

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
September 17, 2019

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, September 17, 2019, at approximately 10:26 a.m. at the Charles A. Hayes Family Investment Center, 4859 South Wabash in Chicago, IL.

Acting Chairman Chico then called the meeting to order and upon roll call those present and absent were as follows:

Present:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte James Matanky Cristina Matos Bill Thanoukos Debra Parker Francine Washington
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Absent:	None
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Also present were Cheryl Colston, Chief Legal Officer; Chicago Housing Authority staff members and the General Public.

There being a quorum present, the meeting duly convened, and business was transacted as follows:

Craig Chico, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Chico, the Finance & Audit Committee held its regular meeting at 8:30 a.m. today at the Charles A. Hayes Family Investment Center, 4859 South Wabash. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte, Matos, Thanoukos and Washington. Present also but not counted for the quorum were Commissioners Matthew Brewer, Mildred Harris, James Matanky and Debra Parker. Committee members then voted to adjourn to closed session to discuss certain audit reviews and investigatory matters. Committee members then returned to open session and discussed, voted and recommended for approval the following three items.

On behalf of the Finance & Audit Committee, Committee Chairman Chico presented an Omnibus Motion for the approval of Items 1A, 2 and 3.

(Item 1A)

The resolution for Item 1A approves the FY2020 Moving to Work (MTW) Annual Plan and authorize CHA to submit the FY2020 MTW Annual Plan to HUD. As part of the MTW Agreement, CHA is required to submit an Annual Plan to HUD, due 75 days prior to the start of CHA's fiscal year. The MTW Annual Plan provides required information on planned operations and activities for the fiscal year, including proposed new MTW activities that require HUD approval. A 30-day public comment period was conducted from July 26 – August 27, 2019 and CHA held three public comment hearings during the public comment period. Announcements for the public comment process appeared on CHA's website, the Chicago Sun Times and Hoy Newspapers. CHA also distributed resident notices across public housing properties and sent an email notification to HCV residents. During the public comment period, residents and the general public were able to submit comments orally and in writing regarding the proposed FY2020 MTW Annual Plan. Prior to finalizing the proposed FY2020 MTW Annual Plan, CHA gave consideration to comments received during the public comment period. CHA has complied with the requirements of the Amended and Restated MTW Agreement and HUD regulations regarding annual plans and amendments.

RESOLUTION NO. 2019-CHA-47

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 17, 2019 requesting approval of the Proposed FY2020 MTW Annual Plan and authorization to submit the Proposed FY2020 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 FY2020 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 FY2020 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 FY2020 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 2)

The resolution for Item 2 approves an amendment to Contract No. 11770 increasing the contract in a not-to-exceed amount of up to \$75,000 with Pugh, Jones and Johnson, P.C. for services as the CHA Ethics Officer and Equal Employment Opportunity (EEO) Officer. The contract is within its final extension period which ends December 31, 2019. The vendor's performance under Contract No. 11770 has been satisfactory during the term of the agreement.

RESOLUTION NO. 2019-CHA-48

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 17, 2019 entitled "Approval of Contract Amendment to Contract No. 11770 with Pugh, Jones and Johnson, P.C. for Ethics Officer and EEO Officer 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 his designee to enter into an amendment to Contract No. 11770 with Pugh, Jones and Johnson, P.C. increasing the contract in a not-to-exceed amount of up to \$75,000 for the remainder of the term, until December 31, 2019. Such services performed under the amendment to Contract No. 11770 shall be subject to the annual appropriated budget for the Office of the Chief Legal Officer applicable to all aggregated Legal Services Agreements.

This award is subject to the Contractor's compliance with the CHA's applicable MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

(Item 3)

The resolution for Item 3 approves the purchase of Property and Management Liability insurance coverage through its insurance broker of record, Arthur J. Gallagher & Company ("AJG"), for a period of one (1) year, beginning October 1, 2019 through September 30, 2020, in an amount not-to-exceed \$2,761,527. The Authority renews insurance coverage for Property and Management Liability on an annual basis, effective on October 1st. HUD granted an indefinite waiver to utilize broker to complete procurement process. While Section 3 does not apply to 'supply and delivery' procurements; however, Gallagher allocates 30% of their brokerage contract's value to two M/W/DBE vendors (Risk Management Information Systems and W. A. George Insurance Agency).

