ANNUAL AND REGULAR MEETING
OF
THE BOARD OF COMMISSIONERS
CHA Corporate Office, 60 E. Van Buren, 7th Fl., Chicago, Illinois

Tuesday, July 19, 2022
9:30 a.m.

AGENDA

I. Roll Call

II. Approval of Agenda

III. Centering Thoughts – Commissioner Mildred Harris

IV. Report from Chief Executive Officer – Tracey Scott

V. Election of Officers

VI. Presentation of Resolutions and Committee Reports

Finance & Audit Committee Report – Matthew Brewer, Chairman
Item No. 1 Authorization to adopt revised Investment Policy.
Presenter: Michael Moran, Chief Financial Officer

Tenant Services Committee Report – Meghan Harte, Chairperson
Item No. 2 Authorization to adopt FY2022 Administrative Plan and FY2022 Admission and Continued Occupancy Policy.
Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer
Eric Garrett, Chief Property Officer

Real Estate Operations Development Committee Report – James Matanky, Chairman
Item No. 3 Authorization to adopt FY2022 Non-Dwelling Premises Use and Lease Policy.
Presenter: Eric Garrett, Chief Property Officer

Item No. 4 Authorization to award contract to complete Physical Needs Assessments at various CHA properties. Recommended Awardee: Bureau Veritas Technical Assessment, BBG Assessments LLC and HDR Architecture, Inc. for a total program funding authorization of $4.5 million.
Presenter: Eric Garrett, Chief Property Officer
Item No. 5  Authorization to extend Contract No. 11974 with AGB Investigative Services, Inc. and Contract No. 11876 with Kates Detective and Security Agency, Inc. for security services at CHA properties.

*Presenter: Eric Garrett, Chief Property Officer*

Item No. 6  Authorization to enter into Professional Security Services Agreements to provide security services at various CHA properties. Recommended Awardees: Kates Detective and Security, Benford Protection Group, Page Security and Securitas Security in the aggregate amount of $162,899,538.

*Presenter: Eric Garrett, Chief Property Officer*

Item No. 7  Authorization to award contract for Biohazard Cleanup and Remediation Services at CHA properties. Recommended Awardee: One Chicago in the aggregate amount of $1,267,520.

*Presenter: Eric Garrett, Chief Property Officer*

Item No. 8  Authorization to enter into a Memorandum of Understanding with the Community Economic Development Association (CEDA) for Energy Efficiency Projects in an aggregate amount of $15 Million.

*Presenter: Eric Garrett, Chief Property Officer*

Item No. 9  Authorization for actions necessary for the closing of Encuentro Square Phase I, including the execution of a Rental Assistance Demonstration project-based Housing Assistance Payment (HAP) contract.

*Presenter: Ann McKenzie, Chief Development Officer*

Item No. 10  Authorization for actions necessary for the disposition of a portion of the former Harold Ickes site, submission of a land disposition application to HUD, and acquisition approval for a nearby site.

*Presenter: Ann McKenzie, Chief Development Officer*

Item No. 11  Authorization to take actions necessary for the Disposition and Sale of Vacant Land at the former Robert Taylor Homes site at West 44th and South Dearborn Streets for the development of new, for-sale housing.

*Presenter: Ann McKenzie, Chief Development Officer*

VII. Public Participation

VIII. Closed Meeting

- Commissioners will vote on whether to go into closed meeting pursuant to the Open Meetings Act, 5 ILCS 120/2, to possibly discuss matters under the following exceptions: personnel related matters under (c)(1) and (c)(2); purchase, sale and lease of real estate property under (c)(5) and (c)(6); pending/imminent/probable litigation under (c) (11); review of closed meeting minutes under (c) (21) and audit reviews under (c) (29).
IX. Open Session Resumes – Roll Call

X. Approval of Minutes for the Closed and Regular Meetings of May 17, 2022.

XI. Presentation of Matters from Closed Session
Item No. 12 Approval of Personnel Actions.

   Presenter: Dominick Maniscalco, Deputy Chief, Human Resources

XII. Adjournment
BOARD OF COMMISSIONERS
Finance & Audit Committee Meeting
CHA Corporate Offices
60 E. Van Buren, 7th Fl., Chicago, Illinois

Tuesday, July 19, 2022
8:30 a.m.

AGENDA

I. Roll Call

II. Closed Meeting
   • Commissioners will vote to go into closed meeting pursuant to the Open Meetings Act, 5 ILCS 120/2, to discuss matters under the following exceptions: personnel related matters under (c)(1) and (c)(2); purchase, sale, and lease of real estate property under (c)(5) and (c)(6); pending/imminent/probable litigation under (c) (11); review of closed meeting minutes under(c) (21) and audit reviews under (c) (29).
   • Update by Inspector General

III. Open Session - Roll Call

IV. Approval of Minutes for the Finance & Audit Committee Meeting of May 17, 2022.

V. Resolution
   Item No. 1 Authorization to adopt revised Investment Policy.
   Presenter: Michael Moran, Chief Financial Officer

VI. Adjournment
Authorization to adopt revised Investment Policy.

Presenter: Michael Moran, Chief Financial Officer

**Recommendation**
The Chief Financial Officer recommends that the Board of Commissioners of the Chicago Housing Authority (CHA) approve the attached revised Investment Policy.

The requested action complies in all material respects with all applicable federal, state, and local laws, and Chicago Housing Authority board policies. Staff has completed all necessary due diligence to support the submission of this initiative.

**Funding**
N/A

**Background:**
The CHA’s current Investment Policy was adopted in September 2017.

The current policy includes procedures for managing and investing the Authorities funds. This revision removes those procedures and reorganizes and streamlines the policies for investing CHA’s funds. It clarifies several policies and adds additional review, oversight and performance assessment.

The key revisions are:

- Renaming the portfolio classifications to better represent their purpose and use by the Authority. This will assist in making decisions on investment type and duration ensuring funds are properly invested and available as needed.

- Providing clearer direction around each portfolio’s investment size limits, duration and benchmarks. This will assist in maximizing return and further address liquidity issues. It will also provide metrics to measure investment performance.

- Adding clarity on roles for proper oversight and authority so that the CHA’s funds are safe and secure. This includes Board oversight, establishing clear guidelines for an internal investment committee and determining staff responsibilities.
- Providing additional detail on permitted investments so that CHA funds are invested in approved securities to ensure safety of principal and adherence to state and federal laws and requirements.

- Add regular audit and performance reviews to ensure that Authority staff adhere to policies and that investments are appropriate while achieving maximum returns.

Respectfully Submitted:

______________________________
Tracey Scott
Chief Executive Officer
RESOLUTION NO. 2022-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022, entitled “Authorization to adopt revised Investment Policy”;

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

THAT, the Board of Commissioners adopts the revised Investment Policy in the form attached.

Angela Hurlock
Chairperson
Chicago Housing Authority
BOARD OF COMMISSIONERS
Tenant Services Committee Meeting
CHA Corporate Offices
60 E. Van Buren, 7th Fl., Chicago, Illinois

Tuesday, July 19, 2022 - 9:10 a.m.

AGENDA

I. Roll Call

II. Resolution
   Item No. 2 Authorization to adopt FY2022 Administrative Plan and FY2022 Admission and Continued Occupancy Policy.
   Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

III. Adjournment
Authorization to adopt FY2022 Administrative Plan and FY2022 Admissions and Continued Occupancy Policy.

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer
Eric Garrett, Chief Property Officer

Recommendation
The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2022 HCV Administrative Plan and FY2022 Admissions and Continued Occupancy Policy.

The requested action complies in all material respects with applicable Chicago Housing Authority Board policies and applicable federal (HUD) regulations.

Funding
NA

Background:
Pursuant to HUD regulations, CHA is required to implement an Administrative Plan to govern its Housing Choice Voucher (HCV) Program and an Admissions and Continued Occupancy Policy to govern its Public Housing Program. The HCV Administrative Plan provides the required information on the rules that CHA will follow in the administration of the HCV Program. Moreover, the Admissions and Continued Occupancy Plan provides the required information on the rules that CHA will follow in the administration of the Public Housing Program. The FY2022 HCV Administrative Plan and the FY2022 Admissions and Continued Occupancy Policy contain updated and minor policy changes as needed to be consistent with HUD requirements and current practice.

CHA held a 30-day public comment period conducted from April 29, 2022 through May 31, 2022. Announcements for the public comment process appeared on CHA’s website and in the Chicago Reader and Chicago Sun-Times. CHA also distributed resident notices across CHA properties and sent an email notification to HCV participants. Below is an overview of the changes made.

Changes to the 2022 Administrative Plan:
Add Violence Against Women Act (VAWA) Emergency Transfer language to the VAWA section
Participants who are victims of domestic violence, dating violence, sexual assault, or stalking may request an emergency transfer in accordance with the Housing Choice Voucher (HCV) Emergency
Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking. CHA will respond to transfer a participant who is granted an emergency transfer request, subject to availability and unit safety.

Incorporate relevant language from the standalone CHA Medical Marijuana Policy to align with the Admissions and Continued Occupancy Policy (ACOP)
The CHA determines that any household member is currently engaged in the use of illegal drugs, including the distribution, possession, sale or use in violation of the Controlled Substance Act (21 USC 801, et seq., 841). Each household member will be informed that the use or possession of medical marijuana is considered a violation of the Controlled Substances Act and may be grounds for denial of admission in or termination from any CHA-supported housing program.

