

MINUTES OF THE SPECIAL MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

March 25, 2016

The Commissioners of the Chicago Housing Authority held a special meeting of the Board of Commissioners on Friday, March 25, 2016, at approximately 10:50 a.m. at the CHA Corporate Offices, 60 East Van Buren, 12th Floor Loft in Chicago, IL.

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

Present: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
Jack Markowski
Bridget Reidy

Absent: Mark Cozzi
Harriet Johnson
Francine Washington

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:

Upon Motion made by Commissioner Markowski and properly seconded by Commissioner Brewer, minutes for February 16, 2016 meetings were approved as submitted.

Commissioner Bridget Reidy, Chairwoman of the Tenant Services Committee then presented her report. Per Commissioner Reidy, the Tenant Services Committee held its regular meeting at approximately 9:55 a.m. at the CHA's Corporate Offices. Commissioner Reidy chaired the meeting and the following committee members were present as well: Commissioners Chico and Harris. Present also, but not counted for the quorum were Commissioners Brewer, Markowski and Chairman Hooker.

On behalf of Tenant Services Committee, Commissioner Reidy presented an Omnibus Motion for the approval of Items 1, 2 and 3.

(Item 1)

The resolution for Item 1 authorize the Chief Executive Officer or his designee to execute a contract with Entrepreneurial Ventures in Education, Inc. DBA Summer Advantage in the not-to-exceed amounts of: \$3,591,993.00 for a two-year base term; \$1,831,467.00 for the first one-year option term; \$1,831,467.00 for the second one-year option term; and \$1,831,467.00 for the third one-year option term, for an aggregate not-to-exceed amount of \$9,086,394.00, to provide academic enrichment and career exploration for CHA youth participating in the Learn and Earn program. A Pre-Proposal Conference was held in December 2015 with representatives from five firms in attendance. In January

2016, the CHA received two proposals; both proposals were deemed responsive. After the Evaluation Committee completed its review of the two proposals, the total points awarded each Respondent resulted in one firm, Summer Advantage, falling within the competitive range. The evaluation team collectively agreed that oral presentations should be waived, based on the quality, overall scores and pricing for Summer Advantage, which was lower than the second Respondent. In February 2016, a Best and Final Offer was requested from Summer Advantage. Based upon the evaluations of the written proposal and the Respondent's Best and Final Offer, it was determined that Summer Advantage can provide the best overall service and value to CHA. The Learn and Earn program is an academic enrichment and career development summer program, which serves approximately 700 CHA youth between the ages of 13-15. The primary purpose of the program is to mitigate summer learning loss. The Learn and Earn program takes place at college campuses throughout the city, including the City Colleges of Chicago and Loyola University.

RESOLUTION NO. 2016-CHA-25

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016, entitled "RECOMMENDATION TO EXECUTE A CONTRACT WITH ENTREPRENEURIAL VENTURES IN EDUCATION, INC. DBA SUMMER ADVANTAGE TO PROVIDE ACADEMIC ENRICHMENT AND CAREER EXPLORATION FOR CHA YOUTH PARTICIPATING IN THE LEARN AND EARN PROGRAM".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Entrepreneurial Ventures in Education, Inc. DBA Summer Advantage in the not-to-exceed amounts of: \$3,591,993.00 for a two-year base term; \$1,831,467.00 for the first one-year option term; \$1,831,467.00 for the second one-year option term; and \$1,831,467.00 for the third one-year option term, for an aggregate not to exceed amount of \$9,086,394.00, to provide academic enrichment and career exploration for CHA youth participating in the Learn and Earn program.

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

(Item 2)

The resolution for Item 2 approves the second one-year option term for Contract No. 11226 with Growing Power, Inc. in a not-to-exceed amount of \$48,540.00, to provide positive youth development opportunities and urban agriculture training to CHA youth. Since inception, the urban farm in Altgeld has supported several youth and adult employment and training programs, providing valuable skills training while increasing the community's access to healthy food. Growing Power is a national nonprofit organization that focuses on supporting people of diverse backgrounds and their environment by providing access to healthy, high-quality, safe and affordable food for people in the community. This mission is implemented through on-the-ground, hands-on training of youth and adults to take ownership of the garden and engage the community to do the same. Growing Power's youth employment training programs educate youth on sustainable urban agriculture while providing transferrable employment and life skills. During 2015, 130 youth participated in the agriculture program at Altgeld Gardens; since the execution of the original contract in 2013, 400 youth have successfully completed the program.