RESOLUTION NO. 2019-CHA-49

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 17, 2019 entitled RECOMMENDATION TO PURCHASE PROPERTY AND MANAGEMENT LIABILITY INSURANCE COVERAGE.

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 his designee to purchase Property and Management Liability Insurance Coverage through its insurance broker of record, Arthur J. Gallagher & Company ("AJG"), for a period of one (1) year,

beginning October 1, 2019 through September 30, 2020, in an amount not-to-exceed \$2,761,527.

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

The Motion to adopt resolutions for Items 1A, 2 and 3 was seconded by Commissioner Harte and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
James Matanky
Cristina Matos
Bill Thanoukos
Debra Parker
Francine Washington

Nays: None

There being no questions or discussion, Acting Chairman Chico thereupon declared said Motion carried and said resolutions adopted.

Matthew Brewer, Chairman of the Real Estate Operations Development committee, then presented his report. Per Commissioner Brewer, the Real Estate Operations Development Committee held its monthly meeting earlier today. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Chico, Harris, Matanky and Matos. Although Commissioners Harte, Parker, Thanoukos, and Washington were also present they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval the nine items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 4 through 11A.

(Item 4)

The resolution for Item 4 approves an Inter-Governmental Agreement with the Regional Housing Initiative (RHI) and adopts the RHI Supplemental Administrative Plan. The Regional Housing Initiative is a consortium of 10 Public Housing Authorities (PHAs) working to identify and create affordable housing opportunities for low-income families. The Regional Housing Initiative was started in 2002 and garnered the attention of the U.S. Department of Housing and Urban Development. RHI promotes attractive mixed-income, well-managed housing developments that meet community and regional needs with particular focus on locations near jobs and public transit. HUD awarded RHI a \$1 million pilot grant in 2012 to evaluate strategies for mobility moves and to develop a regional housing waiting list from participating PHA wait lists. CHA agreed to pool a total of 350 of its vouchers with other participating PHAs to support the creation of 778 units of newly created project-based units. CHA's participation in the Regional Housing Initiative supports HUD's goal to expand housing options for low-income families and increase the number of units available to families that choose to relocate to areas of opportunity.

RESOLUTION NO. 2019-CHA-50

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 17, 2019 entitled "Recommendation to execute an Inter-Governmental Agreement with the Regional Housing Initiative and adopt the Supplemental Administrative Plan."

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 his designee to 1) execute an Inter-Governmental Agreement with the Regional Housing Initiative; 2) adopt the Supplemental Administrative Plan; and 3) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item 5)

The resolution for Item 5 approves a Housing Assistance Payments (HAP) Contract with Renaissance Partners Apartments. Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy. Renaissance Partners Limited Partnership is a 101-unit SRO property located in the Douglas community. The building has participated in CHA's Moderate Rehabilitation (Mod Rehab) portfolio since October 2000. Renaissance Partners has applied to the US Department of Housing & Urban Development (HUD) to convert the existing Mod Rehab contract to Project Based Vouchers (PBV) under the Rental Assistance Demonstration Program - Second Component (RAD2). Subject to HUD and CHA approvals, 100 new RAD2 vouchers will be assigned to CHA to administer. While Mod Rehab is a 1-year, renewable rental subsidy contract, RAD2 provides a 20-year rental subsidy contract to preserve affordable housing for special needs households. Renaissance Partners will complete several repairs, including masonry, lintels, and a new roof. Tenants will remain in the building during repairs. RAD2 will assist 100 studio units, each approximately 185-220 square feet. All units include an individual bathroom, as well as a kitchen with refrigerator and range. All utilities are provided by the building. Eight (8) studio units are accessible, and eleven (11) units are adaptable.

