

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**  
**January 21, 2020**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, January 21, 2020, at approximately 10:50 a.m. at the CHA Corporate Offices, 60 E. Van Buren, 7th Fl., Chicago, Illinois in Chicago, IL.

Chairwoman Hurlock called the meeting to order and upon roll call those present and absent were as follows:

Present:	Craig Chico Dr. Mildred Harris Meghan Harte Angela Hurlock Bill Thanoukos Debra Parker Francine Washington
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Absent:	Matthew Brewer James Matanky
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Also present were James Bebley, Acting Chief Executive Officer; 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 CHA Corporate Offices, 60 E. Van Buren, 7<sup>th</sup> Fl. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte, Thanoukos and Washington. Present also but not counted for the quorum were Chairwoman Angela Hurlock and Commissioner 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 five items.

On behalf of the Finance & Audit Committee, Committee Chairman Chico presented an Omnibus Motion for the approval of Items 2 through 6.

**(Item 1)** This Number Not Used

**(Item 2)**

The CHA operates a surveillance camera monitoring system located strategically throughout its senior and family housing portfolios and currently includes approximately 6,600 cameras. CHA issued a Request for Proposal (RFP) in November 2019 soliciting proposals for services to maintain the current and expanding camera network, and two responses to the RFP were received. Both were determined to be in the competitive range. Following evaluation and best and final negotiations,

Siemens Building Technologies was determined to be the awardee as responsible and responsive with the highest score. The new contract will become effective February 1, 2020. The base term of the contract will be for three years with two one-year option terms. The contract total amount for the three year base will cover 6,600 cameras currently on the network at a cost of \$7,388,256, plus an additional \$1,501,308 to cover maintenance for new cameras that may be added to the network during the three-year base period of the contract. The two one-year option terms' respective annual compensation amount of \$2,561,268 will cover 6,600 cameras currently on the network, and a contract contingency amount of an additional \$500,436 has been created to cover maintenance and support for new cameras that may be added to the network during the two one-year option periods. Accordingly, the Resolution for Item 2 authorizes the Chief Executive Officer or his designee to award a contract for surveillance camera maintenance and support services at CHA properties with Siemens Building Technologies, Inc.

**RESOLUTION NO. 2020-CHA-1**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 21, 2020 entitled "Authorization to Enter Into a Surveillance Camera maintenance and Support Agreement with Siemens Building Technologies, Inc.;

**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 a contract for surveillance camera maintenance and support services at CHA properties with Siemens Building Technologies, Inc. for a base term of three (3) years in an amount not to exceed \$8,889,564, and with two (2) one-year option terms reserved to the CHA, in an amount not to exceed \$3,061,704 annually for each respective option term, for an aggregate not-to-exceed compensation amount of \$15,012,972 under the contract. The Board delegates authority to the Acting Chief Executive Officer or appointed Chief Executive Officer to use his/her discretion to exercise the options terms.

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

**(Item 3)**

On December 4, 2019, the CHA Board of Trustees for the Retirement Plan approved a resolution extending the Chicago Metropolitan Housing Development Corporation (CMHDC) employees' participation for the period January 1, 2020 through December 31, 2020. This extension is under similar terms and conditions with respect to payroll contributions along with a flat fee surcharge for actuarial services. The Participation Agreement covers five CMHDC employees who were participating in the Retirement Plan as of December 31, 2019 and precludes new employees from participating. Accordingly, the resolution for Item 3 approves participation to those CHMDC full-time employees named in the Participation Agreement, contingent upon CMHDC's adoption and the timely execution of the Participation Agreement.

