILVA: How -- how they doing
16 financially, okay, Amazon, okay, with this new way
17 of handling this, okay, the press, okay, being
18 telling them, okay, that things are not good?

19 MR. FINE: They -- they've been happy with the
20 performance of the lockers on our property and, you
21 know, we extended or the board extended the -- the
22 pilot previously to allow a more stabilized, you
23 know, experience pattern to evolve, you know, as
24 we've emerged from the pandemic but Amazon has been



1 happy with the -- you know, with the uptick on
2 usage. And again this has provided us a good
3 benefit to our customers as they're able to pick up
4 and drop off packages as they -- as they make the
5 daily commutes.

6 CHAIRMAN SILVA: Thank you.

7 (Director Barclay
8 enters boardroom at 10:00 a.m.)

9 SECRETARY RAY: Are there any other questions
10 from any directors concerning this matter?

11 DIRECTOR JAKES: No question.

12 DIRECTOR MILLER: No question.

13 SECRETARY RAY: Hearing none. This ordinance
14 requires a roll call vote. Is there a motion to
15 approve and recommend the ordinance for board
16 approval?

17 DIRECTOR JAKES: So moved.

18 DIRECTOR ORTIZ: Second.

19 SECRETARY RAY: Thank you. I will call for a
20 vote. Director Jakes?

21 DIRECTOR JAKES: Yes.

22 SECRETARY RAY: Director Miller?

23 DIRECTOR MILLER: Yes.

24 SECRETARY RAY: Director Ortiz?



1 DIRECTOR ORTIZ: Yes.

2 SECRETARY RAY: Director Lee?

3 DIRECTOR LEE: Yes.

4 SECRETARY RAY: Director Jha?

5 DIRECTOR JHA: Abstain.

6 SECRETARY RAY: Director Barclay?

7 DIRECTOR BARCLAY: Abstain.

8 SECRETARY RAY: Chairman Silva?

9 CHAIRMAN SILVA: Yes.

10 SECRETARY RAY: The motion passes with five
11 yeas and two abstentions. Chairman Silva, we may
12 proceed to agenda item number five.

13 CHAIRMAN SILVA: Our next order of business is
14 an ordinance authorizing a license agreement with
15 Christ Temple Missionary Baptist Church for
16 property located at 57 West 95th Street, Chicago,
17 Illinois. Bill Mooney? Bill Mooney?

18 PRESIDENT CARTER: It shows it's on mute.

19 MR. NITZ: We aren't getting any audio here.

20 CHAIRMAN SILVA: Is it me?

21 PRESIDENT CARTER: No. It's Bill.

22 CHAIRMAN SILVA: Okay.

23 MR. MOONEY: Can you hear me now?

24 MR. NITZ: Yeah.



1 MR. MOONEY: Bill Mooney, your Chief
2 Infrastructure Officer. Good morning.

3 CHAIRMAN SILVA: Good morning.

4 MR. MOONEY: Staff recommends approval of an
5 ordinance authorizing a license agreement with
6 Christ Temple Missionary Baptist Church for
7 property located at 57th West 95th Street to be
8 used for employee parking. Christ Missionary
9 Baptist Church owns a surface lot consisting of
10 approximate 7,125 square feet in close proximity to
11 CTA's 95th terminal. This property is useful for
12 safe and secure employee parking and CTA and Christ
13 Temple have agreed to a five-year license
14 agreement. The monthly license fee will be \$750
15 and either party can cancel the agreement with
16 sixty days notice. I'll be happy to take any
17 questions on the subject.

18 SECRETARY RAY: Do any of the directors have
19 any questions concerning this license agreement?

20 CHAIRMAN SILVA: No questions.

21 DIRECTOR JAKES: I have question. I have a
22 question, Bill. Who's going to be responsible for
23 security?

24 MR. MOONEY: We are providing security on the



1 lot.