Update the Housing Choice Voucher (HCV) guest policy to 14 consecutive days to align with ACOP
A guest is defined as a person temporarily staying in the unit with the consent of the head of household or other adult member. See 24 CFR 5.100. A guest may visit a family in an assisted unit for a total of 30 calendar days in a calendar year; however, each visit cannot exceed 14 consecutive calendar days. A visit is defined as an overnight stay. Participants may request a time extension to this visitor timeframe.

Provide HCV preference for the Project-Based Voucher (PBV) site-based waiting list
Families on the HCV waiting list will be provided preference on the PBV waiting list.

Define PBV transfer plan
CHA may grant moves or transfers based on the following circumstances: VAWA Emergency Transfer, Reasonable Accommodation, abatement, or overhoused / underhoused. CHA will offer the following types of continued assistance in the subsequent order, based on the availability:
- PBV assistance in the same building or property;
- PBV assistance in another PBV property; or
- Tenant-based voucher assistance.

VAWA Emergency Transfer: Per the Violence Against Women Act (VAWA), participants who are victims of domestic violence, dating violence, sexual assault, or stalking may request an emergency transfer in accordance with the Housing Choice Voucher (HCV) Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking. CHA will act as quickly as possible to transfer a participant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and unit safety. PBV participants that are requesting a VAWA-related transfer will receive priority for an appropriate unit.
Reasonable Accommodation: Participants may request a unit transfer due to Reasonable Accommodation, including the need for an accessible unit. CHA will review the Reasonable Accommodation transfer request and determine eligibility.

Abatement: Participants will be granted a unit transfer if a PBV unit is under abatement and the property owner does not cure within 60 days.

Overhoused/Underhoused: Participants will be granted a unit transfer based on the occupancy of a household in a wrong-sized unit.

Clarify the number of unit offers provided to PBV transfers
PBV participants approved for a PBV unit transfer will be referred to an appropriate unit. CHA will evaluate whether the participant shall be removed from the transfer waiting list should a participant refuse a second unit offer, without good cause. Participants will be informed of the decision to remove them from the PBV transfer waiting list.

Changes to the 2022 Admissions and Continued Occupancy Policy (ACOP):
Add language to authorize mandatory administrative and emergency transfers between Public Housing, RAD, and PBRA programs
A new transfer category is proposed to allow CHA to authorize transfers between housing programs in the event the CHA cannot identify an appropriate unit within a resident’s current program. See attached supplemental information for reference.

Include storage costs covered by the CHA for some transfers
The CHA will pay the costs associated with moving, storage (up to 90 days), and transfer of utilities (“moving expenses”) for all transfer types except transfers prior to RAD PBV conversion and Voluntary Administrative Transfers.

Define unit upkeep responsibilities of residents with live-in aides
Residents, including those with live-in aides, are responsible for housekeeping and/or maintenance upkeep. If such a resident is non-compliant, the CHA reserves the right to document inspections and observed deficiencies, require the resident to complete the home maintenance orientation, and fine residents in accordance with the charge sheet if unsatisfactory conditions are not cured.

Replace the Common Area Use Policy with language from the standalone CHA Community Space Policy
Applicable language from CHA’s standalone Policy for the Use of CHA Community Space in Residential Buildings is proposed for inclusion in the ACOP. See attached supplemental information for reference.
Revise the timeframe for examining families with Zero Income Certification (from 90 days to 180 days) to align with the Administrative Plan
Zero Income Family Certification: Unless the family has income that is excluded for rent computation, families reporting zero income will have their circumstances examined every 180 calendar days until they have a stable income. A monetary or non-monetary contribution from persons not residing in the dwelling unit for any purpose other than the payment or reimbursement of medical expenses shall be considered income; 24 CFR § 5.609.

Incorporate relevant language from the Cook County Just Housing Amendment
Applicable language from the Cook County Just Housing Amendment is proposed for inclusion in the ACOP to comply with the Human Rights Ordinance. Per the Just Housing Amendment, applicants will not be denied eligibility based on their convictions prior to the completion of an individualized assessment. Nothing in the Just Housing Amendment prohibits the CHA from denying housing to an applicant based on their criminal conviction history when required by federal or state law. See attached supplemental information for reference.

Incorporate relevant language from the standalone CHA Cannabis Policy
Applicable language from the standalone CHA Cannabis Policy is proposed for inclusion in the ACOP. See attached supplemental information for reference.

Incorporate relevant language from the standalone CHA Medical Marijuana Policy
Applicable language from the standalone CHA Medical Marijuana Policy is proposed for inclusion in the ACOP. See attached supplemental information for reference.

Remove section regarding excess utility charges
Language regarding excess utility charges is proposed to be removed from the ACOP, as this is not reflected in CHA’s practices. See attached supplemental information for reference.

Update Pet Policy to reflect HUD regulation pertaining to assistive and support animals
Language from Title 24 of the Code of Federal Regulations is proposed to comply with HUD regulation on breed and weight restrictions for pets that assist, support, or provide service to persons with disabilities. See attached supplemental information for reference.

Strike language from definition of Good Cause
The unit offered, or current unit is not accessible to the applicant/resident’s source of employment, education/job training program, children’s day care facility or educational program for children with disabilities.
Changes to the Administrative Plan for guidance on medical marijuana and to the ACOP for guidance on medical marijuana, cannabis, and community space supersede prior standalone policies on those subjects and allows for the Board to rescind them.

During the public comment period, both residents and the public alike were able to submit comments orally and in writing, regarding the information contained in the Proposed FY2022 HCV Administrative Plan and Proposed FY2022 Admissions and Continued Occupancy Policy. The
FY2022 Residential Lease Agreement was also subject to public comment to reflect changes made to the ACOP. CHA held two public hearings during the 30-day comment period on May 11, 2022, and May 16, 2022. CHA received 5 comments regarding the changes made. Comments largely focused on the Administrative Plan’s VAWA Emergency Transfer Plan as well changes made to the Administrative Plan and ACOP’s medical marijuana and cannabis policies. Additional comments centered on CHA’s implementation of the Just Housing Amendment.

Public comments and CHA responses will be provided to the Board prior to approval and will be available to the public in the final plan amendment posted on CHA’s website after Board approval.

Respectfully Submitted:

__________________________
Tracey Scott
Chief Executive Officer
RESOLUTION NO. 2022-CHA-XX

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 19, 2022 requesting approval of the FY2022 HCV Administrative Plan and FY2022 Admissions and Continued Occupancy Policy, attached hereto;

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

THAT, The Board of Commissioners hereby approves the FY2022 HCV Administrative Plan, FY2022 Admissions and Continued Occupancy Policy, and FY2022 Residential Lease Agreement and grants authorization to the Chief Executive Officer, or their designee to make final updates, as deemed necessary;

THAT, This approval of the FY2022 HCV Administrative Plan and FY2022 Admissions and Continued Occupancy Policy supersedes any and all conflicting language found in prior CHA HCV Administrative Plans, prior FY2022 Admissions and Continued Occupancy Policy, and prior policies on medical marijuana, cannabis, and community space.

Angela Hurlock
Chairperson
Chicago Housing Authority
BOARD OF COMMISSIONERS
Real Estate Operations Development Committee Meeting
CHA Corporate Offices
60 E. Van Buren, 7th Fl., Chicago, Illinois

Tuesday, July 19, 2022
9:20 a.m.

AGENDA

I. Roll Call

II. Approval of Minutes for the Real Estate Operations Development Committee Meeting of May 17, 2022.

III. Resolutions
Item No. 3 Authorization to adopt FY2022 Non-Dwelling Premises Use and Lease Policy. 
Presenter: Eric Garrett, Chief Property Officer

Item No. 4 Authorization to award contract to complete Physical Needs Assessments at various CHA properties. Recommended Awardee: Bureau Veritas Technical Assessment, BBG Assessments LLC and HDR Architecture, Inc. for a total program funding authorization of $4.5 million.
Presenter: Eric Garrett, Chief Property Officer

Item No. 5 Authorization to extend Contract No. 11974 with AGB Investigative Services, Inc. and Contract No. 11876 with Kates Detective and Security Agency, Inc. for security services at CHA properties.
Presenter: Eric Garrett, Chief Property Officer

Item No. 6 Authorization to enter into Professional Security Services Agreements to provide security services at various CHA properties. Recommended Awardees: Kates Detective and Security, Benford Protection Group, Page Security and Securitas Security in the aggregate amount of $162,899,538.
Presenter: Eric Garrett, Chief Property Officer

Item No. 7 Authorization to award contract for Biohazard Cleanup and Remediation Services at CHA properties. Recommended Awardee: One Chicago in the aggregate amount of $1,267,520.
Presenter: Eric Garrett, Chief Property Officer

Item No. 8 Authorization to enter into a Memorandum of Understanding with the Community Economic Development Association (CEDA) for Energy Efficiency Projects in an aggregate amount of $15 Million.
Presenter: Eric Garrett, Chief Property Officer
Item No. 9  Authorization for actions necessary for the closing of Encuentro Square Phase I, including the execution of a Rental Assistance Demonstration project-based Housing Assistance Payment (HAP) contract.

   Presenter: Ann McKenzie, Chief Development Officer

Item No. 10  Authorization for actions necessary for the disposition of a portion of the former Harold Ickes site, submission of a land disposition application to HUD, and acquisition approval for a nearby site.

   Presenter: Ann McKenzie, Chief Development Officer

Item No. 11  Authorization to take actions necessary for the Disposition and Sale of Vacant Land at the former Robert Taylor Homes site at West 44th and South Dearborn Streets for the development of new, for-sale housing.