RESOLUTION NO. 2019-CHA-51

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 17, 2019 entitled "Recommendation to execute 1) a Housing Assistance Payments Contract with Renaissance Partners Apartments."

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 his designee to execute 1) Housing Assistance Payments Contract with Renaissance Partners Apartments; and 2) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 6)

The resolution for Item 6 authorizes CHA staff to proceed with the application process for Renaissance North Apartments under the HUD's Rental Assistance Demonstration (RAD) program. The RAD conversion of Renaissance North's 18 Public Housing units to Project-Based Voucher (PBV) funding will allow the property to operate under a more stable funding source and provide flexibility to the new owner to leverage private financing for property improvements. Renaissance North is a mixed-finance property in the Near North Side community area of Chicago in the Old Town neighborhood. The property currently contains ground floor retail space with a total of 59 residential units, including 18 Public Housing units; 12 LIHTC units; and 29 market rate units. The property was previously owned by North Larrabee Limited Partnership and was purchased by Avanath Capital in March 2019. Avanath is planning to invest \$1.1 million in capital improvements to the property. The scope of work includes but is not limited to new kitchen and bathroom upgrades to units, new flooring, and new appliances; a more modernized security system; façade repairs and cleanup, water heater replacement, and LED lighting upgrades. Construction is scheduled to be complete before or near the end of the third quarter 2019. The property improvements planned and underway are being financed through a conventional third-party loan through Fannie Mae. The RAD conversion of the property's Public Housing units will occur without monetary contributions from the CHA.

RESOLUTION NO. 2019-CHA-52

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 17, 2019 requesting "Authorization to Proceed with the Application Process for Renaissance North Apartments under the Rental Assistance Demonstration Program".

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 his designee to proceed with the application process for Renaissance North Apartments under the Rental

Assistance Demonstration Program and execute and deliver such documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 7)

The resolution for Item 7 authorizes CHA staff to proceed with the application process for the Emmett Street Project under HUD's Rental Assistance Demonstration (RAD) program. The RAD application for the Emmett Street Project will request that RAD Transfer of Assistance from Lathrop Homes be applied to 50 Project-Based Voucher (PBV) units at the property. The RAD PBV assistance will allow for flexibility to leverage financing for property development costs upfront and for future improvements as needs arise. The Emmett Street Project will be a mixed-finance, mixed-use property in the Logan Square community area of Chicago. The redevelopment site is a City-owned parking lot directly north of the Logan Square Blue Line station (the project is formally known as the Logan Square TOD project). The property is currently planned to contain 4,500 square feet of ground floor commercial space with a total of 100 residential units, including 50 RAD PBV units and 50 LIHTC units. Bickerdike Redevelopment Corporation will acquire the 41,200-square foot lot from the City of Chicago for \$1; Bickerdike will develop and own the project. Post completion, Emmett Street is currently planned to contain 16 one-bedroom units; 25 two-bedroom units; and 9 three-bedroom units for CHA families. The project development costs are currently projected to be \$31 million. Low Income Housing Tax Credits (LIHTC), Tax Increment Financing (TIF), and other layered financing resources are anticipated to be assembled as the project's sources of funds. A financing plan will be brought before the Board of Commissioners at a later date, once plans are solidified.

RESOLUTION NO. 2019-CHA-53

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 17, 2019 requesting "Authorization to Proceed with the Application Process for the Emmett Street Project utilizing Transfer of Assistance from Julia Lathrop Homes under the Rental Assistance Demonstration Program".