2 DIRECTOR JAKES: Okay. Thank you.

3 PRESIDENT CARTER: Before we move on, let me
4 just say a few words about this ordinance in
5 particular. One of -- one of the things that we've
6 been hearing from our employees particularly since
7 we -- we've built the 95th Street Station is their
8 concern about their personal safety in the area
9 around that location. And as you know, the
10 95th Street terminal operates twenty-four hours a
11 day, seven days a week so there are employees who
12 are constantly coming and going. Up until now we
13 had a -- a relatively small parking lot right
14 adjacent to the -- to the facility but most of our
15 employees were just parking on the street wherever
16 they could find parking and that was further
17 exacerbated by the fact that in that area a lot of
18 the streets have permit parking which the employees
19 obviously would not be able to -- to park in. And
20 so this is I think an example of working closely
21 with our employees, with -- with Don and our
22 operating staff, with Bill Mooney and the real
23 estate group and with -- with Nancy-ellen and Kevin
24 Ryan with the security team to come up with a



1 solution here that will give a secure location for
2 our employees to park their vehicles and also
3 provide a way for us to give them safe passage to
4 and from the facility when they have to come and go
5 from work. I think it will be very well received
6 by our employees. It's another example of us
7 showing that we care about the personal safety of
8 our employees and that we're doing everything that
9 we can to ensure that whenever we can. And -- and
10 particularly in this location. So I want to
11 commend Bill and his team for really scouring the
12 area and trying to identify locations that might be
13 suitable for us. We're obviously appreciative to
14 the Church for -- for willing -- their willingness
15 to allow us access to this facility for our
16 employees' use and I look forward to announcing to
17 our employees that they now have this option
18 available to them once the board takes action on
19 this particular license agreement.

20 DIRECTOR JAKES: How many parking spots?

21 PRESIDENT CARTER: Bill, how many parking spots
22 are there?

23 MR. MOONEY: Between twenty and twenty-five.

24 DIRECTOR ORTIZ: I have a quick question. I



1 also encourage and support the idea. Really
2 thinking about our team members and thinking about
3 their needs. So congratulations on that. It seems
4 like twenty-five might be a small number for the
5 number of employees there. I -- I take it there
6 might already be a process in place to think about
7 like how do employees -- is it a first come, first
8 serve basis for those employees that are there?
9 And also I just want to confirm that there was some
10 due diligence done to match the rates of the
11 parking fee that was appropriate for the area so
12 any other comps of parking rental spaces in the
13 area aren't otherwise -- we don't have to go into
14 detail. I just want some assurance or some
15 background information as desired on those two
16 points.

17 MR. MOONEY: Director, this was specifically
18 tied to the value of the license agreement with the
19 church. That -- that it's comparable to other
20 rental for property in the area. Yeah. We
21 did -- we did some base due diligence to where we
22 feel it's a really competitive and fair rate
23 for -- for what we're looking for. I would expand
24 on saying that we're not done kind of scouring.



1 This was -- as you can see, this is a license
2 agreement. It allows us a sixty-day termination
3 notice so there are some ability to get out of this
4 if we find something that is more sizeable, more
5 permanent and better in our interest. This was
6 access we could get today and -- and was readily
7 available to us and so it was really prime to be
8 able to get something going while we -- while we
9 continue to look at bigger opportunities. We're
10 looking at some other sister agency opportunities
11 that may be in the area that may be a little bit
12 more favorable to us. May have -- may have a
13 little more benefit to us in a longer term
14 investment. But as sometimes those agreements take
15 a little longer to negotiate, we really wanted to
16 get some access today.

17 DIRECTOR ORTIZ: Thank you.

18 DIRECTOR JAKES: Bill, let me just follow up by
19 asking is this lot going to be used by the church
20 for any of their -- and you may or may not know
21 this. For their worship services maybe on a
22 Wednesday or a Sunday and if so, is that going to
23 compete with the employees if the church has thirty
24 cars and there are only twenty-five spaces on a



1 Sunday or is it a separate lot total that they
2 don't use?

3 MR. MOONEY: So the church has two lots,
4 Director, and one is directly adjacent to the
5 church which is their primary usage lot that they
6 use for the majority of their worship services.
7 This has historically been an overflow lot for them
8 that over time they've had less and less use for.
9 The only request they made is there are occasions
10 where they may have -- have a going home service
11 that they need the extra space for. And there is a
12 term in the license agreement that they have to
13 provide us five days notice. And there's a limited
14 number of those occasions they can activate in a
15 month but they -- with that advance notice we would
16 make the lot available for that period of -- of the
17 services.

18 DIRECTOR JAKES: Okay. Thank you, Bill.

19 SECRETARY RAY: Are there any further questions
20 concerning the license agreement? If not --

21 DIRECTOR ORTIZ: No questions.

22 SECRETARY RAY: So no further questions,
23 Chairman Silva.

24 CHAIRMAN SILVA: May I now have leave to place



1 this item on the omnibus for board approval?

