

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**  
**October 17, 2017**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, October 17, 2017, at approximately 10:45 a.m. at the CHA Corporate Offices located at 60 E. Van Buren in Chicago, IL.

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

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| Present: | Craig Chico<br>Mark Cozzi<br>Dr. Mildred Harris<br>Meghan Harte<br>John Hooker<br>Jack Markowski<br>Cristina Matos<br>Francine Washington |
| Absent:  | Matthew Brewer  |

Also present were Eugene Jones, Chief Executive Officer; James Bebley, 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:

Jack Markowski, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Markowski, the Finance & Audit Committee held its regular meeting at 8:30 a.m. today at the CHA Corporate Offices. Commissioner Markowski chaired the meeting and the following committee members were present as well: Commissioners Cozzi, Harte and Matos. Present also but not counted for the quorum were Chairman John Hooker, Vice-Chairman Craig Chico and Commissioner Francine Washington. 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.

Commissioner Markowski then presented an Omnibus Motion for approval of Items 1 through 3.

**(Item 1)**

In 2010, the CHA Board of Commissioners approved the commencement of activities for Chicago Housing Consulting Services, Inc. (CHCS) as a designated instrumentality of the Chicago Housing Authority to pursue performance-based contract administration opportunities and to allocate non-federal funds to CHCS. However, CHCS never launched bona fide operations. With the formation of the Investment Division in January 2016, the Revenue and Partnerships Department was created within the Investment Division. This team has successfully navigated various non-federal initiatives and investments, working cross-functionally within CHA, resulting in substantive, revenue-generating

outcomes benefitting CHA and its residents. CHCS can help the CHA achieve its fundamental objectives of providing affordable housing and helping low-income families achieve self-sufficiency by providing additional revenue streams, independent of federal restrictions, for the agency. Accordingly, the resolution for Item 1 approves the reorganization of CHCS; naming CHCS the Revenue Concession Agent for the Chicago Housing Authority; approves a new Board of Directors and approves initial funding for a not-to-exceed amount of \$150,000. In order to effectuate the relaunch of CHCS, its Articles of Incorporation and Bylaws shall be amended and restated to reflect the revised purposes, structure and functions of the organization.

**RESOLUTION NO. 2017-CHA-101**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2017 entitled “Authorization to (1) Reorganize Chicago Housing Consulting Services, Inc. (“CHCS”); (2) Name CHCS as the Chicago Housing Authority’s Revenue Concession Agent; (3) Approve a new CHCS Board of Directors; and to (4) Approve non-federal funding in an amount not to exceed \$150,000”;

**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) Reorganize Chicago Housing Consulting Services, Inc. (“CHCS”); (2) Name CHCS as the CHA’s Revenue Concession Agent; (3) Approve a new CHCS Board of Directors; and (4) Approve non-federal funding in an amount not to exceed \$150,000.

**(Item 2)**

CHA must renew its Employee Insurance Benefits coverages on an annual basis. In 2001 HUD granted CHA an indefinite waiver to utilize insurance brokers to procure insurance coverage. Based on the evaluation of the 10 bids received, the recommended insurers that will provide the service most advantageous to the CHA, with price and other factors considered include Blue Cross Blue Shield for Medical; Guardian for Dental, Life/AD&D, Short and Long Term Disability and Retiree Life; and Davis Vision for Vision. Accordingly, the resolution for Item 2 approves the award of contracts to the listed insurers for a calculated amount of \$8,787,082 based on the current employee census plus projected increase in headcount, for a one-year policy term from January 1, 2018 through December 31, 2018 to provide Employee Benefit related coverages.

**RESOLUTION NO. 2017-CHA- 102**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2017 entitled “Recommendation to Purchase Employee Insurance Benefit Coverages”.