   Presenter: Ann McKenzie, Chief Development Officer

IV. Adjournment
Authorization to adopt FY2022 Non-Dwelling Premises Use and Lease Policy.

Presenter: Eric Garrett, Chief Property Officer

Recommendation
The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2022 Non-Dwelling Premises Use and Lease Policy.

The requested action in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding
N/A

Background
The Non-Dwelling Premises Use and Lease Policy was last approved by the Board of Commissioners on October 14, 2009. A working group convened to update and improve this policy for FY2022. The Non-Dwelling Premises Use and Lease Policy governs the leasing of non-dwelling spaces and/or properties for property management purposes and for use in the provision of social services, charitable purposes, public safety activities, and resident services or use in the support of economic self-sufficiency and anti-drug activities. It is in the best interest of the Chicago Housing Authority to approve the Non-Dwelling Premises Use and Lease Policy.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer
RESOLUTION NO. 2022-CHA-XX

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 19, 2022, requesting approval of the FY2022 Non-Dwelling Premises Use and Lease Policy, attached hereto;

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

THAT, The Board of Commissioners hereby approves the FY2022 Non-Dwelling Premises Use and Lease Policy and grants authorization to the Chief Executive Officer, or their designee to make final updates, as deemed necessary;

THAT, This approval of the FY2022 Non-Dwelling Premises Use and Lease Policy supersedes any and all conflicting language found in prior Non-Dwelling Premises Use and Lease Policies.

___________________________________________
Angela Hurlock
Chairperson
Chicago Housing Authority
Authorization to award contract to complete Physical Needs Assessments at various CHA properties.

Presenter: Eric Garrett, Chief Property Officer

Recommendation
The Chief Executive Officer recommends that the Board of Commissioners (Board) of the Chicago Housing Authority approve the award of contracts to three (3) vendors. As shown in the table below, each vendor will be awarded a two-year contract with a total program funding amount of $4 million with one one-year option in the amount of $500,000 for a total program funding authorization of $4.5 million dollars ($4,500,000).

<table>
<thead>
<tr>
<th>Recommended Awardee</th>
<th>Base Term Program Authorization Value</th>
<th>Base Term</th>
<th>Option Terms</th>
<th>Total Contract Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Bureau Veritas Technical Assessment</td>
<td>$4,000,000</td>
<td>2 years</td>
<td>1st Option: $500,000</td>
<td>$4,500,000</td>
</tr>
<tr>
<td>2. BBG Assessments LLC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. HDR Architecture, INC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The requested action complies in all material respects with all applicable federal, state and local laws, and Chicago Housing Authority board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding
MTW Block Grant Funds

Background
CHA utilizes Physical Needs Assessments (PNAs) and related services to determine capital needs and priorities across CHA portfolios to develop capital improvement plans. Data about each building system, such as visual deterioration, operational function, and remaining useful life, are collected during a physical needs assessment to document the existing conditions of assets.
The PNA data will be uploaded into a capital planning software, which will enable CHA staff to evaluate the existing conditions of CHA buildings, compare conditions across portfolios, and identify the greatest capital needs to inform a comprehensive capital plan.

The CHA shall use the data analysis and modelling from the capital planning software as well as communication from stakeholders, including residents and property staff, to create a five-year Capital Plan to address the most urgent capital needs. Performing these PNAs is necessary to ensure the long-term viability and preservation of CHA properties.

The CHA will assign each of the recommended vendors a package of CHA properties to perform PNAs based on CHA’s priorities. Each vendor will collect the same information, upload the data into the same software program and be evaluated on performance, schedule, and integrity of the data provided. The program shall indicate procedures for scheduling and accessing buildings and units, as well as unit costs for services provided.

The vendors may also assist CHA in successfully submitting the data to HUD to maintain compliance with all reporting requirements.

**Procurement Activities**

Specifications prepared by CHA staff were publicly advertised as RFP Event 3182 for Physical Needs Assessments (PNAs) April 21, 2022. A Pre-Proposal Conference was held on April 27, 2022 and twelve (12) firms attended. Eight (8) proposals were received on May 20, 2022. The responses to the RFP are depicted in the table below:

<table>
<thead>
<tr>
<th>Responsive Proposal(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Globe Trotters Engineering Corp</td>
</tr>
<tr>
<td>Millhouse Engineering &amp; Construction</td>
</tr>
<tr>
<td>Fact Finders Group Inc</td>
</tr>
<tr>
<td>SPAAN Tech Inc</td>
</tr>
<tr>
<td>Bureau Veritas Technical Assessment</td>
</tr>
<tr>
<td>BBG, Inc.</td>
</tr>
<tr>
<td>HDR Architecture, Inc.</td>
</tr>
<tr>
<td>The Gordian Group</td>
</tr>
</tbody>
</table>

There were two no bid responses from Terracon Consultants and Key Control Holdings.

The recommended vendor(s) were selected through a competitive procurement process in accordance with HUD regulation CFR 200.318 that evaluated responses in the following areas:

1. Qualifications and Experience -- 15 points
2. Past Performance -- 10 points
3. Approach and Work Plan -- 35 points
4. Organizational Structure and Key Personnel -- 10 points
5. Proposed Fees -- 20 points
6. MBE/WBE compliance -- 10 points
Final scores received from the Evaluation Committee were used to determine the competitive range. Oral presentations were held on June 21, 2022 and best and final offers were completed. Based on the overall scoring, CHA staff recommends Bureau Veritas Technical Assessment (BVTA), BBG, Inc (BBG Assessments LLC), and HDR Architecture, Inc for awards to provide Physical Needs Assessments (PNAs) and related services as needed by CHA.

**MWDBE and SECTION 3 COMPLIANCE:**

The CHA Staff has reviewed the proposed vendors and has determined the vendors’ utilization plans meet with the CHA’s stated goals.

Bureau Veritas Technical Assessment will satisfy the CHA 20% compliance and Section 3 goal through subcontracting to HUSarchitecture for 23% HUSarchitecture is certified as a 75% tier Section 3 vendor. HUSarchitecture is also certified WBE through the State of Illinois and the City of Chicago.

BBG, INC (BBG Assessment LLC) will satisfy the CHA 20% compliance goal through subcontracting to Bravura Facility Management (MBE) and JA Architects (WBE). They will satisfy their Section 3 subcontracting goal through the hiring of a paid intern to assist with the physical assessment needs and engineering and environmental areas in the downtown office. BBG Assessment LLC does not have a history of working with the CHA.

HDR Architecture, Inc. will satisfy the CHA 20% compliance goal through subcontracting a portion of their contract to three different vendors to meet their M/W/DBE requirement. These vendors include Altus Work (MBE 18.3) and RTM Engineering (WBE 6.4%). They will satisfy their Section 3 subcontracting goal through subcontracting a portion of their contract to HUSarchitecture. HUSarchitecture is certified as a 75% tier Section 3 vendor. HDR Architecture does not have a history of working with the CHA.

**Vendor Background Information**

Nestor Benavides, Chief Executive Officer; 10461 Mill Run Circle, Suite 1100, Owings Mills, MD 21117. Bureau Veritas Technical Assessment has been in business for over 190 years. Bureau Veritas is a world leader in testing, inspection and certification services (TIC). Our mission is at the heart of key challenges: quality, health and safety, environmental protection and social responsibility.

Chris Roach, Chief Executive Officer, 8343 Douglas Avenue, Suite 700, Dallas, TX 75225. Project Office: 230 W Monroe Street, Suite 2125, Chicago, IL 60606. BBG Assessments, LLC has more than 45 offices, their national reach means clients benefit from deep local knowledge across diverse property types in all major U.S. markets. Providing commercial valuation and assessment services requires more than market knowledge and technical expertise; it requires a deep understanding of real-estate finance, from acquisition to disposition.

Patrick Technik, Chief Executive Officer, 30 W. Monroe Street, Suite 700, Chicago, IL 60603. HDR Architecture has over 11,000 employees strong with more than 200 offices around the globe.
HDR Architecture has created an unshakable foundation for progress because our multidisciplinary teams also include scientists, economists, builders, analysts and artists.

Based on the scoring from the evaluation committee, I recommend approval to enter into contracts with Bureau Veritas Technical Assessment (BVTA), BBG, Inc (BBG Assessments LLC), and HDR Architecture, Inc for Physical Needs Assessments (PNAs) and related services as needed by CHA.

Respectfully Submitted:

_______________________________
Tracey Scott
Chief Executive Officer
RESOLUTION NO. 2022-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled “Recommendation to award Contracts to Bureau Veritas Technical Assessment, BBG Assessments LLC and HDR Architecture, Inc to complete Physical Needs Assessments at various CHA properties”

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 approve the execution of contracts with Bureau Veritas Technical Assessment, BBG Assessments LLC and HDR Architecture, Inc to complete physical needs assessments at various CHA properties, for a total program authorization amount of 4.5 Million Dollars ($4,500,000) over a total contract term of three (3) years.

__________________________
Angela Hurlock
Chairperson
Chicago Housing Authority
Authorization to amend Contact No. 11976 with Kates Detective and Security Agency, Inc. and Contract No. 11974 with AGB Investigative Services, Inc. for Security Services at CHA Properties.

Presenter: Eric Garrett, Chief Property Officer

Recommendation
The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority execute amendments to Contract #11976 with Kates Detective & Security Agency, Inc. (Kates) and Contract #11974 with AGB Investigative Services, Inc. (AGB).