RESOLUTION NO. 2016-CHA-26

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016, entitled “RECOMMENDATION TO EXECUTE THE SECOND ONE-YEAR OPTION TERM WITH GROWING POWER, INC. TO PROVIDE YOUTH DEVELOPMENT OPPORTUNITIES AND URBAN AGRICULTURE TRAINING AT ALTGELD GARDENS”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to execute the second one-year option term for Contract No. 11226 with Growing Power, Inc. in a not-to-exceed amount of \$48,540.00, to provide positive youth development opportunities and urban agriculture training to CHA youth.

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

(Item 3)

In December 2015, the CHA advertised a Request for Proposal soliciting the services of industry professionals to assist with the development and support of a CHA youth council. With the development of a youth council, CHA seeks to increase the engagement of adolescents in the decision making process, develop commitment of adolescents to civic engagement, and provide positive modeling and interactions between adolescents and adults. In January 2016, the CHA received one proposal, which was deemed responsive. An Evaluation Committee consisting of three members evaluated the sole responsive proposal. After the Evaluation Committee completed its review of the proposal, the evaluation team collectively agreed that oral presentations should be waived based on the overall quality of the Respondent’s proposal, the fact that they were the only Respondent to the solicitation, and the Respondent’s qualifications to provide the desired services. Based upon the evaluations of the written proposal and the Respondent’s Best and Final Offer, it was determined that the Respondent is qualified to provide the service to CHA. Accordingly, the resolution for Item 3 approves award of contract to Mikva Challenge Grant Foundation (Mikva) in the not-to-exceed amounts of: \$142,016.00 for a one-year base term; \$145,566.00 for the first one-year option term; \$149,205.00 for the second one-year option term; \$152,935.00 for the third one-year option term; and \$156,759.00 for the fourth one-year option term, for an aggregate not-to-exceed amount of \$746,481.00, to provide youth council development and support services. Since 1998, Mikva has served over 60,000 students and currently operates seven Citywide Youth Councils (CYCs).

RESOLUTION NO. 2016-CHA-27

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016, entitled “RECOMMENDATION TO EXECUTE A CONTRACT WITH MIKVA CHALLENGE GRANT FOUNDATION TO PROVIDE YOUTH COUNCIL DEVELOPMENT AND SUPPORT SERVICES”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT The Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Mikva Challenge Grant Foundation in the amounts of: \$142,016.00 for a one-year base term; \$145,566.00 for the first one-year option term; \$149,205.00 for the second one-year option term; \$152,935.00 for the third one-year option term; and \$156,759.00 for the fourth one-year option term for an aggregate not-to-exceed amount of \$746,481.00, to provide youth council development and support services.

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

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

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
Jack Markowski
Bridget Reidy

Nays: None

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

Matthew Brewer, Chairman of the Real Estate Operations Development committee, then presented his report. Per Commissioner Brewer, the Real Estate Operations Development committee met on Friday, March 25 at approximately 10:20 a.m. at the CHA Corporate Offices. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Markowski and Reidy. Although Chairman Hooker and Commissioners Chico and Harris were also present they were not counted toward the quorum since they are not members of the Real Estate Development Committee.

On behalf of the Real Estate Development committee, Commissioner Brewer presented a Motion for the approval of Items 4, 5, 6, 8, 9, 10 and 11.