**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 authorize the award of contracts to the below listed contractors for a total calculated amount of \$8,787,082 based on the current employee census (491 employees), plus an estimated 50 new employees, for a one-year policy term from January 1, 2018 through December 31, 2018 to provide Employee Benefit related coverages as follows: (1) Medical coverage written through Blue Cross Blue Shield in the amount not-to-exceed \$8,005,208; (2) Dental coverage written through Guardian in an amount not-to-exceed \$450,207; (3) Life/AD&D coverage written through Guardian in an amount not-to-

exceed \$131,030; (4) Short Term Disability coverage written through Guardian in an amount not-to-exceed \$86,319; (5) Long Term Disability coverage written through Guardian in an amount not-to-exceed \$65,877; and (6) Vision coverage written through Davis Vision in an amount not-to-exceed \$48,441.

**(Item 3)**

The resolution for Item 3 approves a new Collective Bargaining Agreement (CBA) by and between the CHA and the International Union of Operating Engineers, Local 399 for the period of June 1, 2017 to May 31, 2020. The CHA employs one member of Local 399, whose employment terms are governed in part by a CBA with Local 399.

**RESOLUTION NO. 2017-CHA-103**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated October 17, 2017 entitled: Authorization to enter into a new Collective Bargaining Agreement with the International Union of Operating Engineers, Local 399 of Chicago, Illinois for the period of June 1, 2017 to May 31, 2020.

**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 a new Collective Bargaining Agreement with the International Union of Operating Engineers, Local 399 for the period of June 1, 2017 to May 31, 2020.

The Motion to adopt resolutions for Items 1 through 3 was seconded by Commissioner Washington and the voting was as follows:

Ayes: Craig Chico  
Mark Cozzi (*Abstained from voting on Item 1 only*)  
Dr. Mildred Harris  
Meghan Harte  
John Hooker  
Jack Markowski  
Cristina Matos  
Francine Washington

Nays: None

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

Commissioner Meghan Harte, Chairwoman of the Tenant Services Committee then presented her report. Per Commissioner Harte, the Tenant Services Committee held its monthly meeting earlier today. Commissioner Harte chaired the meeting and the following committee members were present as well: Commissioners Chico, Harris, Matos and Washington. Although Chairman Hooker and Commissioners Cozzi and Markowski were also present they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the following items appearing on the agenda.

On behalf of the Tenant Services Committee, Commissioner Harte presented an Omnibus Motion for approval of Items 4 and 5.

**(Item 4)**

CHA issued a Request For Proposal in May 2017 requesting qualified firms to provide Transitional Jobs (TJ) services for CHA residents. Of the seven proposals received; five were deemed responsive and three proposals were deemed to be within the competitive range. Based on the recommendation of the Evaluation Team, the resolution for Item 4 approves award of contracts to the following three firms: Centers for New Horizons, Employment & Employer Services and Safer Foundation in an aggregate amount of \$9,196,275 which includes an aggregate contract value of \$3,678,785 for a two (2) year base term plus three (3) one-year option terms in an aggregate amount of \$5,517,490 to provide Transitional Jobs programs for CHA residents. The TJ program combines wage-paid work, job skills training and supportive services to help individuals facing barriers to employment succeed in the workforce. The target population for the TJ program is public housing residents and HCV participants who have not participated in subsidized or unsubsidized employment for four or more consecutive quarters.

**RESOLUTION NO. 2017-CHA-104**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2017 entitled “RECOMMENDATION TO ENTER INTO CONTRACTS WITH CENTERS FOR NEW HORIZONS, EMPLOYMENT & EMPLOYER SERVICES, INC. AND SAFER FOUNDATION TO PROVIDE TRANSITIONAL JOBS PROGRAMS FOR CHA RESIDENTS”.