2 DIRECTOR JAKES: So moved.

3 DIRECTOR ORTIZ: Second.

4 SECRETARY RAY: The motion was moved by
5 Director Jakes. Seconded by Director Ortiz.
6 Chairman Silva, we may now proceed to the
7 contracts.

8 CHAIRMAN SILVA: Our next order of business is
9 the review of contract number A-1, a change order
10 for service to pick up from CTA bus garages scan
11 and archive CTA bus operator daily reports for up
12 to 36 months. No, I don't have a question.

13 SECRETARY RAY: Any questions concerning this
14 contract? Hearing no questions. Chairman Silva,
15 we may now proceed to contract number B-1 through
16 B-4.

17 CHAIRMAN SILVA: Our next order of business is
18 the review of contract numbers B-1 through B-4,
19 infrastructure contracts. I don't have a question.

20 SECRETARY RAY: Are there any questions by any
21 of the directors regarding contracts B-1 through
22 B-4? Hearing no questions. Chairman Silva, we may
23 now proceed to contract numbers G-1 and G-2.

24 CHAIRMAN SILVA: Our next order of business are



1 contract numbers G-1 and G-2, technology contracts.
2 Can you go through these contracts, okay, a little
3 bit, okay, and give us more -- more -- more
4 understanding of what it is?

5 MS. GALLAGHER: Yes. Good morning. This is
6 Caroline Gallagher, your Chief of Technology. We
7 have two technology contracts here. The first one
8 is for IBM software licenses. We are extending
9 this contract for six months in order to get a
10 better response from the market to the bid. And
11 also we're aligning the dates of these contracts
12 with our hardware contract as we're planning an
13 upgrade later this year. So that's the first one.
14 The second one is our management and maintenance of
15 CTA system-wide CCTV video system. It was
16 originally a three-year contract and this is the
17 second one-year option. And this contract provides
18 maintenance and management as well as key project
19 support installations. And within this change
20 order there are four different projects that are
21 being covered.

22 CHAIRMAN SILVA: Thank you. Any other
23 questions?

24 SECRETARY RAY: Chairman Silva, there are no



1 questions. You may now proceed to number 6-A.

2 CHAIRMAN SILVA: If there are no further
3 questions on the contracts, may I have leave to
4 place the seven contracts on the omnibus?

5 DIRECTOR JAKES: So moved.

6 SECRETARY RAY: Motion --

7 DIRECTOR ORTIZ: Sorry. I have a quick
8 question. It was for B-1. I -- could someone
9 provide a little bit more info on the property
10 management service?

11 MR. MOONEY: Bill Mooney, your Chief
12 Infrastructure Officer again. So we're acquiring
13 as you're well aware a large quantity of parcels in
14 support of the Red Line extension project. As
15 these parcels won't be ultimately turned over to
16 the contractor for a few years. It takes time.
17 We're hiring a property management firm to manage
18 the use of the parcels in the interim. So this is
19 to keep them clean of debris, garbage, cut the
20 grass, clear the snow, inspect them while
21 there's occupy -- while there are buildings on the
22 parcels. Before we can demolish, they're required
23 to inspect the buildings to make sure they're safe
24 and secure. They're required to board them, to



1 temp fence the property. Ultimately then what
2 happens is we'll pull those buildings out, demolish
3 them and then turn them back over to -- to manage
4 the vacant lot. It's really about being good
5 landlords at this point and -- and making sure that
6 our presence in the community is -- is not an eye
7 sore and that, you know, we -- we make sure that
8 any -- we're going to have a large swath of land
9 here. We want to make sure we're responsible in
10 the management of it.

11 DIRECTOR ORTIZ: Thank you. I imagine that was
12 the case. I just wanted some clarification. So
13 thank you.

14 MR. MOONEY: And we had a very similar
15 agreement during RPM that was a much smaller number
16 of parcels.

17 DIRECTOR ORTIZ: Understood. Sorry. Happy to
18 second when we're ready.

19 SECRETARY RAY: Okay. Yes. We have moved --

20 DIRECTOR JAKES: I'll move.

21 SECRETARY RAY: We have moved for placement of
22 the contracts on the omnibus. It has been moved.
23 Director Ortiz, you've seconded?