**RESOLUTION NO. 2020-CHA-2**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority adopted the Chicago Housing Authority Employees' Retirement Plan and Trust, as amended and restated effective September 21, 2017 ("Retirement Plan");

**WHEREAS**, the Retirement Plan clarifies the terms and conditions with respect to persons to whom the CHA and the Board of Trustees may extend participation under the Retirement Plan via resolution, by providing that an executed Participation Agreement may be requested;

**WHEREAS,** the CHA Board of Commissioners has determined to extend participation to those Chicago Metropolitan Housing Development Corporation full-time employees named in the Participation Agreement, contingent upon CMHDC's adoption and the timely execution of the Participation Agreement, the provision of which are hereby incorporated in the Resolution, and

**WHEREAS,** the CHA Board of Commissioners' approval and authorization under this Resolution is contingent upon CMHDC's adoption and execution of the Participation Agreement, the provisions of which are incorporated by reference herein;

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

**THAT,** Contingent upon execution of the attached Participation Agreement by the Chicago Metropolitan Housing Development Corporation's ("CMHDC") Board of Directors and the Chicago Housing Authority Retirement Plan's Board of Trustees, no later than February 21, 2020, the CHA Board of Commissioners hereby approve and authorize the participation of full-time CMHDC Employees, named in the Participation Agreement, in the Chicago Housing Authority Employees' Retirement Plan and Trust, under the terms specified in the Participation Agreement. The Participation Agreement shall be effective for the period of January 1, 2020 through December 31, 2020.

**(Item 4)**

The resolution for Item No. 4 approves the allocation of additional funding for Blue Cross Blue Shield in a not-to-exceed amount of \$400,000 for health insurance benefits for FY2019. Pursuant to a solicitation in 2018 performed by CHA's employee benefits insurance broker of record, Mesirow Insurance Services, Inc., CHA entered into a contract with Blue Cross Blue Shield in an amount not to exceed \$7,923,609, for a one-year base term effective January 1, 2019 through December 31, 2019. The method used to calculate the total award was based on a percentage increase of prior year expenses, rather than utilizing an estimated employee headcount multiplied by the increased rate, which resulted in budget shortfall for the contract with Blue Cross Blue Shield in the amount of \$400,000 for calendar year 2019.

**RESOLUTION NO. 2020-CHA-3**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated January 21, 2020 entitled "APPROVAL OF ADDITIONAL FUNDING FOR CONTRACT NO. 12288 WITH BLUE CROSS BLUE SHIELD FOR 2019 EMPLOYEE HEALTH INSURANCE BENEFITS AND CORRESPONDING OPTION YEARS."

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

**THAT,** the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to allocate additional funding to Contract No. 12288 with Blue Cross Blue Shield in a not-to-exceed amount of \$400,000 for services through December 31, 2019, resulting in a revised aggregate amount not to exceed of \$9,240,244, with three (3) one-year options to renew with each of the carriers for revised aggregate amounts not to exceed year over year 5% increases, or Option Year 1 (2020): \$9,702,256; Option Year 2 (2021): \$10,187,369; and Option Year 3 (2022): \$10,696,737.

**(Item 5)**

The resolution for Item No. 5 adopts CHA's Cannabis Policy. The CHA policy regarding cannabis ensures a safe, responsible, fair, and equitable balance between federal, state, and local laws that are not fully aligned with each other at present. According to federal law, the manufacture, distribution, or possession of cannabis is a federal criminal offense. Recent changes in state and local legalized the recreational use of cannabis in Illinois and Chicago on January 1, 2020. This policy attempts to provide guidance, and where possible, clarity on this topic to current residents in public housing, current participants in the Housing Choice Voucher (HCV) Program, persons who are applicants on either a site-based waitlist or who are on a waitlist for a voucher, and landlords in the HCV Program. CHA seeks to work with Residents, Participants, Applicants and Landlords to provide information and guidance in their efforts to exercise their rights under local law without jeopardizing their housing under federal law.

**RESOLUTION NO. 2020-CHA-4**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated January 21, 2020, entitled "RECOMMENDATION TO ADOPT CANNABIS POLICY FOR CHICAGO HOUSING AUTHORITY'S RESIDENTS AND PARTICIPANTS."

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

**THAT,** the Board of Commissioners adopts the attached Chicago Housing Authority's Cannabis Policy for Residents and Participants.