**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 contracts with: (1) Centers for New Horizons for an aggregate not-to-exceed amount of \$2,763,788; (2) Employment & Employer Services, Inc. for an aggregate not-to-exceed amount of \$3,245,212; and (3) the Safer Foundation for an aggregate not-to-exceed amount of \$3,187,275, respectively, for two-year base terms with three additional one-year option terms. The aggregate amount of this request is \$9,196,275. The Board delegates authority to the Chief Executive Officer to use his discretion to exercise the option year terms. Each option term shall only be exercised at the time of the expiration of the prior contract term, and may only be exercised individually

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

**(Item 5)**

The resolution for Item 5 approves a Funding Agreement with the Central Advisory Council (CAC) for a one-year term from January 1, 2018 through December 31, 2018 in an amount not to exceed \$1,100,530.00. A Funding Agreement between CHA and the CAC is required by HUD for funding provided by a housing authority for a duly-elected resident council. The Funding Agreement will be used to fund tenant participation activities (officer stipends, operating expenses, etc.) and will also include special programs such as the Section 3 Small Grants Program, which provides small grants for residents in need of business development assistance. The purpose of the CAC, as the jurisdiction-wide resident council for CHA Residents, is to act as a vehicle for resident participation and to represent the interests of the residents of CHA family and senior buildings. The role of a resident council is to improve the quality of life and resident satisfaction, and to participate in self-help initiatives to create a positive living environment for families living in public housing.

Commissioner Washington recused from voting on Item No. 5.

**RESOLUTION NO. 2017-CHA-105**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2017 entitled “Authorization to enter into a Funding Agreement with the Central Advisory Council”.

**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 a Funding Agreement with the Central Advisory Council for a base term from January 1, 2018 through December 31, 2018 in an amount not to exceed \$1,100,530.00.

The Motion to adopt resolutions for Items 4 and 5 was seconded by Commissioner Harris and the voting was as follows:

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| Ayes: | Craig Chico<br>Mark Cozzi<br>Dr. Mildred Harris<br>Meghan Harte<br>John Hooker<br>Jack Markowski<br>Cristina Matos<br>Francine Washington ( <i>Recuses from voting on Item 5 only</i> ) |
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| Nays: | None |
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There being no questions or discussion, Chairman Hooker thereupon declared said Motion carried and said resolutions adopted.

In the absence of Matthew Brewer, Chairman of the Real Estate Operations Development committee, Vice-Chairman Chico presented the report. Per Commissioner Chico, the Real Estate Operations Development Committee held its monthly meeting earlier today. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Cozzi, Harris, Markowski and Washington. Although Chairman Hooker and Commissioners Harte and Matos were also present they were not counted toward the quorum since they are not members of the committee. Committee member then discussed, voted and recommended for approval the six items appearing on the Real Estate Committee agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Chico presented an Omnibus Motion for approval of Items 6 through 11.

**(Item 6)**

The resolution for Item 6 approves Housing Assistance Payment (HAP) contracts for Property Rental Assistance (PRA) for up to four units at 90<sup>th</sup> Street Development for a 15-year term, five units at Casa Kirk Apartments for a 15-year term, and up to ten units at Wentworth Commons Apartments for a 10-year term. 90<sup>th</sup> Street Development is a 2-story, walk up apartment building containing ten units located at 1531-1539 W. 90<sup>th</sup> Street, in the Brainerd community. The development consists of a one-bedroom apartment building that provides housing to families. TreMaq Partners, Inc. is the property management firm managing the 90<sup>th</sup> Street Development. The HAP contract expired on April 30, 2017. Casa Kirk Apartments is a three-story, walk-up apartment building containing 29 units located at 3236-3260 E.

92<sup>nd</sup> Street, in the South Chicago community area. The development consists of 29 affordable apartments ranging in size from two to four bedrooms' units. Claretian Associates owns and manages Casa Kirk Apartments. The HAP contract expired December 31, 2016. Wentworth Commons Apartments is a 4-story apartment building containing 51 units located at the 11045 S. Wentworth Street, in the Roseland community. It consists of single residence occupancy, two to four-bedroom apartment units that provide housing to families. Mercy Housing Management Group is the property management firm managing the Wentworth Commons Apartments. The HAP contract expired on May 31, 2016.

**RESOLUTION NO. 2017-CHA-106**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2017 entitled "Authorized to Execute 1) Housing Assistance Payment Contracts for Property Rental Assistance at 90<sup>th</sup> Street Development, Casa Kirk Apartments, and Wentworth Commons Apartments, and 2) all other documents 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 execute 1) Housing Assistance Payment Contracts for Property Rental Assistance at 90<sup>th</sup> Street Development, Casa Kirk Apartments, and Wentworth Commons Apartments, and 2) all other documents as may be necessary or appropriate to implement the foregoing.