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 his designee to proceed with the application process for the Emmett Street Project utilizing Transfer of Assistance from Julia Lathrop Homes under the Rental Assistance Demonstration program and execute and deliver such documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 8)

The resolution for Item 8 approves extension of the Service Agreement between the CHA and The Gordian Group for one year, through September 28, 2020, through CHA's participation in the New York City Housing Authority's (NYCHA) contract with The Gordian Group, and further recommends that the Board authorize additional compensation for The Gordian Group in an amount not-to-exceed \$2,060,000 for the extension term. When CHA initially contracted with The Gordian Group to facilitate the Section 3 JOC program the goal was to execute \$30,000,000 of construction task orders over the 2 ½ year base contract period. The CHA obtained additional Board approval to amend the Service Agreement with the Gordian Group to increase The Gordian Group's compensation for the 2 ½ year base contract period, plus the option year available under the Contract, to the current contract value of \$10,240,000. The plan is to continue to support the program over the next year to meet the needs of the CHA. The requested not-to-exceed compensation amount of \$2,060,000 for the extension term is intended to facilitate an additional projected job order value of up to \$40,000,000 through September 2020.

Commissioner Parker recused from voting on Item No. 8.

RESOLUTION NO. 2019-CHA-54

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 17, 2019 entitled: AUTHORIZATION TO EXTEND AND TO PROVIDE ADDITIONAL COMPENSATION FOR THE SERVICE AGREEMENT BETWEEN THE CHICAGO HOUSING AUTHORITY (CHA) AND THE GORDIAN GROUP TO MANAGE SECTION 3 JOB ORDER CONTRACTING (JOC) MENTORING PROGRAM, THROUGH CHA'S PARTICIPATION IN THE NEW YORK CITY HOUSING AUTHORITY'S AGREEMENT WITH THE GORDIAN GROUP

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

THAT, the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorizes the Chief Executive Officer or his designee to extend the Service Agreement between the CHA and The Gordian Group to continue to manage and grow the Section 3 Job Order Contracting (JOC) Mentoring Program for the one (1) year period from September 29, 2019 through September 28, 2020, through CHA's participation in the New York City Housing Authority's agreement with The Gordian Group, and further authorizes additional compensation for The Gordian Group in an amount not-to-exceed \$2,060,000 for the extension term.

This contract amendment is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

(Item 9)

The resolution for Item 9 ratifies the execution of a purchase and sale agreement and any amendments thereto, for the sale of the property at 10527 South Corliss and authorizes the submission of a disposition application to HUD for the sale of the property. The Property, acquired in 1983 by the CHA, is a two-story, two-unit row house located in the Pullman community area, and within the Pullman Historic District. The Property has been vacant since November 2005. It is presently secured and considered uninhabitable. In 2014, the property was listed in the MTW Annual Plan for disposition, and again in the 2016 MTW Annual Plan as part of the second amendment to the plan. In December 2017, CHA staff completed a physical needs assessment of the property and confirmed that a costly gut rehab would be needed to fully rehabilitate the property. The property was appraised in March 2017 and is valued at \$13,000. Additionally, the CHA has submitted the Property for review by the Illinois Historic Preservation Agency (IHPA), as part of the environmental review process. The Cook County Land Bank Authority (CCLBA) is seeking to acquire the CHA-owned Corliss property on behalf of Community Neighborhood Initiatives (CNI). CNI plans to renovate 10527 South Corliss as part of its Pullman Revitalization Plan where they have already invested more than \$5 million to renovate dozens of historic rowhomes, all of which have been sold to new owner-occupants. The CCLBA already owns the vacant row house adjacent to the CHA-owned vacant property which CCLBA will also deed to CNI. IHPA has recommended a preservation covenant be placed on the Property before it is conveyed to the CCLBA to ensure its architectural integrity. The CHA has met all necessary regulatory requirements under 24 CFR 970.9 (Resident Participation – Consultation and Opportunity to Purchase) through a series of notices, meetings, and an offer of sale to the Central Advisory Council. The requested action complies with all federal disposition regulations.

RESOLUTION NO. 2019-CHA-55

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 17, 2019 entitled "Authorization to Submit a Disposition Application for Property in the Pullman Community Area."