**(Item 6)**

Item No. 6 approves the award of contract to the various law firms in seven designated categories for legal services to be performed as needed. A Request for Proposal was released in August 2019 to procure these services. Legal Services Agreements are needed in various areas of law should referrals to outside legal counsel become necessary due to extraordinary volume in a particular area, for matters which are extremely complex or which involve special expertise not generally available from in-house staff. There exists a timeliness factor in the retention of legal services, which requires that matters be referred to counsel as quickly as possible. However, pursuant to the HUD handbooks, the procurement of legal services must be conducted in accordance with 2 C.F.R. 200.317 and with specific approval of HUD Office of the Regional Counsel. In order to facilitate the retention of outside counsel, the CHA's Office of the General Counsel obtains advance approval from HUD of the Request for Proposals and draft Legal Services Agreement. The Office of the General Counsel has received HUD's approval of the RFP and Contract. This process eliminates the time required to competitively procure legal services and then obtain HUD approval of the procurement when matters requiring the retention of outside counsel arise. The execution of a Legal Services Agreement with a firm does not obligate funds and does not imply any commitment to assign legal matters with any of the respective firms.

**RESOLUTION NO. 2020-CHA-5**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 21, 2020 entitled "AUTHORIZATION FOR CONTRACT AWARDS FOR LEGAL 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 execute of Legal Services Agreements with the law firms for the seven legal services areas as set forth in Attachment A hereto, in an aggregate amount not to exceed the

annual appropriated budget for the Office of the General Counsel and the Risk Management Department for the payment of fees for legal services. All contracts shall be in effect for two years, with a one (1) year option to extend.

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

The Motion to adopt resolutions for Items 2 through 6 was seconded by Commissioner Washington and the voting was as follows:

Ayes: Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
Angela Hurlock  
Bill Thanoukos  
Debra Parker  
Francine Washington

Nays: None

There being no questions or discussion, Chairwoman Hurlock thereupon declared said Motion carried and said resolutions adopted.

Chairwoman Hurlock then provided an overview of her recent activities. Per Chair Hurlock she attended CHA's Senior Gala, her first Pension/Board of Trustees meeting; held meeting with Section 3/JOC, Elected Officials; attended ground breaking for Ravenswood Senior Living, and participated in a property tour of the Scattered Sites portfolio.

In the absence of a quorum for the Real Estate Operations Development Committee, and in accordance with Board Rules, Items No. 7 through 11 were presented by staff for consideration by the full Board.

**(Item 7)**

The resolutions for Item No. 7 approves the FY2020 Admissions and Continued Occupancy Policy (ACOP) & FY2020 Residential Lease Agreement. The CHA's ACOP governs the admissions and continued occupancy of CHA owned public housing units. The proposed updates to the FY2020 policy are related to site-based wait lists administration, refinements of transfer categories, and HUD's newly-mandated over-income limit. Additional minor changes were made to the policy to improve the organization and clarity of the document. The FY2020 Residential Lease Agreement also refines transfer categories and includes HUD's newly-mandated over-income limit. CHA held a 30-day public comment period to allow residents and the community at large to submit oral and written comments regarding the information contained in the proposed FY2020 ACOP and the FY2020 Residential Lease Agreement. The public comment period was from September 11, 2019 to October 10, 2019. Announcements for the public comment process appeared on CHA's website and published in area newspapers. CHA also mailed resident notices living in mixed-income and scattered site properties, and CHA hand-delivered resident notices to residents living in traditional family and senior designated properties. HCV participants received resident notices via email using Constant Contact. Additionally, CHA held two public hearings during the 30-day comment period. Prior to finalizing the proposed FY2020 ACOP and FY2020 Residential Lease Agreement, CHA considered the feedback received during the public comment period. Public comments and CHA responses will be provided to the Board prior to approval and will be available to the public on CHA's website after Board approval and submission to HUD.

**RESOLUTION NO. 2020-CHA-6**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated January 21, 2020 requesting approval of the proposed FY2020 Admissions and Continued Occupancy Policy (ACOP) and FY2020 Residential Lease Agreement, 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 ACOP and FY2020 Residential Lease Agreement 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 ACOP and FY2020 Residential Lease Agreement supersedes any and all conflicting language found in prior CHA ACOPs and Residential Lease Agreements; and

**THAT,** the Board of Commissioners grants authorization to submit the Proposed FY2020 ACOP and FY2020 Residential Lease Agreement 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 8)**