(Item 4)

The resolution for Item 4 authorizes the Chief Executive Officer or his designee to execute a Third Amendment to the Lease Agreement between A Safe Haven Foundation and the CHA to extend the term of the lease through December 31, 2016, approves a 5% rent increase from a monthly amount of \$16,344.87 to \$17,162.11 during the term of the Third Amendment to the Lease Agreement, and approves other related expenses. CHA's lease for the current location of the HCV West Office commenced March 1, 2010. In late 2014, CHA began seeking a new location to lease for the HCV West Office. However, at this time, CHA is also exploring the option of purchasing a building to house the HCV West Office. As such, CHA needs additional time to finalize the location and retrofit the building as may be necessary. A Safe Haven Foundation has agreed to extend the lease with CHA to cover the time period from March 1, 2016 through December 31, 2016, giving CHA an additional 10 months to move from the current location. A Safe Haven Foundation proposes increasing the base monthly rent by 5% from the monthly rent in the Second Amendment. An additional \$1,300.00 is being budgeted to cover additional fees, including maintenance fees, per the terms of the current Lease Agreement.

RESOLUTION NO. 2016-CHA-28

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016 entitled "REQUEST FOR AUTHORIZATION TO EXECUTE A THIRD AMENDMENT TO OFFICE SPACE LEASE BETWEEN A SAFE HAVEN FOUNDATION AND CHICAGO HOUSING AUTHORITY";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designees to execute a Third Amendment to the Lease Agreement between A Safe Haven and the Chicago Housing Authority extending the term of the lease from March 1, 2016 through December 31, 2016 and approve a 5% increase in the monthly base rent to \$17,162.11. The Total Gross Base Rent amount for this extension period is in an amount not-to-exceed \$171,621.10 and \$1,300.00 for any fees assessed for additional services or other related expenses as provided for in the Lease, for a total amount not-to-exceed \$172,921.10.

(Item 5)

The resolution for Item 5 authorizes the Chief Executive Officer or his designee to participate in the New York City Housing Authority (NYCHA) agreement with The Gordian Group for a base term of two and one-half years with a one (1) one-year option in a not-to-exceed amount of \$2,575,000 for the base term and \$1,035,000 for the option year, to implement and manage a Section 3 Job Order Contracting (JOC) Mentoring Program. In June 2015, NYCHA issued a competitive RFP to seek a single qualified consultant to develop, implement, and support a JOC program and rapidly engage construction contractors to perform single or multiple construction projects simultaneously. In September 2015, NYCHA entered into a contract with The Gordian Group to provide the aforementioned services. NYCHA and The Gordian Group entered into a three-year contract with the option for two (2) one-year renewals. The contract is currently in its first base year.

NYCHAs contract with The Gordian Group substantially fulfills CHA's needs. The CHA, in conjunction with The Gordian Group, will develop a Request for Proposals (RFP) in which certified Section 3 Contractors meeting a predefined set of minimum requirements will be qualified and awarded a Job Order Contract with CHA. During performance of the work, Contractors will be assigned projects whose size and scope are within the Contractor's designated tier. The goal of the tiered program is to increase the Contractor's ability to perform a higher volume of increasingly more complex projects. The goal is to improve a Contractor's ability to perform and graduate through the tiers. The Gordian Group will provide contractors with technical assistance and training to scope and bid projects using their pre-priced construction and repair book. Learning skills like these is necessary for the Section 3 businesses to be able to grow, compete, and bid projects on their own. The Gordian Group will mentor the Contractors by assisting with all activities through the procurement of each project. In addition to training the Contractors on the Job Order Contracting system, the eGordian® Management Software, and the use of the Construction Task Catalog®, mentoring activities for individual projects may include: participating in the Joint Scope Meeting; assisting with finalizing the Scope of Work; assisting with the preparation of the Job Order Proposal and data entry into the eGordian® Management Software.

RESOLUTION NO. 2016-CHA-29

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 25, 2016 entitled: AUTHORIZATION TO PARTICIPATE ON NEW YORK CITY HOUSING AUTHORITY AGREEMENT WITH THE GORDIAN GROUP TO PROVIDE PROFESSIONAL SERVICES TO MANAGE SECTION 3 JOB ORDER CONTRACTING (JOC) MENTORING PROGRAM;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to participate on New York City Housing Authority agreement with The Gordian Group for a base term of two and one-half years with a one (1) one-year option in a not-to-

exceed amount of \$2,575,000 for the base term and \$1,035,000 for the option year to implement and manage a Section 3 Job Order Contracting (JOC) Mentoring Program.