**(Item 7)**

The resolution for Item 7 approves the submittal of Rental Assistance Demonstration (RAD) financing plans to HUD and enter into two RAD Conversion Commitments with HUD for William Jones and Hattie Callner; commit CHA funds in a total amount not to exceed \$18,700,000 to fund an initial deposit to the replacement reserve; facilitate rehabilitation, site work and transaction costs and execute Housing Assistance Payment (HAP) contracts as may be required for the financing and operation of the listed properties; transfer ownership of William Jones and Hattie Callner improvements to Chicago Housing Administration LLC and execute a 99-year ground lease for the land. **William Jones Apartments** is a 13-story senior housing building that contains 113 residential rental units. The property will transition from public housing to Project-Based Voucher (PBV) funding under the RAD program and will be covered by a Housing Assistance Payment (HAP) contract. The planned scope of work for the property includes new domestic water service, first floor/common area renovations, interior corridor floor replacement, elevator modernization, and new furniture. Longer range plans include more extensive rehabilitation over the next 20 years. **Hattie Callner Apartments** is a 17-story senior housing building located in the Lakeview neighborhood. The building contains a total of 144 residential rental units and was built in 1965. The building needs selective tuck-pointing, in addition to elevator upgrades. Other work planned includes interior corridor floor replacement and finishes, first-floor renovations, and new furniture. Additional rehabilitation work, including kitchen and bath upgrades, are planned for the first 20-year term of the HAP contract. At the RAD conversion closings, CHA will transfer ownership of the improvements to Chicago Housing Administration LLC and execute a 99-year Ground Lease for the underlying land. It is anticipated that CHA will lend and grant capital funds to Chicago Housing Administration LLC to cover the cost related to the immediate work that will be conducted in the building.

**RESOLUTION NO. 2017-CHA-107**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2017 requesting authorization to 1) submit Rental Assistance

Demonstration Financing Plans to the United States Department of Housing and Urban Development and enter into Rental Assistance Demonstration conversion commitments with HUD for two properties; 2) commit Chicago Housing Authority funds not to exceed \$18,700,000; 3) execute Housing Assistance Payment contracts and such other documents as may be required for the financing and operation of the properties; 4) transfer ownership of the property improvements and execute 99-year ground leases for the land; and 5) execute and deliver such 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 Chief Executive Officer or his designee is authorized to submit Rental Assistance Demonstration Financing Plans to the United States Department of Housing and Urban Development for William Jones and Hattie Callner Apartments.

**THAT,** the Chief Executive Officer or his designee is authorized to enter into Rental Assistance Conversion Commitments for William Jones and Hattie Callner Apartments on behalf of the Chicago Housing Authority and Chicago Housing Administration LLC.

**THAT,** the Chief Executive Officer or his designee is authorized to execute Housing Assistance Payment contracts under the United States Department of Housing and Urban Development Rental Assistance Demonstration program for William Jones and Hattie Callner Apartments on behalf of the Chicago Housing Authority and the Chicago Housing Administration LLC, and execute such other documents as may be required for the financing and operation of the properties on behalf of the Authority and Chicago Housing Administration LLC.

**THAT,** the Chicago Housing Authority is authorized to commit funds in a total amount not to exceed \$18,700,000 to fund initial replacement reserves and other rehabilitation costs as well as transaction costs for William Jones (\$10,900,000) and Hattie Callner Apartments (\$7,800,000).

**THAT,** the Chief Executive Officer or his designee is authorized to execute documents on behalf of the Chicago Housing Authority and Chicago Housing Administration LLC for William Jones and Hattie Callner Apartments in order to transfer title to the improvements and enter into a 99-year ground lease.