The contract amendments associated with the recommendation are required to address the following issue(s): Extend Security Services Contract #11976 with Kates (2 months at a monthly average of $570,000, for a total of $1,140,000, to an aggregate value of $49,539,401) and Contract #11974 with AGB (2 months at monthly average of $1,200,000, for a total of $2,400,000, to an aggregate value of $85,254,726) so that CHA can receive and review Package 6 proposals for the 2022 Security Services RFP solicitation, and facilitate the transition of service duties to the respective awardees and portfolio award packages.

Contract Summary

<table>
<thead>
<tr>
<th></th>
<th>Term</th>
<th>Amount</th>
<th>Reason for Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kates #11976</td>
<td>2 Year with Two (2) one-year options</td>
<td>$11,237,192</td>
<td></td>
</tr>
<tr>
<td>Base Contract</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amendment No. 1</td>
<td>Base</td>
<td>+$1,100,000</td>
<td>Portfolio Realignment</td>
</tr>
<tr>
<td>Amendment No. 2</td>
<td>Base</td>
<td>+$4,926,624</td>
<td>Portfolio Realignment</td>
</tr>
<tr>
<td>Amendment No. 3</td>
<td>Base</td>
<td>+$2,669,803</td>
<td>Portfolio Realignment</td>
</tr>
<tr>
<td>Amendment No. 4</td>
<td>Base</td>
<td>+$1,250,000</td>
<td>Portfolio Realignment</td>
</tr>
<tr>
<td>Amendment No. 5</td>
<td>Option 1</td>
<td>+$9,124,046</td>
<td>Exercised 1st One-Year Option</td>
</tr>
<tr>
<td>Amendment No. 6</td>
<td>Option 2</td>
<td>+$7,665,112</td>
<td>Exercised 2\textsuperscript{nd} One-Year Option</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------</td>
<td>-------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Amendment No. 7</td>
<td>Extension</td>
<td>+$6,426,624</td>
<td>Extension to conduct complete Portfolio Security Assessment and develop new RFP using Assessment Suggestions</td>
</tr>
<tr>
<td>Amendment No. 8</td>
<td>Extension</td>
<td>+$4,000,000</td>
<td>Extension due to active RFP</td>
</tr>
<tr>
<td>Amendment No. 9</td>
<td>Extension</td>
<td>+$1,140,000</td>
<td>Transition (current recommendation)</td>
</tr>
<tr>
<td>Aggregate Contract Amount</td>
<td></td>
<td>$49,539,401</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AGB #11974</th>
<th>Term</th>
<th>Amount</th>
<th>Reason for Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Contract</td>
<td>2 Year with Two (2) one year options</td>
<td>$34,582,991</td>
<td></td>
</tr>
<tr>
<td>Amendment No. 1</td>
<td>Base</td>
<td>-$1,100,100</td>
<td>Portfolio Realignment</td>
</tr>
<tr>
<td>Amendment No. 2</td>
<td>Base</td>
<td>$0</td>
<td>Portfolio Realignment</td>
</tr>
<tr>
<td>Amendment No. 3</td>
<td>Base</td>
<td>-$1,250,000</td>
<td>Portfolio Realignment</td>
</tr>
<tr>
<td>Amendment No. 4</td>
<td>Option 1</td>
<td>+$21,294,684</td>
<td>Exercised 1\textsuperscript{st} One-Year Option</td>
</tr>
<tr>
<td>Amendment No. 5</td>
<td>Option 2</td>
<td>+$18,700,427</td>
<td>Exercised 2\textsuperscript{nd} One-Year Option</td>
</tr>
<tr>
<td>Amendment No. 6</td>
<td>Extension</td>
<td>+$3,426,624</td>
<td>Extension to conduct complete Portfolio Security Assessment and develop new RFP using Assessment Suggestions</td>
</tr>
</tbody>
</table>
The requested action complies in all material respects with all applicable federal, state and local laws, and Chicago Housing Authority Board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

**Funding**
MTW Block Grant Funds

**Background:**
In 2017, the Board approved the award of contracts for security services to AGB, Kates, and AllPoints Security and Detective, Inc. (Allpoints) in an aggregate amount of $110,459,597. The two-year base term covered March 1, 2017, through February 28, 2019. It consisted of an original contract value of $53,675,328, with two one-year options in the amount of $56,784,269. Allpoints contract was terminated in 2018. Board actions in 2018 provided an additional $14,779,872 in contingency funds, increasing the Board authorized aggregate amount to $125,239,469. The Chief Executive Officer was also granted discretion to authorize options and utilization of contingency funds over the life of the contracts.

AGB and Kates’ agreements were amended multiple times before the end of the base term, including the utilization of $4,926,624 in contingency funds. The initial amendments were due to the early termination of the agreement with Allpoints and efforts to address unexpected security needs. Both one-year options were exercised in 2019 and 2020.

RFP Event 3158- CHA- Wide Security Services was issued on 2/14/2022. When proposals were received, there was only 1 respondent to Package 6. Due to the lack of adequate competition for this component of the security portfolio, Package 6 was resolicited, causing the anticipated May Board presentation to be delayed to July. Transitions would extend to November outside current contract authority.

**MWDBE and SECTION 3 COMPLIANCE:**
The CHA Staff has reviewed the vendor’s submissions and has determined the vendors’ utilization plans meet with the CHA’s stated goals. AGB and Kates both are meeting the new Section 3 requirement through 75% of the labor hours being performed by Section 3 workers.
Vendor Background Information
AGB Investigation is a self-performing certified MBE with State of Illinois Central Management and Section 3 business concern at 75%. AGB has a current contract with CHA project 11974. In their previous contract from 2015 AGB proposed unarmed security training for Section 3 residents where they hired 9 and trained 98. AGB Investigation has a current contract with CHA and they are meeting their Section 3 goal as a self-performing business concern.

Kates is a self-performing certified MBE by the City of Chicago and 75% Section 3 business concern. On their previous contract Kates hired a total of 33 section 3 residents. In 2015 Kates Detective had a contracting shortfall but made it up by contributing $200,981.21 to the Section 3 fund for hiring and sub-contracting. On Kates’ most recent contract with CHA they met their goal as a self-certified Section 3 business.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer
RESOLUTION NO. 2022-CHA-XX

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled “Authorization to amend Contact No. 11976 with Kates Detective and Security Agency, Inc. and Contract No. 11974 with AGB Investigative Services, Inc. for Security Services at CHA Properties”.

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 her designee to extend Contract No. 11976 with Kates Detective and Security Agency, Inc. for 2 months at $1,140,000 and Contract No. 11974 with AGB Investigative Services, Inc., for 2 months at 2,400,000 to provide professional security services for an extension aggregate amount not-to-exceed $3,540,000.

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

Angela Hurlock
Chairperson
Chicago Housing Authority
Authorization to enter into Professional Security Services Agreements to Provide Security Services at various CHA Properties.

Presenter: Eric Garrett, Chief Property Officer

Recommendation
The Chief Executive Officer recommends that the Board of Commissioners (Board) of the Chicago Housing Authority approve the award of contracts to the below-listed contractors in the aggregate not-to-exceed value of $162,899,538, consisting of: an original aggregated contract value of $63,763,659 for one (1) two-year base term from November 1, 2022 through October 31, 2024; plus three (3) one-year option terms in the aggregated not-to-exceed amount of $99,135,880; for an aggregated not-to-exceed amount of $162,899,538 to provide armed and unarmed security services at various CHA properties.

The Board delegates authority to the Chief Executive Officer to use her discretion to exercise the options. The Chief Executive Officer shall not exercise more than one option in any year.

<table>
<thead>
<tr>
<th>Recommended Awardee</th>
<th>Base Contract Value</th>
<th>Base Term</th>
<th>Option Terms</th>
<th>Total Contract Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Package 1 Area 1 Kates</td>
<td>$13,909,460</td>
<td>2-Year</td>
<td>(3) 1-Year</td>
<td>$34,773,648</td>
</tr>
<tr>
<td>Package 2 Area 2 Kates</td>
<td>$5,444,276</td>
<td>2-Year</td>
<td>(3) 1-Year</td>
<td>$13,610,688</td>
</tr>
<tr>
<td>Package 3 Area 3 Kates</td>
<td>$21,517,467</td>
<td>2-Year</td>
<td>(3) 1-Year</td>
<td>$53,793,668</td>
</tr>
<tr>
<td>Package 4 Area 4 Benford</td>
<td>$4,428,136</td>
<td>2-Year</td>
<td>(3) 1-Year</td>
<td>$12,117,384</td>
</tr>
<tr>
<td>Package 5 Area 5 Benford</td>
<td>$1,088,399</td>
<td>2-Year</td>
<td>(3) 1-Year</td>
<td>$2,978,328</td>
</tr>
<tr>
<td>Package 6 Community Engagement Page</td>
<td>$12,835,170</td>
<td>2-Year</td>
<td>(3) 1-Year</td>
<td>$33,569,843</td>
</tr>
<tr>
<td>Package 7 Commercial Securitas</td>
<td>$4,540,751</td>
<td>2-Year</td>
<td>(3) 1-Year</td>
<td>$12,055,966</td>
</tr>
<tr>
<td>Total:</td>
<td>$63,763,659</td>
<td></td>
<td>Aggregate Total:</td>
<td>$162,899,538</td>
</tr>
</tbody>
</table>
The requested action complies in all material respects with all applicable federal, state and local laws, and Chicago Housing Authority Board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

**Funding**
MTW Block Grant Funds

**Background:**
The scope of work expected from the selected respondents includes those services customarily associated with security services: ensuring that CHA's communities are consistently safe and secure environments for residents, staff, stakeholders and the community with all requirements listed in the RFP and CHA Safety and Security procedures.