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

(Item 6)

The resolution for Item 5 approves the 2015 Senior Designated Housing Plan Amendment which includes: modifying the process by which buildings become reduced age; transition buildings to reduced age with occupancy rates lower than 90% for 12 months; adding senior designation status to three new properties (Rosenwald Courts, Fannie Emanuel, and Presbyterian Homes) and offering additional assessment and referral opportunities to promote the health and safety of residents. Public Housing Authorities have the ability to designate buildings for seniors through HUD approval of a Senior Designated Housing Plan. An approved plan remains in effect or may be amended every five years. CHA's most recent SDHP Amendment was approved in 2010. A public comment period for the 2015 SDHP Amendment occurred from October 19 to November 18, 2015. During this 30-day period, residents and the community at large had the opportunity to review and submit comments on proposed updates to the plan and participate in three evening public hearing sessions. The comment period was extended an additional 30 days and closed on December 18, 2015. Two additional mid-morning public comment hearings were conducted on December 8th and 11th to accommodate the needs of CHA's senior residents. Information regarding the public comment process was available on CHA's website, CHA and HCV Administrative Offices, distributed to CHA Property Managers, and was advertised in the Chicago Defender, Chicago Sun-Times, and Hoy newspapers. Consideration was given to comments provided during the public comment period.

RESOLUTION NO. 2016-CHA-30

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016 entitled "AUTHORIZATION TO APPROVE THE 2015 SENIOR DESIGNATED HOUSING PLAN AMENDMENT";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to approve the 2015 Senior Designated Housing Plan Amendment, attached hereto.

(Item 7 – This Number Not Used)

(Item 8)

The resolution for Item 8 amends Resolution No. CHA-2015-42; and authorize the Chief Executive Officer or his designee to execute a Housing Assistance Payments Contract (HAP) with 3714 West Wrightwood LLC. This amendment identifies the legal owner of the property located at 3714 W. Wrightwood, Chicago, Illinois. The previous board letter stated that the property was purchased by the developer, Data Properties, Inc. However, the deed to the property states that title is vested in 3714 West Wrightwood LLC. An ownership interest in both companies is held by the same person. This board resolution has been modified to indicate the correct legal owner of the property.

RESOLUTION 2016-CHA-31

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 25, 2016 requesting authorization to amend resolution # CHA-2015-

42 to correct the named owner entity of the property located at 3714 W. Wrightwood and execute a Housing Assistance Payments Contract (HAP) with 3714 West Wrightwood LLC;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners approves this resolution to 1) amend Resolution No. CHA-2015-42; and 2) authorize the Acting Chief Executive Officer (CEO) or his designee to execute a Housing Assistance Payments Contract (HAP) with 3714 West Wrightwood LLC; and 3) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item 9)

The resolution for Item 9 approves the execution of a Housing Assistance Payments Contract (HAP) for Crestwood Apartments. Crestwood Apartments is an existing 6-story elevator building containing 57 units in the Austin community area consisting of 40 studios, 16 one-bedrooms and 1 two-bedroom unit; The building is currently in CHA's Moderate Rehabilitation (Mod Rehab) portfolio. 54 of the 57 total units are under a one-year HAP contract, dating back to 1983. The original 15-year HAP contract expired in 1998. The owner of Crestwood Apartments submitted a PRA application and was recommended by the PRA evaluation committee to receive housing payment assistance with a 15-year project-based voucher HAP Contract. The owner has elected to accept the project-based voucher assistance and opt out of the Mod Rehab contract. HUD will issue tenant protection vouchers which existing tenants can use to stay at the building or elect to move; Building amenities include a community room and multi-purpose room for tenant meetings and social functions, laundry facilities, storage space and on-site property management. William Todd, the principal of Glaucoma Venture Corporation, has owned and operated the property since 1970. The property manager, Anne Shank, who is a certified property manager has been in business for over 30 years and has managed Crestwood Apartments since 1990. The property consistently receives high scores for property management in CHA's Asset Management Reviews. The building is currently fully occupied and current tenants who wish to remain at the property will be allowed to do so. At turnover, it is the intent of the owner/manager of Crestwood Apartments to lease all of the PRA-assisted units to eligible seniors from CHA's Public Housing and PRA waiting lists as well as to families whose right of return under the Relocation Rights Contract has not been satisfied. CHA's waiting lists will be exhausted prior to utilization of a site-based waiting list.