**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.

**(Item 8)**

The resolution for Item 8 approves the Tenant Selection Plan, Lease and Lease Riders for John Pennycuff Memorial Apartments, Ravenswood Senior Living Apartments, Northtown Apartments, and Independence Apartments and amends the CHA Housing Choice Voucher Program Administrative Plan. A 30-day public comment period was conducted for each property and CHA held four public comment hearings during the public comment period. Announcements for the public comment process appeared on CHA's website and area newspapers. During the public comment period, residents and the general public were able to submit comments orally and in writing. Prior to finalizing the proposed Tenant Selection Plan, Lease and Lease Riders, CHA gave consideration to comments received during the public comment period. It is understood that the developer has an interest and desire to implement its

own lease forms and policy that encourages consistent community standards for the effective management of the developments.

**RESOLUTION NO. 2017-CHA-108**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated October 2017 entitled “Authorization to: 1) Approve the Tenant Selection Plan, Lease and Lease Riders for John Pennycuff Memorial Apartments, Ravenswood Senior Living Apartments, Northtown Apartments, and Independence Apartments and amend the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto; 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: 1) Approve the Tenant Selection Plan, Lease and Lease Riders for John Pennycuff Memorial Apartments, Ravenswood Senior Living Apartments, Northtown Apartments, and Independence Apartments and amend the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto; and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**(Item 9)**

The resolution for Item 9 approves the commitment of CHA funds in an amount not to exceed \$15,800,000 for the Taylor Street Library and Apartments; approves submittal of a Development Proposal and evidentiary documents to HUD and approves the Tenant Selection Plan, Lease, and Lease Riders for the Taylor Street Library and Apartments. The not-to-exceed total CHA funding of \$15.8 million will provide funds for the residential portion of the project and the total estimated residential project budget is approximately \$26.6 million. The development budget is subject to an Illinois Affordable Housing Tax Credit (donation tax credit) award and the construction contract. The Taylor Street Library and Apartments project is a mixed-use, mixed-income project located at the northwest corner of Taylor and Ada Streets in the Little Italy neighborhood. The project will be built on a vacant CHA site. The first floor of the project will contain the approximately 16,000 sq. ft. new Taylor Street Library. The library includes an early learning area for children, a YOUmedia Digital lab, and community meeting and study rooms.

**RESOLUTION NO. 2017-CHA-109**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2017 entitled “Authorization to 1) Commit Chicago Housing Authority funds in an amount not to exceed \$15,800,000 for the Taylor Street Library and Apartments; 2) Submit a Development Proposal and evidentiary documents to the United States Department of Housing and Urban Development, (HUD), for the Taylor Street Library and Apartments; 3) Approve the Tenant Selection Plan, lease, and lease riders for the Taylor Street Library and Apartments; and 4) 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: 1) Commit Chicago Housing Authority funds in an amount not to exceed \$15,800,000 for the Taylor Street Library and Apartments; 2) Submit a Development Proposal and evidentiary documents to the United States Department of Housing and Urban Development, (HUD), for the Taylor Street Library and Apartments; 3) Approve the Tenant Selection Plan, lease, and lease riders for the Taylor Street Library and Apartments; and 4) 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 the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

**(Item 10)**

The resolution for Item 10 approves a Predevelopment Loan Agreement with Parkside Associates, LLC. or other related entity in the amount of \$1,116,152 for Parkside III. Parkside III is the fifth phase of the Cabrini Green Extension North redevelopment at Parkside of Old Town. The loan funds will help fund a portion of predevelopment costs, which include but are not limited to architect, engineering, design development and construction documents, permit fees, surveys, market studies and other related real estate services. The proposed predevelopment loan will not exceed 75% of eligible third party costs for rental units only, consistent with HUD cost control guidelines and regulation. The total predevelopment loan budget is \$1,907,066 and the Developer will cover the remaining 25% costs. All predevelopment loan funds will be repaid to CHA at the project's transaction closing.