Pursuant to HUD regulations, CHA is required to implement an administrative plan to govern its Housing Choice Voucher (HCV) Program. The HCV Administrative Plan provides requires information on the rules CHA will follow in the administration of the HCV Program. The FY2020 HCV Administrative Plan contains updated and minor policy changes as needed to be consistent with HUD requirements and current practice, to include but not limited to: live-in aids voucher status; notification of re-examinations; inspections, over-income households and notification to CHA of mortgage change for residents participating in the Homeownership Program. CHA held a 30-day public comment period conducted and announcements for the public comment process appeared on CHA's website and in area newspapers. CHA also distributed resident notices across RAD properties and sent an email notification to HCV participants. CHA held two public hearings during the 30-day comment period and received one question/comment regarding the changes made. During the public comment period, both residents and the public alike were able to submit comments orally and in writing. Accordingly, the resolution for Item No. 8 approves the FY2020 HCV Administrative Plan.

**RESOLUTION NO. 2020-CHA-7**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated January 21, 2020 requesting approval of the Proposed FY2020 HCV Administrative Plan, 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 HCV Administrative Plan and grants authorization to the Chief Executive Officer, or their designee to make any final updates as deemed necessary;

**THAT,** This approval of the Proposed FY2020 HCV Administrative Plan supersedes any and all conflicting language found in prior CHA HCV Administrative Plans;

**(Item 9)**

The resolution for Item 9 approves the renewal of the Housing Assistance Payments (HAP) contract for Wilson Yard Family Apartments for a 20-year term and Wilson Yard Senior Apartments also for a 20-year term. **Wilson Yard Family Apartments** - Wilson Yards Family Apartments is an 80-unit, 7-story family housing building in the Uptown community. It was constructed in 2010 as part of a transportation-oriented redevelopment project that contains commercial and residential units with easy access to public transit options, shopping and dining opportunities. PRA/PBV will assist a total of 16 units: 1 one-bedroom, 9 two-bedroom, and 6 three-bedroom apartments. Heat is provided by the building and tenants are responsible for electric. Tenants are selected from the CHA waitlist. **Wilson Yard Senior Apartments** - Wilson Yards Senior Apartments is a 98-unit, 7-story building containing one-bedroom apartments constructed in 2010 in the Uptown community. The development offers a community room, meeting room, laundry facilities, bicycle storage, an exterior landscaped roof deck on the 7<sup>th</sup> floor as well as access to the common exterior room deck containing 119 parking spaces which is shared with Wilson Yard Family. PRA/PBV assists 20 1-bedroom apartments. Heat is provided by the building and tenants are responsible for electric. Tenants are selected from the CHA wait list.

**RESOLUTION NO. 2020-CHA-8**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 21, 2020 entitled “Recommendation to Renew the Housing Assistance Payments contract with a) Wilson Yard Family and b) Wilson Yard Senior 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 1) Renew the Housing Assistance Payments (HAP) contract for a 20-year term for a) 16 units at Wilson Yard Family Apartments and b) 20 units at Wilson Yard Senior Apartments; and 2) Execute all other documents as may be necessary or appropriate to implement the foregoing.

**(Item 10)**

As part of CHA’s unit delivery strategy, the Request for Qualifications (RFQ) for PDTs was created. The unit delivery strategy builds on CHA’s experience working with private development teams and owners to supply quality housing that enables low-income families to maximize their potential for long-term economic success. The RFQ provides a method to pre-qualify developers and creates opportunities for CHA to provide capital loans and operating funds for new construction and rehabilitation of multi-family, mixed-income and mixed-use projects that directly benefit CHA residents. CHA released an RFQ in August 2019 for Pre-Qualification for Development Teams and solicited vendors through advertisements posted in the Chicago Sun-Times and on the CHA Web-site. A total of 12 responses were received, evaluated and scored. One was deemed nonresponsive. Based on the technical scores and to ensure full and open competition, 11 firms met or exceeded the acceptable minimum threshold established by the Contracting Officer. Accordingly, the resolution for Item 8 approves the eleven development teams, listed in the below resolution, for mixed-finance housing and mixed-use development delivery through the Pre-Qualified Development Team approach.