RESOLUTION 2016-CHA-32

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 25, 2016 requesting authorization to execute a Housing Assistance Payments contract for Crestwood Apartments;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a Housing Assistance Payments contract for Crestwood Apartments.

(Item 10)

The resolution for Item 1 authorizes the Chief Executive Officer or his designee to enter into a Master Intergovernmental Agreement (IGA) with the Public Building Commission of Chicago (PBC) to

implement certain acquisition, construction, demolition, rehabilitation, renovation activities and/or other projects on behalf of CHA. The Parties understand and agree that the PBC is not entitled, nor is the CHA obligated, to assign to the PBC any project(s) solely by entering into this Master IGA. This Agreement is intended to generally govern relations between the CHA and the PBC in connection with any Projects that may actually be assigned to the PBC. Compensation to the PBC shall be negotiated, subject to HUD approval, and based on actual Projects performed and completed. The CHA shall not be obligated to pay for any Projects not undertaken and performed in compliance with this Agreement and the project-specific documents that are authorized pursuant to this Agreement. Any activity requested or Project assigned by CHA to the PBC shall be subject to prior CHA Board authorization. The CHA would require PBC to adhere to the HUD Section 3 requirements, CHA MBE/WBE/DBE policy as well as applicable HUD procurement requirements and other HUD required contract documentation and provisions for any projects, contracts and subcontracts initiated under this Master IGA.

RESOLUTION NO. 2016-CHA-33

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016 entitled “Authorization to: 1) Enter into a Master Intergovernmental Agreement with the Public Building Commission of Chicago 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 CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Enter into a Master Intergovernmental Agreement with the Public Building Commission of Chicago and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Any activity requested or Project assigned by CHA to the PBC shall be subject to prior CHA Board authorization.

(Item 11)

The resolution for Item 11 approves the FY2015 Moving to Work (MTW) Annual Report and grants authorization to submit the document to HUD for approval. CHA and HUD signed the original Moving to Work (MTW) Agreement on February 6, 2000 which allowed CHA to implement the original Plan for Transformation. CHA’s Amended and Restated MTW Agreement with HUD was fully executed on June 26, 2008 which extended CHA’s participation in the MTW Demonstration Program through FY2018. CHA will continue to pursue the three statutory objectives of the MTW Demonstration Program: *MTW Statutory Objective I:* Increase housing choices for low-income families; *MTW Statutory Objective II:* Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; *MTW Statutory Objective III:* Reduce costs and achieve greater cost effectiveness in federal expenditures. As part of the MTW Agreement, CHA is required to submit an Annual Report to HUD, due 90 days after the end of the fiscal year. The FY2015 MTW Annual Report provides information necessary for HUD to assess CHA’s performance in FY2015 regarding both operations and activities authorized by the MTW Demonstration Program.

RESOLUTION NO. 2016-CHA-34

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016 requesting approval of the FY2015 Moving to Work Annual Report, attached hereto;

THEREFORE, BE IT RESOLVED BY CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves the attached FY2015 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary.

THAT the Board of Commissioners grants authorization to submit the FY2015 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development on March 31, 2016. Such approval shall constitute conclusive evidence of the Board's approval of any and all such updates.