**RESOLUTION NO. 2017-CHA-110**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2017, entitled "Authorization to 1) Enter into a Predevelopment Loan Agreement with Parkside Associates, LLC. or other related entity in the amount of \$1,116,152 for Parkside III 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: 1) Enter into a Predevelopment Loan Agreement with Parkside Associates III LLC. or other related entity in the amount of \$1,116,152 for Parkside III and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**(Item 11)**

The resolution for Item 11 approves amendment of the Disposition Application to HUD for 1322-24 W. Taylor Street and enter into a ground lease for the Land between NPHM and CHA. In September 2016, the CHA Board of Commissioners authorized the submission of a disposition application to HUD for the long-term lease with NPHM at 1322-24 W. Taylor Street. Originally, CHA's intent was to lease 18,074 SF of the 34,160 SF building to the NPHM and enter into a 99-year ground lease for the Land on which the building is located. In July 2017, the CHA Board of Commissioners authorized CHA to dispose of the entire building located at 1322-1324 W. Taylor to NPHM under Resolution 2017-CHA-83. This

latest action will allow CHA to convey by deed the entire building and related improvements to the NPHM via fee simple title and enter into a 99-year ground lease of the Land, as well as such other documents incidental to the foregoing to enable the CHA and its designees to utilize for parking such portions of the Land designated for parking that are not legally required by NPHM under such terms and conditions as are agreed to between the CHA and NPHM.

**RESOLUTION NO. 2017-CHA-111**

**WHEREAS,** It is recommended that the Board of Commissioners (Board) authorize the Chief Executive Officer (CEO) or his designee to: 1) Amend the Disposition Application to the United States Department of Housing and Urban Development (HUD) to dispose by fee simple title to the National Public Housing Museum (NPHM) the building and related improvements located on the real estate commonly known as 1322-24 W. Taylor Street (Land) and enter into a ground lease for the Land between NPHM and CHA and 2) Execute and Deliver such other documents and perform such activities 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: 1) Amend the Disposition Application to the United States Department of Housing and Urban Development (HUD) to dispose by fee simple title to the National Public Housing Museum (NPHM) the building and related improvements located on the real estate commonly known as 1322-24 W. Taylor Street (Land) and enter into a ground lease for the Land between NPHM and CHA and 2) Execute and Deliver such other documents and perform such activities as may be necessary or appropriate to implement the foregoing.

The Motion to adopt the resolutions for Items 6 through 11 was seconded by Commissioner Harte and the voting was as follows:

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| Ayes: | Craig Chico<br>Mark Cozzi<br>Dr. Mildred Harris<br>Meghan Harte<br>John Hooker<br>Jack Markowski<br>Cristina Matos<br>Francine Washington ( <i>Recuses from voting on Item 11 only</i> ) |
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| Nays: | None |
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There being no questions or discussion, Chairman Hooker thereupon declared said Motion carried and said resolutions adopted.

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

At the conclusion of public participation and upon Motion made by Chairman Hooker and properly seconded by Commissioner Markowski, the Commissioners adjourned to Closed Session. Chairman Hooker 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.

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

Present: Craig Chico  
Mark Cozzi  
Dr. Mildred Harris  
Meghan Harte  
John Hooker  
Cristina Matos  
Jack Markowski  
Francine Washington

Absent: Matthew Brewer

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

Upon motion made by Chairman Hooker and properly seconded by Commissioner Cozzi, the open and closed minutes for meetings of September 19, 2017 were approved as submitted.

**(Item 12)**

The resolution for Item 12 ratifies the following Personnel Actions for employees below Grade Level 74: offer of employment to three applicants; resignation of 4 employees; retirement of one employee and termination of 2 employees.

**RESOLUTION NO. 2017-CHA-100**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated October 17, 2017, 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 Washington and the voting was as follows:

Ayes: Craig Chico  
Mark Cozzi  
Dr. Mildred Harris  
Meghan Harte  
John Hooker  
Cristina Matos  
Jack Markowski  
Francine Washington

Nays: None

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

There being no further business to come before the Commissioners, upon Motion made by Commissioner Chico and seconded by Commissioner Harte, the board meeting of October 17, 2017 was adjourned.

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John Hooker, Chairman  
Chicago Housing Authority

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Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records