**Procurement Activities**
Specifications prepared by CHA staff and were publicly advertised as RFP Event 3158 for CHA Wide Security Services on February 14, 2022. A Pre-Proposal Conference was held on March 4, 2022. Twelve (12) proposals were received on March 25, 2022. The responses to the RFP are depicted in the table below:

<table>
<thead>
<tr>
<th>CHA- Wide Security Service Event 3158 Responsive Proposals</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGB Investigation</td>
</tr>
<tr>
<td>Benford Protection Group</td>
</tr>
<tr>
<td>Blind Justice Investigation</td>
</tr>
<tr>
<td>Centurion Investigations</td>
</tr>
<tr>
<td>Fox Security Inc. dba Rush Solutions</td>
</tr>
<tr>
<td>Kates Detective and Security</td>
</tr>
<tr>
<td>Page Security Inc.</td>
</tr>
<tr>
<td>Securitas Security Services US</td>
</tr>
<tr>
<td>Security Pro Intel</td>
</tr>
<tr>
<td>Security Specialist Group</td>
</tr>
<tr>
<td>SkyTech Enterprises Ltd.</td>
</tr>
<tr>
<td>Vets Securing America</td>
</tr>
</tbody>
</table>

Due to a lack of adequate competition from responsive proposals on Package 6 under Event 3158, specifications prepared by CHA staff and publicly advertised as RFP Event 3200 for CHA Wide Security Services to resolicit responsive proposals to Package 6 on May 17, 2022. The CHA received five (5) responsive proposals to Event 3200. The respondents to the RFP are depicted in the table below:
The recommended vendors were selected through a competitive procurement process in accordance with HUD regulation CFR 200.318 that evaluated responses in the following areas:

1. Functional and technical requirements as outlined in the scope of services -- 25 points
2. Experience and past performance -- 15 points
3. Qualifications of firm and assigned team members -- 20 points
4. Price -- 20 points
5. MBE/WBE compliance -- 10 points

Final scores received from the evaluation committee were used to determine the competitive range. Oral presentations and best and final offers were completed. Based on final scoring for both events, CHA staff recommends award(s) to Benford Protection Group, Kates Detective and Security, Page Security Inc. and Securitas Security Services.

**MWDBE and SECTION 3 COMPLIANCE**

The Department of Procurement and Compliance has reviewed the proposed vendors and has determined the vendors’ respective utilization plans meet with the CHA’s stated goals.

Kates is a self-performing certified MBE by the City of Chicago and a 75% Section 3 business. In their previous contract Event 1683 Kates hired a total of 33 Section 3 residents. Under Kates’ recent contract with CHA the contractor met its goal as a self-certified section 3 business.

Benford Security is a self-performing certified MBE by Cook County. Benford Protection Group is a 75% Section 3 business. In their current contract with CHA Event 12647 Benford Security is contributing to the Section 3 funds. Since the start of the contract Benford has self-certified as a Section 3 business.


Securitas is subcontracting to Security Logistic to meet their MWDBE goal. Security Logistic is a certified MBE business by Cook County. Security Logistic provided an extension letter dated 06/21/2022 to recertify their MBE status. Securitas is a Section 3 business at 75%. This is the Securitas’ first contract with CHA.
Vendor Background Information
André Benford, CEO—2059 E. 95th Street Chicago IL 60617. Benford Protective Group LLC. Has been in business since 2015. Benford Protection Group (BPG) is a privately owned, registered, licensed, and insured security agency with corporate offices in Chicago, Illinois. BPG is a Minority Business Enterprise (MBE), Disadvantaged Business Enterprise (DBE) & Veteran Owned Business Enterprise (VOBE). Our Executive and Management team has over 150 years combined experience in law enforcement, military, and corporate security matters.

William Kates, CEO, 7810 South Claremont Chicago IL 60620. Kates Detective & Security Agency Services, Inc. has been in business since 2001. Kates has provided armed and unarmed guards to CHA for several years.

Henry J. Page, CEO & President, 9453 S Ashland Ave #7 Chicago IL 60620. Page Security & Investigation Services, Inc. has been in business since April 2001. Page has over 30 years of experience.

Santiago Galaz, Chair, 9 Campus Drive, Parsippany, NJ 07054. Securitas Security Services USA, Inc. has been in business since 1850. Securitas has a rich and distinct history within the security industry. Originating in 1850s Sweden, their history as a leading security company includes a continuous line of growth and industry innovation.

Based on the consensus of the evaluation committee, we recommend approval to enter into Professional Security Agreements with the below-listed vendors in the respective amounts set forth in the following table:

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Base Term (2-Year)</th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Package 1/ Area 1</td>
<td>Kates</td>
<td>$13,909,460</td>
<td>$6,954,730</td>
<td>$6,954,730</td>
</tr>
<tr>
<td>Package 3/ Area 3</td>
<td>Kates</td>
<td>$21,517,467</td>
<td>$10,758,734</td>
<td>$10,758,734</td>
</tr>
<tr>
<td>Package 4/ Area 4</td>
<td>Benford</td>
<td>$4,428,136</td>
<td>$2,415,269</td>
<td>$2,560,185</td>
</tr>
<tr>
<td>Package 5/ Area 5</td>
<td>Benford</td>
<td>$1,088,399</td>
<td>$593,629</td>
<td>$629,272</td>
</tr>
<tr>
<td>Package 6 Community Engagement</td>
<td>Page</td>
<td>$12,835,170</td>
<td>$6,716,781</td>
<td>$6,915,846</td>
</tr>
<tr>
<td>Package 7 Commercial</td>
<td>Securitas</td>
<td>$4,540,751</td>
<td>$2,407,488</td>
<td>$2,503,788</td>
</tr>
<tr>
<td>Aggregate Totals</td>
<td></td>
<td>$63,763,659</td>
<td>$32,568,769</td>
<td>$33,044,695</td>
</tr>
</tbody>
</table>

Total five (5)-year Aggregate = $162,899,538
Respectfully Submitted:

Tracey Scott
Chief Executive Officer
RESOLUTION NO. 2022-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled “Authorization to enter into Professional Service Agreements with Benford Protection Group, Kates Detective and Security, Page Security and Securitas Security to provide Security Services at various CHA properties”

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 her designee to enter into a contract with Benford Protection Group, Kates Detective and Security, Page Security and Securitas to provide professional security services for a base term of two (2) years and three (3) one (1)-year options, for an aggregate amount not-to-exceed $162,899,538

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

Angela Hurlock
Chairperson
Chicago Housing Authority
Authorization to award contract for Biohazard Cleanup and Remediation Services at CHA Properties.

Presenter: Eric Garrett, Chief Property Officer

Recommendation
The Chief Executive Officer recommends that the Board of Commissioners (Board) of the Chicago Housing Authority approve the award of a contract to the below-listed contractor in the not-to-exceed amount of $1,267,520, consisting of a contract value of $749,120 for a 3-year base term from August 1, 2022 through July 31, 2025; plus, two (2) one-year option terms in the aggregate not-to-exceed amount of $518,400, to provide biohazard cleanup and remediation services. The Board delegates authority to the Chief Executive Officer to use her discretion to exercise the options. The Chief Executive Officer shall not exercise more than one option in any year.

<table>
<thead>
<tr>
<th>Recommended Awardee</th>
<th>Base Contract Value</th>
<th>Base Term</th>
<th>Option Terms</th>
<th>Total Contract Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bio-One Chicago</td>
<td>$749,120</td>
<td>3-Years</td>
<td>1st Option: $259,200 2nd Option: $259,200</td>
<td>$1,267,520</td>
</tr>
<tr>
<td>Total:</td>
<td>$749,120</td>
<td></td>
<td>Aggregate Total: $518,400</td>
<td>$1,267,520</td>
</tr>
</tbody>
</table>

The requested action complies in all material respects with all applicable federal, state and local laws, and Chicago Housing Authority Board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding
MTW Block Grant Funds

Background
The Board of Commissioners approved the award of a contract to Spaulding Decon, LLC. by resolution 2022-CHA-1 on January 18, 2022. However, in April 2022, Spaulding Decon, LLC. requested a waiver and release from the agreement citing recent corporate restructuring, which renders them unable to fulfill its obligations under the contract with CHA. Therefore, CHA is requesting approval to rescind the award to Spaulding Decon, LLC.
In response to IFB 3070 for Biohazard Cleanup and Remediation Services, CHA seeks to enter into a service agreement with next responsive bidder Bio-One Chicago (Bio-One). The recommended service agreement will include a three-year base period at an approximate value of $749,120 and up to two (2) optional one-year extensions.

Bio-One Chicago is a local woman-owned business enterprise with a history of high-performance and reliability under previous agreements with CHA. Bio-One has proposed competitive hourly rates ranging from $375-$410 per hour and demonstrated through their submission prior experience that includes action plans comparable to the Scope of Services outlined in the solicitation. Bio-One has the ability and willingness to provide the necessary tools, equipment, labor, material, transportation, permits, and warranties needed for such services.

Bio-One’s cleanup and remediation services shall include but are not limited to:
- Undiscovered death and or decomposition cleanup.
- Trauma-related blood and or bodily fluid clean up.
- Gross filth, including rodent and or insect infestation clean up.
- Hazardous waste cleanup.
- Medical and or infectious waste cleanup and needle disposal.
- Hoarder cleanup.
- Deodorization, sanitization, and sterilization associated with all the above.
- Removal and disposal of all associated waste from the site.