The Motion to adopt resolution for Items 4 through 6 and Items 8 through 11 was seconded by Commissioner Reidy and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
Jack Markowski
Bridget Reidy

Nays: None

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

Jack Markowski, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Markowski, the Finance & Audit committee met on Friday, March 25, 2016 at approximately 8:00 a.m. at the CHA's Corporate Office. Commissioner Markowski chaired the meeting and the following committee members were present as well: Commissioners Brewer and Harris. Present also but not counted for the quorum were Chairman Hooker and Vice-Chairman Chico. The Finance & Audit committee members then voted to adjourn to closed session to discuss certain audit reviews and investigatory matters with the Internal Auditors and Inspector General. Committee members then returned to Open Session and discussed, voted and recommend for approval the three items listed on the Finance & Audit committee agenda.

On behalf of the Finance & Audit committee, Commissioner Markowski presented an Omnibus Motion for the approval of Items 12, 13 and 14.

(Item 12)

The resolution for Item 12 authorizes the Chief Executive Officer or his designee to purchase insurance coverage for CHA's Property Managers' Insurance Program (PMIP) through its insurance broker of record, Arthur J Gallagher & Company (AJG), for the period of April 1, 2016 through March 31, 2017 for an aggregate amount not-to-exceed \$844,270 as follows: (1) Primary General Liability coverage written through First Specialty/Swiss Re American Holding in an amount not-to-exceed \$414,800; (2) Umbrella Liability coverage written through First Specialty/Swiss Re American Holding in an amount not-to-exceed \$321,470; and (3) Excess Liability written through Allied Word Assurance Company ("AWAC") in an amount not-to-exceed \$108,000. The CHA must annually renew its insurance coverage for the PMIP. The aggregate limit of coverage, \$22 million, is constructed using 3 different layers of coverage: (1) primary general liability up to \$2 million; (2) umbrella liability, which

provides coverage in the \$2 million – \$12 million layer; and (3) excess liability, which provides coverage in excess over the \$12 million - \$22 million layer. The Authority utilizes a commercial insurance brokerage firm to place all of its Property & Casualty insurance coverages. This is the first insurance placement conducted by Arthur J Gallagher, our new broker of record. The broker for the previous ten years was Aon Risk Services.

RESOLUTION NO. 2016-CHA-35

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 25, 2016 entitled: **AUTHORIZATION TO AWARD CONTRACTS FOR PROPERTY MANAGERS’ INSURANCE PROGRAM COVERAGE TO FIRST SPECIALTY / SWISS RE AMERICAN HOLDING FOR GENERAL LIABILITY AND UMBRELLA LIABILITY COVERAGE, AND ALLIED WORLD ASSURANCE COMPANY (AWAC) FOR EXCESS LIABILITY, FOR THE PERIOD OF APRIL 1, 2016 – MARCH 31, 2017, IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$844,270.**

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to purchase the insurance coverage for CHA's Property Managers' Insurance Program ("PMIP") through its insurance broker of record, Arthur J Gallagher & Company ("AJG"), for the period of April 1, 2016 through March 31, 2017 for an aggregate amount not-to-exceed \$844,270 broken down as follows: (1) Primary General Liability coverage written through First Specialty/Swiss Re American Holding in an amount not-to-exceed \$414,800; (2) Umbrella Liability coverage written through First Specialty/Swiss Re American Holding in an amount not-to-exceed \$321,470; and (3) Excess Liability written through Allied Word Assurance Company ("AWAC") in an amount not-to-exceed \$108,000.

This award is not subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE/ Section 3 and insurance requirements.

(Item 13)

The resolution for Item 13 authorizes the Chief Executive Officer or his designee to participate in the City of Chicago’s contract with CDW Government LLC (CDW) for Enterprise Hardware, Software and Technology Consulting Services in an amount not-to-exceed \$3.6 million for a requested base term of eighteen (18) months, plus additional option terms consistent with City ‘s reserved extension options under the Agreement. The CHA seeks to leverage the purchasing power of the City of Chicago and Cook County’s joint procurement to obtain the same advantageous discount levels for various goods and services which were secured under the City’s Agreement. CHA will utilize the blanket purchase agreement to refresh select enterprise hardware and software. The CHA’s infrastructure consist of four primary areas: Network/telecommunications, Information systems software/application, Desktop and general computing support, and Video Surveillance.