**RESOLUTION NO. 2020-CHA-9**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 21, 2020 entitled “Recommendation to approve eleven (11) development teams for mixed-finance housing and mixed-use development delivery through the Pre-Qualified Development Team approach.”

**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 the following development teams for mixed-finance housing and mixed-use development delivery through the Pre-Qualified Development Team (PDT) approach:

- Bickerdike Redevelopment Corporation
- East Lake Management & Development Corp.
- Evergreen Redevelopment LLC
- Hispanic Housing Development Corp.
- Holsten Real Estate Development Corporation
- Latin United Community Housing Association
- The National Housing Partnership Foundation
- Pennrose
- Pivot Community Development, LLC/Avanath Capital
- Standard Midwest, LLC.
- St. Edmund's Redevelopment Corporation

**(Item 11)**

Caroline Hedger Apartments is a 26-story designated senior housing building located at 6400-6418 N. Sheridan. A CHA controlled entity, Caroline Hedger Housing Development, LLC. serves as the owner of the property. The building, which contains 449 units was built in 1962 and is located on an approximately .5-acre site. The building was subsequently deeded to Caroline Hedger Housing Development, LLC, in November 2018. In June 2014, the CHA Board of Commissioners approved a contract with Madison Construction to perform comprehensive modernization and life safety of the building. The costs for this rehabilitation was approximately \$44 Million. At the time of the initial resolution for modernization of the property, it was the CHA’s intention to keep open all options for permanent financing, including the reimbursement of costs spent through the potential future issuance of tax-exempt bonds. Bonds were issued as part of a financing of the Property in the amount of \$35 Million. The construction loan associated with the bonds was expected to be convert to a permanent loan in May 2019. The low income housing tax credit documentation was not completed in May 2019, so the construction period lender agreed to extend its loan and the permanent lender agreed to a later conversion to permanent. In order to maintain the tax exemption for the bonds and maintain the negotiated interest rate for the permanent loan, the permanent lender has requested a reissuance of the bonds. Accordingly, the resolution for Item 11 approves the reissuance of bonds for Caroline Hedger Apartments in an aggregate principal amount not-to-exceed \$35million.

**RESOLUTION NO. 2020-CHA-10**

**WHEREAS**, the Chicago Housing Authority, a municipal corporation and a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (collectively, the "Authority"), including without limitation the Housing Authorities Act, 310 ILCS 10/1 et seq., and all laws amendatory and supplemental thereto, including in particular the Local Government Debt Reform Act, 30 ILSCS 350/1 et seq. (the "Act"), is authorized by the laws of the State of



Illinois (the "State"), including without limitation in the Act, to issue its revenue Bonds and Notes for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance or refinance the costs of the development, rehabilitation, and renovation of multifamily rental housing located in the jurisdiction of the Authority; and

**WHEREAS**, the Authority previously issued its Multi-Family Housing Revenue Notes (the "Initial Notes") in the amount of \$35,000,000 and loaned the proceeds thereof to Caroline Hedger Housing Development, LLC (the "Borrower") to finance the costs of the acquisition, rehabilitation, and renovation of Caroline Hedger Senior Apartments Project consisting of 449 rental units of public housing in Chicago, Illinois (the "Senior Apartments Project"); and

**WHEREAS**, at the time the Initial Notes were issued it was the intention of all parties that at the end of the short-term tax-exempt rate, the Initial Notes would convert to a long-term (20 year) permanent tax-exempt rate (the "Permanent Loan"); and

**WHEREAS**, upon the issuance of the Initial Notes, the short-term obligation (the "Governmental Lender Note") provided for a six month maturity at which time the Governmental Lender Note would convert to the Permanent Loan; and

**WHEREAS**, while the Permanent Loan was described in the documents, it was not clear that it was to be tax-exempt; and

**WHEREAS**, the Borrower has requested that the Authority amend the Initial Notes and the documents related thereto (the "Authority Documents") in order to reflect that the Permanent Loan is tax-exempt; and

**WHEREAS**, the Initial Notes, the proceeds of which were used to finance a portion of the costs of the Senior Apartments Project will be refinanced through the issuance by the Authority of its Multi-Family Housing Revenue Refunding Notes (the "Notes") which will be tax-exempt; and