**Procurement Activities**
Specifications prepared by staff were publicly advertised as IFB Event 3070 for Biohazard Cleanup and Remediation Services on July 19, 2021. A Pre-Bid meeting was held on July 26, 2021. Four bids were received on August 11, 2021.

<table>
<thead>
<tr>
<th>VENDOR NAME</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cleaning Specialist Inc.</td>
<td>$480,000.00</td>
</tr>
<tr>
<td>Spaulding Decon, LLC</td>
<td>$1,100,000.00</td>
</tr>
<tr>
<td>Bio-One Chicago</td>
<td>$1,267,520.00</td>
</tr>
<tr>
<td>Never Happened Cleaning Service</td>
<td>$1,280,960.00</td>
</tr>
</tbody>
</table>

After reviewing the bid submittal materials, CHA staff held pre-award meetings with the apparent low bidder and second lowest bidder. The lowest bidder, Cleaning Specialist Inc. was deemed non-responsive for failing to comply with our compliance goals, and Never Happened Cleaning Service was deemed non-responsive for failing to comply with the bid submission requirements.
As stated, the CHA Staff recommends that we rescind the award to Spaulding Decon, LLC. and enter into an agreement with Bio-One Chicago to provide biohazard cleanup and remediation services as needed.

**MWDBE and SECTION 3 COMPLIANCE:**
CHA has reviewed the proposed vendor Bio-One participation plan and has determined the utilization plans meet CHA’s stated goals. Bio-One Chicago is a certified WBE and will be self-performing the bio-hazardous cleanup. They selected Miles Development as their Section 3 subcontractor for 3% to perform site support during cleanup.

Bio-One was the incumbent under the previous contract and meet the goals as a self-performing WBE firm. The Section 3 utilization goals were successfully met using Miles Development Inc. as the S3BC subcontractor.

**Vendor Background Information**
Dawn Muir, President, 1879 N Neltnor Blvd #116, West Chicago, IL 60185. Bio-One Chicago, LLC. is a certified WBE that was opened in 2015. In 2016 she opened the Illinois Master Franchise becoming one of only two Master Franchises. Bio-One is certified as a professional crime scene cleanup & decontamination company with a full license in Bio-Hazard services. In March of 2017, the CHA entered into an agreement with Bio-One to perform biohazard cleanup services for a 2-year base term and two option years through May 2021. Bio-One successfully completed this prior contract with no issues.

Based on the foregoing, it is in the best interest of the CHA for the Board of Commissioners to authorize the Chief Executive Officer or her designee to enter into a contract for biohazard cleanup and remediation on an as needed basis with Bio-One Chicago in the aggregate not-to-exceed amount of $1,267,520 for the three (3) year base term and the two (2) one-year option terms.

Respectfully Submitted:

---

Tracey Scott  
Chief Executive Officer
RESOLUTION NO. 2022-CHA-  

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled “Recommendation to award contract for Biohazard Cleanup and Remediation Services at CHA Properties.”

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 her designee to award a contract to Bio-One Chicago in the not-to-exceed compensation amount of $749,120 for a three-year base term, and additional annual not-to-exceed compensation in the amount of $259,200 for each of the two (2) one-year option terms, for an aggregate total not-to-exceed compensation amount of $1,267,520 for biohazard cleanup and remediation at CHA residential, non-dwelling, and commercial properties.

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

__________________________________________
Angela Hurlock  
Chairperson  
Chicago Housing Authority
Recommendation to Enter into a Memorandum of Understanding with the Community Economic Development Association (CEDA) for Energy Efficiency Projects

Presenter: Eric Garrett, Chief Property Officer

Recommendation
The Chief Executive Officer recommends that the Board of Commissioners (Board) of the Chicago Housing Authority authorize the CEO to execute a Memorandum of Understanding (MOU) between the CHA and the Community Economic and Development Association of Cook County (CEDA) to provide multiple energy efficiency weatherization projects for residential buildings with CHA providing capital contributions for identified projects in an aggregate amount of $15 million for a 5-year term from August 2022 through July 31, 2027.

The requested action complies in all material respects with all applicable federal, state and local laws, and Chicago Housing Authority board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding
MTW Block Grant Funds

Background
The Community Economic and Development Association of Cook County (CEDA) is a nonprofit community action agency that is contracted by the state of Illinois to administer the Illinois Home Weatherization Assistance Program (IHWAP) program for all of Cook County. As administrators, CEDA is responsible for applying the program energy efficiency model to each project, collecting funds from the State, utilities and property owner and then managing the implementation of the project.

This program enables CEDA to implement the assessment, design and installation of heating and hot water equipment, as well as additional weatherization related improvements to improve energy efficiency within applicable low-income multifamily buildings. Previously, these improvements were principally covered by the Illinois Home Weatherization Assistance Program (IHWAP) funding, because they met the improved energy efficiency ratings and did not require any CHA funding until the program calculation model was changed in the 2019-2020 program year.

CEDA is the only agency that can access the IHWAP as well as utility program funding for energy efficiency projects at CHA properties, and per the IHWAP guidelines, provides the CHA with a
turnkey project delivery method. The CEDA team holds all contracts for the design and construction vendors used on the projects and follows standard CHA requirements to complete the work.

The new calculation uses a calibrated energy model to calculate the energy savings vs. investment dollars and identifies a required project contribution amount for the low-income multifamily building owner. For each project the actual consumption at each building plays into the energy model which results in a unique required owner contribution amount for each project.

This request for a NTE authorization amount of $15 million in CHA capital funds over the next five years will ensure a continued benefit to the CHA of completing energy efficiency focused capital projects at properties across the portfolios.

**Expected Outcomes**
The first property that would be completed under this MOU are ten (10) residential buildings on the Dearborn Homes campus. Energy efficient improvements at six (6) other Dearborn Homes buildings were previously completed through the IHWP program. The anticipated CHA contribution amount for the ten (10) buildings at Dearborn is $2,360,100, which is 46% of the total estimated project cost of $5,117,254. The remaining amount of the funds for these energy efficiency projects at Dearborn Homes will be from the IHWP and ComEd / Peoples Gas program funding.

The recommended matching contribution fund of $15 million will provide enough authorization for CHA to collaborate with CEDA on additional energy efficiency projects after all buildings at Dearborn are completed. The projects will be funded similarly to the breakdown at Dearborn, with the CHA benefitting by leveraging outside funding to complete needed capital projects that will decrease the overall energy usage at CHA properties and result in decreased operating costs. The future potential projects identified to be completed within the 5- year contract are listed below, this list is not exhaustive and additional projects could be included in the program as capital needs are identified.

1. Armour Square Apartments – 3120 S. Wentworth (4 buildings)
2. Bridgeport Apartments – 3175 S. Lituanica Ave
3. Bridgeport Senior Apartments – 841 W. 32nd Street
4. Harry J. Schneider Apartments – 1750 W. Peterson Ave
5. Hattie Callner Apts. - 855 W. Aldine Ave

The Property and Asset Management Division has deemed participating in this program beneficial as we are able to leverage the funding available through the program, and a smaller amount of CHA capital funds to complete capital projects focused on energy efficiency. Using a
combination of outside funding and CHA capital funds to complete projects allows us to complete more projects with less CHA capital fund per project.

**Vendor Background Information**

Harold Rice Jr, Chief Executive Officer, The Community Economic and Development Association of Cook County (CEDA), 567 W Lake Street, Chicago, IL 60661. CEDA is one of the largest private, nonprofit Community Action Agencies in the country, serving residents throughout Cook County, Illinois.

CEDA delivers a year-round program using state-of-the-art technology to make homes and apartments more energy efficient. We provide safety and health equipment, repairs or replacement of heating systems, sealing air bypasses and other drafty areas, and increase attic, wall, basement and crawl space insulation. We help our clients save money and keep their home warm in the winter and cool in the summer.

Click or tap here to enter text.

Respectfully Submitted:

---

**Tracey Scott**
Chief Executive Officer
RESOLUTION NO. 2022-CHA-XXX

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled “Recommendation to Enter into a Memorandum of Understanding (MOU) with the Community Economic Development Association (CEDA) for Energy Efficiency Projects”.

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 approve the execution of a MOU with CEDA to provide project feasibility assessments, technical assistance, eligibility reviews for energy efficiency funding and financial support, and program management for authorized projects. The requested cooperative arrangements will facilitate the assessment, review and implementation of energy efficiency weatherization projects at various CHA residential buildings, to utilize and leverage various State of Illinois resources to underwrite, subsidize, support or complete qualified energy efficiency projects under CEDA-administered programs, for a total authorization amount of Fifteen Million Dollars ($15,000,000) over a total term of five (5) years.