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

THAT, the Board of Commissioners 1) Ratifies the execution of a purchase and sale agreement and any amendments thereto, for the sale of the property at 10527 South Corliss; 2) Authorizes the Chief Executive Officer or his designee to submit a disposition application to the United States Department of Housing and Urban Development (HUD) for the sale of the property; and 3) Authorizes the Chief Executive Officer or his designee to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This matter is not subject to compliance with CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

(Item 10)

The resolution for Item 10 authorizes the CEO to submit Disposition Application to HUD for disposition of Cabrini property for the first phase of Parkside 4 Phase 2; and amends Board Resolution Number 2018-CHA-89 to reduce the approved CHA funding to not-to-exceed \$13,000,000. In November 2018, the CHA Board approved Resolution Number 2018-CHA-89 committing \$22,500,000 (\$18.3M for

construction and \$4.2M for remediation of the entire site), for the development of 134 rental units and 56 market rate for-sale townhomes. Unfortunately, the 2019 for-sale market has not been as robust as anticipated. Holsten's construction lender, CIBC, requires 20 pre-sales for construction to commence. Since starting pre-sales in October of 2018, Holsten has managed to secure only nine contracts out of a total of 56 for-sale units. Citing concerns the for-sale market is showing a poor performance in the area, CIBC pulled out of the for-sale townhome development. Holsten decided to split the rental and for-sale projects and move forward with closing and development of the rental phase at this time and reconsider what makes the most sense for what was the for-sale site, at a near future date. The subject of this Board action is a 102-unit mixed income rental phase consisting of 35 CHA, 31 affordable, and 36 market rate units, in the Near North area. CHA shall enter into an unrestricted ground lease with the non-profit sponsor, the Cabrini Green LAC Community Development Corporation. After execution of the ground lease, the Sponsor shall assign the ground lease to the Rental Owner, subject to certain regulatory restrictions. The ground lease shall cover Block 5 of the Rental Component.

RESOLUTION NO. 2019-CHA-56

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 17, 2019 entitled "Authorization to Submit Disposition Application and Amend Board Resolution Number 2018-CHA-89 to Provide Chicago Housing Authority Funds not to exceed \$13,000,000 for the first phase of Development of Parkside 4 Phase 2."

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

THAT, the Chief Executive Officer or his designee is authorized to submit a disposition application to HUD for the disposition of Cabrini property for the first phase of development of Parkside Phase 4 Phase 2;

THAT. Board Resolution Number 2018-CHA-89 is hereby amended to reduce the approved Chicago Housing Authority funds to an amount not to exceed \$13,000,000; and

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

This award is subject to the Contractor's compliance with CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

(Item 11- Amended)

The resolution for Item 11 approves the assignment of the ground lease of the Archer Courts site to RAHF IV Archer Courts, LLC and accept repayment of the seller's note loan(s). The Property was leased to Community Housing Partners V L.P. in 1999. The property contains a total of 146 units which are subsidized under a long-term project-based rental assistance contract with HUD. Community Housing Partners V L.P. has entered into an agreement to sell the property to RAHF IV Archer Courts, LLC, which is controlled by Jonathon Rose Companies, an affordable developer based in New York City, New York. The buyer intends to assume the contract, stabilize the property, substantially rehabilitate the property and maintain affordability for at least another 20 years.

At the Finance & Audit Committee meeting, a commissioner requested that the resolution for Item No. 11 be amended subject to confirmation that the new entity does not have the ability to convert the subsidized units into for-sale units.

RESOLUTION NO. 2019-CHA-57

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 17, 2019 entitled "Approval of the Assignment of the ground lease of the Archer Courts site to RAHF IV Archer Courts, LLC."

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 his designee to: 1) Approve the assignment of the ground lease underlying the subject land; 2) Accept

repayment of the seller's note loan(s); and 3) Execute and deliver of such other documents and perform such actions as may be necessary or appropriate to implement the foregoing, subject to confirmation that the new entity does not have the ability to convert the subsidized units into for-sale units..