**WHEREAS**, a determination has been made by the Authority that the Senior Apartments Project constitutes "multifamily rental housing" within the meaning of the Act and that the financing and refinancing thereof will meet the public purposes of the Acts; and

**WHEREAS**, pursuant to and in accordance with the provisions of the Act, the Authority is now prepared to proceed with the refinancing of a portion of the costs of the Senior Apartments Project through the amendment of the Authority Documents and the reissuance of the Initial Notes through the issuance of the Notes; and

**WHEREAS**, certain income and other rental restrictions required by Sections 42 and 142(d) of the Internal Revenue Code of 1986, as amended (the "Code") related to the Senior Apartment Project will be specified in one or more amended and restated Land Use Agreement and tax related documents;

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

- THAT,** the Acting Chief Executive Officer, or his designee, is authorized to execute all documents needed to amend the Authority Documents in order to refund the Governmental Lender Note and cause the Permanent Loan to be tax-exempt;
- THAT,** the Board hereby delegates to the Acting Chief Executive Officer or his designee, authority to select a bond or note purchaser and related fiscal agent, provided that such selection is made within the parameters of the Authority's procurement practices;
- THAT,** the Acting Chief Executive Officer, or his designee, is authorized to execute all documents in order to amend the Authority Documents and refund the Initial Notes in an aggregate amount not to exceed \$35,000,000 (the "Refunding Notes") in substantially the same form as documents previously approved in connection with the issuance and sale of the Authority's other multifamily housing revenue notes to a purchaser and related fiscal agent as approved by the Acting Chief Executive Officer;
- THAT,** the Board hereby delegates to the Acting Chief Executive Officer or his designee, authority to negotiate and accept the terms and provisions of all financing documents on behalf of the Authority, provided that such terms and provisions shall be within the parameters of the Act and any applicable Authority policies and practices;
- THAT,** the Acting 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; and
- THAT,** within thirty (30) days of closing the latest of the transactions authorized in this Resolution, the Acting Chief Executive Officer shall file, with the Board Secretary for distribution to the Commissioners, a report setting forth the final terms of the transactions.

Chairwoman Hurlock then invited residents and the public at large to address the Board.

Chairperson Hurlock then presented an Omnibus Motion for the approval of Items 7 through 11.

The Motion to adopt the resolutions for Items 7 through 11 was seconded by Commissioner Washington and the voting was as follows:

Ayes:	Craig Chico Dr. Mildred Harris Meghan Harte Angela Hurlock Bill Thanoukos Debra Parker Francine Washington
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Nays:	None
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There being no questions or discussion, Chairwoman Hurlock thereupon declared said Motion carried and said resolutions adopted.

Upon Motion made by Chairwoman Hurlock and properly seconded by Commissioner Harte, the Commissioners adjourned to Closed Session. Chairwoman Hurlock announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately 30 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.

Chairwoman Hurlock called the meeting to order and upon roll call those present and absent were as follows:

Present: Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
Angela Hurlock  
Bill Thanoukos  
Debra Parker  
Francine Washington

Absent: Matthew Brewer  
James Matanky

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

Upon motion made by Chairwoman Hurlock and properly seconded by Commissioner Washington, the open and closed minutes for meetings of November 19, 2019 were approved as submitted.

**(Item 12)** This Number Not Used.

The Chairwoman then announced that during Closed Session Commissioners discussed Items 13- Personnel Actions.

A Motion to approve Item No. 13 was presented by Commissioner Parker.

**(Item 13)**

**RESOLUTION NO. 2020-CHA-11**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated January 21, 2020, 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 resolutions for Item 13 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Craig Chico  
Dr. Mildred Harris  
Angela Hurlock  
Meghan Harte  
Bill Thanoukos  
Debra Parker  
Francine Washington

Nays:           None

There being no questions or discussion, Chairwoman Hurlock thereupon declared said Motion carried and said resolution adopted.

There being no further business to come before the Board, upon Motion made by Commissioner Harte and seconded by Commissioner Washington, the board meeting of January 21, 2020, was adjourned.

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