RESOLUTION NO. 2016-CHA-36

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 25, 2016 entitled: **AUTHORIZATION TO Participate IN the city of Chicago’s contract with CDW GOVERNMENT LLC FOR ENTERPRISE HARDWARE, SOFTWARE, AND TECHNOLOGY CONSULTING SERVICES**

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to participate in the City of Chicago’s Contract Number 26959 with CDW Government LLC, for Enterprise Hardware, Software and Technology Consulting Services in an amount not-to-exceed \$3.6 million for a requested base term of eighteen (18) months, plus additional option terms consistent with City’s reserved extension options under the Agreement, which collectively shall not exceed five (5) years in total for any CHA purposes.

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

(Item 14)

The resolution for Item 14 authorizes the Chief Executive Officer or his designee to participate in the State of Illinois VMware Statewide Master Contract with Presidio Networked Solutions, LLC for VMware software maintenance/support, training and services in an amount not-to-exceed \$1.6 million for a requested base term of one year, plus any additional option terms consistent with the State’s reserved extension options under the Agreement. CHA’s participation under the agreement will be used to implement a cloud-based disaster recovery solution. Cloud-based solutions are scalable, cost-effective and easy to deploy.

RESOLUTION NO. 2016-CHA-37

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 25, 2016 entitled: AUTHORIZATION TO PARTICIPATE IN THE STATE OF ILLINOIS VMWARE STATEWIDE MASTER CONTRACT WITH PRESIDIO NETWORKED SOLUTIONS, LLC FOR VMWARE SOFTWARE, MAINTENANCE/SUPPORT, TRAINING AND SERVICES.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter contract with Presidio Networked Solutions LLC, participating on the State of Illinois Statewide Master Contract Number CMS2652930A for VMware software maintenance/support, training and services in an amount not-to-exceed \$1.6 million for a requested base term of one (1) year, plus additional option terms consistent with the State’s reserved extension options under the Agreement, which collectively shall not exceed five (5) years in total for any CHA purposes.

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

The Motion to adopt the resolutions for Item 12, 13 and 14 was seconded by Commissioner Reidy and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
Jack Markowski
Bridget Reidy

Nays: None

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

Chairman Hooker then presented commissioners and the public with an overview of his CHA activities.

Eugene Jones, Chief Executive Officer, then presented his monthly report to the Commissioners.

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

At the conclusion of public testimony, upon Motion made by Chairman Hooker and properly seconded by Commissioner Washington, 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 15 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.

The Commissioners subsequently reconvened in Open Session at approximately 11:25 a.m.

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

Present: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
Jack Markowski
Bridget Reidy

Absent: Mark Cozzi
Harriet Johnson
Francine Washington

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

Chairman Hooker announced that during closed session, commissioners discussed matters related to Items 15 and 16.

Commissioner Chico then presented an Omnibus Motion for the approval of Items 15 and 16.

(Item 15)

RESOLUTION NO. 2016-CHA-38

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016 entitled “Request for authorization to commit CHA funds in an amount not to exceed up to \$1,392,000 for rehabilitation and relocation costs and operating reserves associated with the acquisition of 5253 W. Deming as part of the Real Estate Acquisition Program (REAP).”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee or his designee to commit CHA funds in an amount not to exceed up to \$1,392,000 for rehabilitation and relocation costs and operating reserves associated with the acquisition of 5253 W. Deming as part of the Real Estate Acquisition Program (REAP).

(Item 16)

The resolution for Item 16 approves and ratifies the following personnel actions: offer of employment to four applicants; promotion of three employees and termination of one employee.

RESOLUTION NO. 2016-CHA-39

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2016, entitled "Approval of Personnel Actions":

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the requested personnel actions.

The Motion to adopt the resolutions for Items 15 and 16 was seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
Jack Markowski
Bridget Reidy

Nays: None

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

There being no further business to come before the Commissioners, upon Motion made and seconded, the special board meeting of March 25, 2016, was adjourned.

s/b: Chairman John Hooker
Chicago Housing Authority

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