(Item 11A)

The resolution for Item 11A authorizes the Chief Executive Officer to approve CHA Community Support Corporation's Ownership Interest in Southbridge Phase 1A and 1B. The Harold Ickes Homes development (Ickes), originally situated on approximately 18 acres within the near south side community area of the city of Chicago and was located between 22nd Street (North), State Street (East), 25th Street and 24th Street (South) and Dearborn and Federal Street (West), is currently being redeveloped. The demolition of all buildings was completed in 2010 and the selected development team for Ickes, approved by the BOC June 16, 2015, is The Community Builders, Inc. a Delaware corporation and McCaffery Interests, Inc., an Illinois corporation. On September 18, 2018, the BOC approved the funding, submission of a Project-Based Voucher (PBV) Rental Assistance Demonstration (RAD) Financing Plan to the United States Department of Housing and Urban Development and execution of a Housing Assistance Payment Contract for the closing and redevelopment of Ickes Phase 1A and 1B, to be known as Southbridge. On March 27, 2018, the BOC approved the formation of CHA Community Support Corporation, an Illinois not-for-profit entity (CHA CSC) to allow its participation and financing in mixed-finance projects. The Ickes development team needs an un-affiliated entity to have a 21 percent (21%) ownership interest in the ownership of Phase 1A and 1B due to the requirements of the low-income housing tax credit investor in the projects. CHA CSC is acceptable to the investor. Therefore, CHA requests approval to allow CHA CSC to have an ownership interest in Southbridge Phase 1A and 1B.

RESOLUTION NO. 2019-CHA-58

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 17, 2019 entitled "Authorization to Approve 1) CHA Community Support Corporation's Ownership Interest in Southbridge Phase 1A and 1B; and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing. "

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 his designee to Approve 1) CHA Community Support Corporation's Ownership Interest in Southbridge Phase 1A and 1B; and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The Motion to adopt the resolutions for Items 4 through 11A was seconded by Commissioner Matos and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
James Matanky
Cristina Matos
Bill Thanoukos
Debra Parker (*Recuses on Item No. 8 only*)
Francine Washington

Nays: None

There being no questions or discussion, Acting Chairman Chico thereupon declared said Motion carried and said resolutions adopted.

Acting Chairman Chico then announced the departure of Commissioner Matos from the CHA Board. Commissioner Matos term expired on July 7, 2019. In honor of Commissioner Matos' almost three years of services and on behalf of residents and staff, the Board presented a plaque to Commissioner Matos for faithfully serving the residents of the Chicago Housing Authority.

Acting Chairman Chico then announced the resignation of Chief Executive Office Eugene E. Jones Jr. effective September 10. Mr. Jones submitted his resignation to the Mayor and the CHA Board of Commissioners. Per Commissioner Chico, Mr. Jones was recently appointed as the Chief Executive Officer for the Atlanta Housing Authority. Mr. Chico continued by saying that Gene is a recognized leader in the housing field; his leadership reestablished the CHA as one of the highest performing agencies in the nation and will be dearly missed. A resolution was then read in Mr. Jones' honor followed by tributes and accolades from members of the Board.

Acting Chairman Chico then invited residents and the public at large to address the Board.

Immediately following Public Participation and upon Motion made by Acting Chairman Chico and properly seconded by Commissioner Harte the Commissioners adjourned to Closed Session. Acting Chairman Chico announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn 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.

Following Closed Session, Commissioners reconvened in Open Session.

Acting Chairman Chico called the meeting to order and upon roll call those present and absent were as follows:

Present: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
James Matanky
Cristina Matos
Bill Thanoukos
Debra Parker
Francine Washington

Absent: None

There being a quorum present, the meeting duly reconvened and business was transacted as follows:

Upon motion made by Acting Chairman Chico and properly seconded by Commissioner Matos, the open and closed minutes for meetings of July 16, 2019, were approved as submitted.

The Acting Chairman then announced that during Closed Session Commissioners discussed Item 12. A Motion to approve Item No. 12 was presented by Commissioner Harris.