__________________________________________
Angela Hurlock
Chairperson
Chicago Housing Authority
Recommendation for actions necessary for the closing of Encuentro Square Phase I, including the execution of a Rental Assistance Demonstration project-based Housing Assistance Payment (HAP) contract

<table>
<thead>
<tr>
<th>Development Address</th>
<th>Community Area</th>
<th>Target Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encuentro Square Phase I</td>
<td>Logan Square</td>
<td>Families</td>
</tr>
<tr>
<td>3745 W. Cortland Street, Chicago, IL 60647</td>
<td>1840 N. Ridgeway Avenue, Chicago, IL 60647</td>
<td></td>
</tr>
</tbody>
</table>

Presenter: Ann McKenzie, Chief Development Officer

**Recommendation**

It is recommended that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer or her designee to:

1) submit a Rental Assistance Demonstration (RAD) application and financing plan for the property to the United States Department of Housing and Urban Development (HUD);
2) submit a mixed-finance development proposal for the property to HUD;
3) submit evidentiary documents to HUD; and
4) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**PROPERTY SUMMARY AND ESTIMATED CONTRACT:**

<table>
<thead>
<tr>
<th>Contract Term</th>
<th>Total Units</th>
<th>RAD PBV Units</th>
<th>Initial Estimated Contract – 1st Year</th>
<th>Total Estimated Contract – 20 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAD HAP 20 years (with automatic renewal)</td>
<td>89</td>
<td>Up to 55</td>
<td>$1,020,636</td>
<td>$20,412,720</td>
</tr>
</tbody>
</table>

The requested action complies in all material respects with all applicable federal, state and local laws, and CHA board policies. Staff have completed all necessary due diligence to support the submission of this initiative.
**Developer**

EREG Development, LLC (Evergreen) and Latin United Community Association (LUCHA) have partnered in a joint venture to develop Encuentro Square. Evergreen was founded in 1999 as a fully integrated real estate company that develops, acquires, and manages affordable and market-rate multifamily communities. LUCHA is an Illinois not-for-profit, HUD-approved housing counseling agency and Community Housing Development Organization founded in 1982. LUCHA has built and manages 198 affordable units in developments spanning Humboldt Park, Logan Square, and West Town.

**Funding**

No CHA capital is required.

**Compliance**

Subject to compliance with M/W/DBE & Section 3 Participation.

**Background and Approach**

Encuentro Square I will consist of two mixed-income buildings that will include CHA PBV units and other affordable Low Income Housing Tax Credit (LIHTC) units. The entire development is structured to provide 100% affordable housing, catering to families earning at or below 60% of Area Median Income (AMI).

- **3745 W. Cortland Street**: a 4-story, elevator-served building containing 32 units with 33,070 square feet of residential space and 18,900 square feet of non-residential space.
- **1840 N. Ridgeway Avenue**: a 6-story, elevator served building containing 57 units with 57,290 square feet of residential space and 18,560 square feet of non-residential space.

Encuentro Square Phase I was previously approved for 37 PBVs by the Board of Commissioners at the January 2021 Board meeting. The development plans have been altered due to negotiations with the community including Alderman Maldonado, the City of Chicago Department of Housing, and the Chicago Park District. Due to design changes and the change in the type of PBV request, a new application was submitted for consideration. The development team is now pursuing “Faircloth to RAD” under HUD’s Rental Assistance Demonstration program as the preferred approach to project-based vouchers.

In March 2021, HUD drafted new guidance outlining the HUD Faircloth RAD conversion. This newest HUD financing and subsidy tool allows public housing authorities (PHAs) to develop new public housing units, as long as it does not exceed the limit of public housing allowed by HUD (the “Faircloth” limit), and immediately convert the units to RAD upon construction completion. By this immediate conversion to RAD project-based voucher (PBV) subsidy, development can be financed like other RAD transactions, including where applicable, leveraging CHA funds.

Encuentro Square Phase I is proposed as two new construction buildings consisting of 89 total units. The project site is located in the Logan Square community in a Gautreaux Opportunity area.
The site is City-owned, vacant, and was formerly occupied by the Magid Glove Company (the factory structures were demolished in early 2021).

RAD/PBV assistance is requested to subsidize up to 55 units within the properties: 11 one-bedroom, 32 two-bedroom, and 12 three-bedroom units. The 55 units will be housed from applicants on CHA’s waitlist.

**Property Profile**

<table>
<thead>
<tr>
<th>3745 W. Cortland Street</th>
<th>1840 N. Ridgeway Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bedrooms</strong></td>
<td><strong>Bedrooms</strong></td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>1-Bedroom</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>2-Bedroom</td>
</tr>
<tr>
<td>3-Bedroom</td>
<td>3-Bedroom</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

---

*Chicago Housing Authority*
Site Plan:

The proposed bedroom and income mix will consist of the following*:

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>CHA</th>
<th>AFFORDABLE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>11</td>
<td>8</td>
<td>19</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>32</td>
<td>15</td>
<td>47</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>12</td>
<td>11</td>
<td>23</td>
</tr>
<tr>
<td>Total</td>
<td>55</td>
<td>34</td>
<td>89</td>
</tr>
</tbody>
</table>

*The development project is 100% affordable. There are no market-rate units.

Development Entities

Encuentro Square I LP is the presumed ownership entity's name. The ownership entity is comprised of Evergreen and LUCHA, the developers for this transaction.

Tenant Selection Plan

The development team notes in their PBV application that there will be no specific preferences for new admissions beyond RAD PBV preferences set forth by CHA and HUD.

Respectfully Submitted:

Tracey Scott  
Chief Executive Officer
RESOLUTION NO. 2022-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 19, 2022 entitled “Recommendation for actions necessary for the closing of Encuentro Square Phase I, including execution of a Rental Assistance Demonstration program project-based Housing Assistance Payment (HAP) contract.”

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

THAT, the Chief Executive Officer or her designee may submit a Rental Assistance Demonstration (RAD) application, financing plan and any other HUD Faircloth to RAD certification required in connection with the public housing units; and

THAT, the Chief Executive Officer or her designee may submit a Mixed-Finance Development Proposal to HUD; and

THAT, the Chief Executive Officer or her designee may submit evidentiary documents to HUD; and

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

This resolution is subject to the Owner/Developer’s compliance with the CHA’s MBE/WBE/DBE/Section 3 Hiring and Subcontracting and insurance requirements.

______________________________________________
Angela Hurlock
Chairperson
Chicago Housing Authority
Agenda Date: July 19, 2022

Recommendation for actions necessary for the disposition of a portion of the former Harold Ickes site, submission of a land disposition application to HUD, and acquisition approval for a nearby site.

<table>
<thead>
<tr>
<th>Development Boundaries</th>
<th>Community Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site to be leased - Bounded by 24th Street (North), State Street (East), 25th Street (South) and Dearborn Street (West).</td>
<td></td>
</tr>
<tr>
<td>Site to be acquired – 2240 and 2300-2332 S. Wabash.</td>
<td></td>
</tr>
<tr>
<td>Near Southside</td>
<td></td>
</tr>
</tbody>
</table>

Presenter: Ann McKenzie, Chief Development Officer

**Recommendation**

The proposed actions are dependent on the approval by Chicago Public Schools (CPS) of the following two items:

a) Approval of funding a new high school at the site described above; and
b) Approval of and all actions necessary for the purchase of the land described above.

Therefore, it is recommended that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer or her designee to:

1) Submit a Disposition application to the U.S. Department of Housing and Urban Development ("HUD") for the disposition of a portion of CHA land at approximately 2450 S. State Street, Chicago Illinois (the "CHA Land"), following resident required engagement;
2) Submit a final site approval (FSA) application to the United States Department of Housing and Urban Development (HUD) for 2240 and 2300-2332 S. Wabash (the "Site);
3) Enter into a lease of the CHA Land;
4) Acquire the Site; and
5) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**Property Summary and Estimated Contract**

<table>
<thead>
<tr>
<th>Site</th>
<th>Acreage of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHA Land to be leased</td>
<td>Approximately 1.7 acres</td>
</tr>
<tr>
<td>Land to be deeded to CHA</td>
<td>Approximately 2 acres</td>
</tr>
</tbody>
</table>
The requested action complies in all material respects with all applicable federal, state, and local laws, and CHA board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

**Funding**
NA

**Developer**
Chicago Public Building Commission on behalf of Chicago Public Schools.

Note that the developer for the mixed-income community under development on the land, Southbridge, is a combination of The Community Builders Inc. and McCaffery Interests, Inc. (McCaffery). TCB is a nonprofit affordable housing developer located at 185 Dartmouth Street, Boston, Massachusetts led by Bart Mitchell, President and CEO. TCB has a Chicago office. McCaffery is led by Dan McCaffery, Chief Executive Officer, and Ed Woodbury, President. McCaffery is headquartered at 176 N. Racine, Chicago. They have other offices in Washington D.C., Pittsburgh and Denver.

**Background**
The Southbridge master plan anticipates a mixed-use and mixed-income community that includes retail, multi-family rental and homeownership. The development is planned to provide mixed-income residential units, approximately 85,000 square feet of retail and multiple market-focused amenities on the site of CHA’s former Harold Ickes Homes. CHA has committed to 877 total housing units of which 244 are for CHA families.

The originally anticipated site for all of the development is an 11.3 acre site generally bounded by 22nd Street (North), State Street (East), 25th Street (South) and Dearborn Street (West) plus a small City of Chicago owned site to the east of State Street.

To date, the residential development team of The Community Builders (TCB) and McCaffery Interests are on target to lease 206 mixed-income units which have just been completed.

Recently, Chicago Public Schools (CPS) approached the Chicago Housing Authority regarding a proposal to build a CPS high school on approximately 1.7 acres at 24th and State. This proposal offers CHA two parcels (2240 and 2300-2332 S. Wabash) in exchange for a long-term lease from CHA to CPS for the 24th and State site.

CPS proposes to develop a new neighborhood high school which would serve the surrounding community, including many CHA residents. The new building would bring additional benefits by providing recreational activities and creating programming partnerships between CPS and CHA.
Site Plan

SOUTHBIDGE

Southbridge Phase 1 Site Under Construction

Proposed Wabash Street sites to be Acquired for swap

Proposed CPS High School Site

Homeownership  Rental (Affordable and Market)

MASTER SITE PLAN

SCALE 1:150'

Gensler

CHICAGO HOUSING AUTHORITY

Page 3 of 4
Disposition, Lease Execution, and Acquisition

- Resident and community engagement.
- CHA submits a disposition application to HUD.
- CHA submits a FSA approval request to HUD.
- HUD approval of the disposition application.
- Lease execution.
- HUD approval of FSA.
- Land deeded to CHA.