24 DIRECTOR ORTIZ: I second.



1 SECRETARY RAY: Thank you. Chairman Silva, we
2 may now proceed to number B-6.

3 CHAIRMAN SILVA: Since there is no further
4 business to come before the committee, may I have a
5 motion to approve the omnibus and recommend the
6 omnibus for board approval?

7 DIRECTOR JAKES: So moved.

8 DIRECTOR ORTIZ: Second.

9 SECRETARY RAY: I'll call for the vote.
10 Director Jakes?

11 DIRECTOR JAKES: Yes.

12 SECRETARY RAY: Director Miller?

13 DIRECTOR MILLER: Yes.

14 SECRETARY RAY: Director Ortiz?

15 DIRECTOR ORTIZ: Yes.

16 SECRETARY RAY: Director Lee?

17 DIRECTOR LEE: Yes.

18 SECRETARY RAY: Director Jha?

19 DIRECTOR JHA: Yes.

20 SECRETARY RAY: Director Barclay?

21 DIRECTOR BARCLAY: Yes.

22 SECRETARY RAY: Chairman Silva?

23 CHAIRMAN SILVA: Yes.

24 SECRETARY RAY: Motion to approve the omnibus



1 passes. Chairman Silva, you may proceed to
2 committee agenda item number seven.

3 CHAIRMAN SILVA: Finally, may I have a motion
4 to adjourn?

5 DIRECTOR JAKES: So moved.

6 DIRECTOR ORTIZ: Second.

7 SECRETARY RAY: Director Jakes?

8 DIRECTOR JAKES: Yes.

9 SECRETARY RAY: Director Miller?

10 DIRECTOR MILLER: Yes.

11 SECRETARY RAY: Ortiz?

12 DIRECTOR ORTIZ: Yes.

13 SECRETARY RAY: Director Lee?

14 DIRECTOR LEE: Yes.

15 SECRETARY RAY: Director Jha?

16 DIRECTOR JHA: Yes.

17 SECRETARY RAY: Director Barclay?

18 DIRECTOR BARCLAY: Yes.

19 SECRETARY RAY: Chairman Silva?

20 DIRECTOR SILVA: Yes.

21 SECRETARY RAY: The committee is adjourned.

22 (whereupon, the meeting
23 adjourned at 10:14 a.m.)
24



1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF C O O K)
4

5 MARGARET E. MECKLENBORG, as an Officer of
6 SECRETARY RAY, says that she is a Certified
7 Shorthand Reporter doing business in the State of
8 Illinois; that she reported in shorthand the
9 proceedings of said meeting, and that the foregoing
10 is a true and correct transcript of her shorthand
11 notes so taken as aforesaid, and contains the
12 proceedings given at said meeting via
13 videoconference.

14 IN TESTIMONY WHEREOF: I have hereunto set
15 my verified digital signature this 16th day of
16 January , 2023.

17
18 *Margaret E. Mecklenborg*
19 _____

20 Illinois Certified Shorthand Reporter
21
22
23
24



<p>conversation 14:8</p> <p>cost 18:7</p> <p>costs 14:16 18:2</p> <p>couple 7:16 9:4 12:1,18,19</p> <p>coverage 18:8</p> <p>covered 28:21</p> <p>Covid 15:23</p> <p>CTA 13:18,19 14:11 17:7, 9,12,15,19,20,22 18:5,6,9,11 21:12 27:10,11 28:15</p> <p>CTA's 21:11</p> <p>current 17:5</p> <p>cushion 14:1</p> <p>customers 16:9 17:20 19:3</p> <p>cut 29:19</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>daily 19:5 27:11</p> <p>damages 7:24</p> <p>date 12:2 13:23</p> <p>dates 28:11</p> <p>day 22:11</p> <p>days 21:16 22:11 26:13</p> <p>debris 29:19</p> <p>December 5:8</p> <p>delivery 16:24 17:6,9,15 18:1</p> <p>demolish 29:22 30:2</p> <p>designated 16:24</p> <p>desired 24:15</p> <p>detail 24:14</p> <p>developing 14:6</p> <p>developments 15:20</p> <p>diligence 24:10,21</p> <p>direct 11:22 12:23</p> <p>directly 26:4</p> <p>director 4:4,7,13,14,15,16, 17,18,19,20,21,22, 23,24 5:10,11,13,14, 15,16,17,18,19,20, 21,22,23 6:3 14:22 16:12,15 19:7,11,12, 17,18,20,21,22,23, 24 20:1,2,3,4,5,6,7 21:21 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