(Item 12)

The resolution for Item 12 approves the following personnel actions for employees at Grade 74 or above: Promotion of employee to Chief Information Technology Officer; Promotion of employee to Chief Property Officer. This resolution also ratifies the selection, appointments and remove of employees below Grade 74 as follows: offer of employment to 13 applicants; promotion of 25 employees; transfer and salary adjustment of 1 employee and acceptance of resignation, retirement and termination of 16 employees.

RESOLUTION NO. 2019-CHA-59

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 17, 2019, 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.

The Motion to adopt the resolution for Item 12 was seconded by Commissioner Matos and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico

Dr. Mildred Harris
Meghan Harte
James Matanky
Cristina Matos
Bill Thanoukos
Debra Parker
Francine Washington

Nays: None

There being no questions or discussion, Acting Chairman Chico thereupon declared said Motion carried and said resolution adopted.

Acting Chairman Chico then presented a motion to approve Item No. 1.

(Item 1)

RESOLUTION NO. 2019-CHA-60

WHEREAS, Eugene E. Jones, Jr., after faithfully serving the Chicago Housing Authority, tendered his resignation as Chief Executive Officer of the Chicago Housing Authority effective as of the end of the day on September 10, 2019; and

WHEREAS, The Board of Commissioners accepted the resignation of Eugene E. Jones, Jr. as Chief Executive Officer of the Chicago Housing Authority and all authority of such position granted to him as such was rescinded, as of the close of business on September 10, 2019; and

WHEREAS, On September 10, 2019, the position of Acting Chief Executive Officer of the Chicago Housing Authority was offered to James L. Bebley; and

WHEREAS, James L. Bebley has agreed to serve as such Acting Chief Executive Officer of the Chicago Housing Authority until the appointment of the Chief Executive Officer position has been made.

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

THAT James L. Bebley is hereby appointed as the Acting Chief Executive Officer of the Chicago Housing Authority, until such time as a permanent Chief Executive Officer is appointed by this Board. James L. Bebley is hereby granted supervisory and management responsibility over all Chicago Housing Authority operations, programs and activities, all to be exercised in accordance with the approved policies and procedures of the Chicago Housing Authority.

THAT James L. Bebley shall have the following authority in his capacity as Acting Chief Executive Officer:

- 1) Signatory authority to execute, including but not limited to, bonds, leases, mortgages, contracts, agreements, grant applications, grants, correspondence, payroll and operations/bank drafts, transfers of funds and other legal and official documents necessary for the operation of the Chicago Housing Authority; and
- 2) Delegation authority to appoint appropriate Chicago Housing Authority employees as designees to sign contracts, bonds, leases, mortgages, grant applications, grants, correspondence, payroll, operations/bank drafts, transfers of funds and other legal and official documents as he deems necessary for the efficient operation of the Chicago Housing Authority.

THAT The Board of Commissioners of the Chicago Housing Authority hereby ratifies any and all actions that James L. Bebley has taken between the dates of September 10, 2019 when he agreed to serve as Acting Chief Executive Officer and September 17, 2019, the date of his appointment at this Board meeting.

THAT All financial institutions are requested and directed to honor checks, drafts, and/or other payment orders that bear the facsimile signature of James L. Bebley without regard to whom or by what means the actual or purported facsimile signature(s) thereon may have been affixed thereto, if such signature(s) resemble(s) the facsimile specimen(s) of such signature(s) certified to and filed with the financial institution by or on behalf of the Chicago Housing Authority.

The Motion to adopt the resolution for General Item 1 was seconded by Commissioner Washington and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
James Matanky
Cristina Matos
Bill Thanoukos
Debra Parker
Francine Washington

Nays: None

There being no questions or discussion, Acting Chairman Chico thereupon declared said Motion carried and said resolution adopted.

There being no further business to come before the Commissioners, upon Motion made by Commissioner Harte and seconded by Commissioner Harris, the board meeting of September 17, 2019, was adjourned at approximately 1:26 pm.

s/b: Lee Chuc-Gill, Secretary
Custodian and Keeper of Records