This disposition activity was identified in the CHA FY 2022 MTW Annual Plan approved by HUD.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer
RESOLUTION NO. 2022-CHA-

WHEREAS, the Board of Commissioners of the Authority has reviewed the board letter dated July 19, 2022 entitled “Recommendation for actions necessary for the disposition of a portion of the former Harold Ickes site, submission of a land disposition application to HUD, and acquisition approval for a nearby site.”

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

THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to submit a disposition application to HUD for the disposition of CHA land at approximately 2450 S. State Street, Chicago Illinois (the “CHA Land”);

THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to submit a final site approval application to the United States Department of Housing and Urban Development (HUD) for 2240 and 2300-2332 S. Wabash;

THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to enter into a lease of the CHA Land; and

THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to acquire the Site; and

THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Angela Hurlock
Chairperson
Chicago Housing Authority
Authorization to take actions necessary for the Disposition and Sale of Vacant Land at the former Robert Taylor Homes site at West 44th and South Dearborn Streets for the development of new, for-sale housing.

<table>
<thead>
<tr>
<th>Development Addresses</th>
<th>Community Area</th>
<th>Target Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant lots at:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Northeast corner of S. Dearborn and West 44th</td>
<td>Grand Boulevard</td>
<td>Families</td>
</tr>
<tr>
<td>• Northwest corner of S. Dearborn and West 44th</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Southeast corner of S. Dearborn and West 44th</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Presenter: Ann McKenzie, Chief Development Officer

Recommendation
It is recommended that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer or her designee to;
1) enter into a Purchase and Sales Agreement with BMT-I LLC;
2) submit a Disposition application to HUD for the disposition of CHA land commonly referred to as the 28 vacant Robert Taylor lots near West 44th and South Dearborn Streets, Chicago Illinois (the “CHA Land”) by negotiated sale;
3) convey the underlying land by deeds; and
4) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The requested action complies in all material respects with applicable CHA Board policies and all applicable federal laws. Staff have completed all necessary due diligence to support the submission of this initiative.

PROPERTY SUMMARY AND ESTIMATED CONTRACT:
NA

Funding
NA
Developer
BMT-I, LLC is the owner entity to which the land will be deeded to and is comprised of Brinshore Development and the Michaels Group. Brinshore Development is a national real estate company specializing in mixed-income residential development based in Illinois. They operate in 17 states, in 100 communities and have a portfolio of over 11,000 residential units. The Michaels Organization is a national real estate developer and property manager based in New Jersey. They operate in 35 states, in 425 communities and manage over 60,000 units.

Builders
Brinshore-Michaels has identified two local builders that will take the lead in constructing the new for sale units. Brinshore-Michaels will not receive any compensation.

Greenline Homes, LLC (Greenline) is one of the builders and the principal of the company is Benjamin Van Horne. In 1999, Van Horne formed Greenline and acquired his first 24-unit apartment building in Woodlawn. Greenline continued constructing and rehabbing buildings in Woodlawn and expanded his work into the surrounding communities. Greenline specializes in the development of new construction single-family homes.

The other builder is Imagine Development Group (Imagine) and the principal of the company is Torrey Barret. Imagine is a minority-owned and certified real estate development firm with significant local experience in market-rate, mixed-income and affordable housing development.

Compliance
NA

Background and Approach
Through a competitive procurement process, the development team of Brinshore Development and The Michaels Organization (Brinshore-Michaels) was selected as the Developer team for the redevelopment effort at the former Taylor site in 2001. With input from CHA, City of Chicago, Taylor resident leadership, and other community stakeholders, Brinshore-Michaels drafted a redevelopment plan for Taylor. The plan called for the development of both rental and for sale units. To date, seven rental phases have been completed at the Taylor site, now known as Legends South. However, none of the planned for-sale units have been completed.

Brinshore-Michaels is proposing a pilot program that would dispose of 28 vacant lots to a Brinshore-Michaels controlled owner entity at the appraised market value minus the projected cost of environmental remediation site work. CHA will receive proceeds from the sale of the land. Of the potential 28 homes for sale, at least 10% or 3 homes will be designated as affordable homes at 120% Area Medium Income (AMI).

Property Profile
The plan is to create a housing market that complements the existing, successful Legends South rental phases. The houses constructed will include sustainability features which may include solar
energy, high levels of insulation, air sealing, and energy efficient mechanicals and appliances to deliver lower costs to the new homeowners while benefiting the environment.
Land Conveyance and Disposition Timeline and Steps

- This disposition activity was identified in the CHA FY 2020 MTW Annual Plan approved by HUD.
- CHA submits disposition application to HUD for 28 vacant Taylor lots.
- Developer/builder identifies financing and obtains construction loan.
- HUD approval of the disposition application.
- CHA transfers land fee simple for construction of single family or semi-detached housing to BMT-1, LLC owner entity or its designee.
- The transfer of the land will occur in phases.
- Deeds will include a reverter or similar mechanism to reclaim the sites transferred if the builder fails to commence construction within a period to be stated in the deeds.
- Land transfers for each sub-phase will be expressly contingent upon the developer/builder securing financing for each sub-phase.

Respectfully Submitted:

Tracey Scott  
Chief Executive Officer
RESOLUTION NO. 2022-CHA-

WHEREAS, the Board of Commissioners of the Authority has reviewed the Board Letter dated May 17, 2022, entitled “Authorization to take actions necessary for the Disposition and Sale of Vacant Land at the former Robert Taylor Homes site at West 44th and South Dearborn Streets for the development of new, for-sale housing.”

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

THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to enter into a purchase and sales agreement with BMT-I LLC or its designee;

THAT, the Board hereby authorizes the Chief Executive Officer, or her designee, to submit a disposition application to HUD for the disposition of CHA land consisting of 28 vacant Robert Taylor Homes parcels near West 44th and South Dearborn Streets;

THAT, the Board hereby authorizes to the Chief Executive Officer, or her designee, to convey the parcels near West 44th and South Dearborn Streets to BMT-I LLC or its designee;

THAT, the Board authorizes the Chief Executive Officer, or her designee, authority to execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing upon HUD approval of the disposition application.

Angela Hurlock
Chairperson
Chicago Housing Authority
REGULAR MEETING
OF
THE BOARD OF COMMISSIONERS
CHA Corporate Offices
60 E. Van Buren, 7th Fl., Chicago, Illinois

Tuesday, July 19, 2022
9:30 a.m.

CLOSED MEETING AGENDA

I. Roll Call

II. Closed Meeting
   • Commissioners will vote to go into closed meeting pursuant to the Open
     Meetings Act, 5 ILCS 120/2, to discuss matters under the following
     exceptions: personnel related matters under (c)(1) and (c)(2); purchase, sale
     and lease of real estate property under (c)(5) and (c)(6); pending/imminent/probable
     litigation under (c) (11); review of closed
     meeting minutes under(c) (21) and audit reviews under (c) (29).

III. Review of Minutes for the Closed Meetings of May 17, 2022.
     5 ILCS 120/2(c) (21)

IV. Pending/Imminent/Probable Litigation
    5ILCS 120/2(c) (11)

V. Personnel Actions
    5ILCS 120/2(c)(1) and (c)(2)
    Item No. 12 Approval of Personnel Actions.
    Presenter: Dominick Maniscalco, Deputy Chief, Human Resources

VI. Meeting Adjourns
Approval of Personnel Actions.

Presenter: Dominick Maniscalco, Deputy Chief Human Resources

Recommendation
It is recommended that the Board of Commissioners approve and ratify the Personnel Actions listed below.

Explanation
The Chief Executive Officer recommends the following personnel actions:
Approval of selection, appointment, and removal of officers and employees at Grade Level 74:
• N/A

Ratification of selection, appointments, and removal of employees below Grade Level 74:
• Offer of employment to Resident Owned Business (ROB) Advisor.
• Offer of employment to Program Analyst.
• Offer of employment to Assistant Payroll Manager.
• Offer of employment to Senior Accountant.
• Offer of employment to Clinical Support Specialist.
• Offer of employment to ROSS VAP Service Coordinator.
• Offer of employment to Senior Learning and Development Specialist.
• Promotion of employee to Service Coordinator Specialist.
• Promotion of employee to Senior Paralegal Real Estate.
• Promotion of employee to Mail Distribution Clerk.
• Promotion of employee to Assistant General Counsel.
• Promotion of employee to Portfolio Manager.

Acceptance of resignations, retirements, and terminations:
• Separation of employment for Portfolio Manager.
• Resignation of employment for Program Specialist, Youth.
• Retirement of employment for Financial Analyst.
• Resignation of employment for HCV Business Analyst.
• Separation of employment for Manager, Safety & Security.
• Resignation of employment for Project Manager.
• Resignation of employment for Construction Inspector I.
• Resignation of employment for Director, Housing Choice Voucher Initiative.
• Resignation of employment for Deputy Chief Fleet Facilities.
• Retirement of employment for Facilities Operation Manager.
• Resignation of employment for Outreach Coordinator.
• Resignation of employment for Workforce Outreach Coordinator.
• Resignation of employment for Executive Assistant.

Respectfully Submitted:

______________________________
Tracey Scott
Chief Executive Officer
RESOLUTION NO. 2022–CHA-

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 19, 2022, 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.

________________________
Angela Hurlock
Chairperson
Chicago Housing Authority