

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
May 21, 2019

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, May 21, 2019, at approximately 10:45 a.m. at the Charles A. Hayes Family Investment Center, 4859 South Wabash in Chicago, IL.

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

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

Also present were Eugene Jones, Chief Executive Officer; Cheryl Colston, Chief Legal Officer; Chicago Housing Authority staff members and the General Public.

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

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

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

(Item 1)

The resolution for Item 1 ratifies the acceptance of two grant awards from HUD. The Resident Opportunity Self Sufficiency (ROSS) grant in the amount of \$717,750.00 will fund three ROSS Service Coordinators for the existing CHA Victim Assistance Program (VAP) for a period of three years and the Family Self-Sufficiency (FSS) grant award in the amount of \$819,137.00 will fund fifteen FSS Coordinators for a period of one (1) year. The FAA program supports the employment of fifteen FSS Coordinators, who will provide Public Housing and Housing Choice Voucher (HCV) families with economic, financial and education-based programming. The Notices of Funding Availability (NOFA) for the ROSS and FSS grants were released in May and October 2018, respectively and were submitted to HUD. In February 2019, the CHA received official written notice of the grant award from HUD. HUD's award letters to the CHA required that the CHA execute and return the Grant Agreements within 72 hours of receipt. The CHA executed and returned the Grant Agreements to HUD on February 12, 2019 (ROSS) and February 14, 2019 (FSS) in accordance with HUD's requirements. This is part of CHA's 2019 Budget. Treasury will perform draws in compliance with HUD requirements.

RESOLUTION NO. 2019-CHA-22

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 21, 2019 entitled "RECOMMENDATION TO RATIFY

THE ACCEPTANCE OF GRANT AWARDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT”

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

THAT, the Board of Commissioners ratifies the Chief Executive Officer’s acceptance of two grant awards from the United States Department of Housing and Urban Development (“HUD”) in the amount of \$717,750.00, under HUD’s ROSS Service Coordinators Program and \$819,137.00, under HUD’s Family Self-Sufficiency (“FSS”) Program.

(Item 2)

The resolution for Item 2 approves an Intergovernmental Agreement (IGA) with the City of Chicago Department of Fleet and Facility Management (Fleet) for fuel supply and vehicle maintenance, car wash, road and towing services to the CHA for a five base term effective July 1, 2019, through July 31, 2024, and for compensation in an amount not-to-exceed \$250,000.00. In association with the requested approval for a new contract renewing the fuel and fleet service amenities under the same general terms and conditions, the CHA additionally seeks the Board’s formal approval and ratification of the short-term extension of the prior IGA (Contract #11386). The short-term extension of the prior IGA was for time only, and covered the term from January 1, 2019, through June 30, 2019, as no additional funding was deemed necessary to continue the provision of supplies and services without interruption through the date of the anticipated commencement of a new IGA. While the CHA has closely monitored the prevailing fuel prices in the private market as they compare with those of Fleet, it is determined that the prices extended to the CHA by Fleet remain considerably lower than those available to the CHA in the private market. The cost of unleaded and diesel fuel per gallon is lower than that if the CHA procured such fuel supplies and services outside of the IGA relationship with Fleet. The price of car washes through the Fleet vendor has remained constant; the need for maintenance and towing services, while all inclusive, is minimal to none, and is utilized on an as needed or emergency basis.

RESOLUTION NO. 2019-CHA-23

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 21, 2019, entitled “Recommendation to Approve an IGA with the City of Chicago for Fuel, Vehicle Maintenance, Car Wash, Road and Towing Services” for a five-year base term with compensation in the not-to-exceed amount of \$250,000.00.,

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

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago Department of Fleet and Facility Management for fuel supplies and vehicle maintenance, car wash, road and towing services for CHA vehicles for a five-year base period in an amount not-to-exceed \$250,000.00. The Board of Commissioners further approves and ratifies the six (6) month extension of the prior Fuel and Fleet IGA (Contract #11386) to effect and ensure continuity from the prior contract through the commencement of the new IGA.

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

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

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
Cristina Matos
Debra Parker
Francine Washington

Nays: None

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

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

On behalf of the Tenant Services Committee, Commissioner Harte presented an Omnibus Motion for approval of Items 3 and 4.

(Item 3)

The resolution for Item 3 approves the acceptance of a grant award and execution of an Intergovernmental Agreement for a one-year base term with the Chicago Department of Family and Support Services (DFSS) in the amount of \$1,160,000 for the Summer Youth Employment Program (SYEP). SYEP is a part of the Mayor's One Summer Chicago initiative, which brings together government institutions, community-based organizations and companies to offer employment and internship opportunities to youth and young adults. SYEP provides safe summer experiences while helping youth, ages 16-24, build valuable employment skills. Participants receive on-going job readiness instruction while working up to 180 hours over the course of six weeks; 100% of the grant funds will be used to pay training wages to CHA youth. CHA will be awarded funding by DFSS to build on the success of the 2018 SYEP, which served 1,829 CHA youth (52% were public housing residents and 48% were Housing Choice Voucher participants). Last year, CHA youth participated at 367 unique worksites across the city and worked more than 245,000 hours. CHA's SYEP is delivered in collaboration with CHA's contracted FamilyWorks providers, who are responsible for being the connection between SYEP youth, the worksite and CHA.

RESOLUTION NO. 2019-CHA-24

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 21, 2019 entitled "RECOMMENDATION TO ACCEPT SUMMER YOUTH EMPLOYMENT GRANT AWARD".

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an Intergovernmental Agreement with the Chicago Department of Family and Support Services ("DFSS") and accept a DFSS grant in the amount of \$1,160,000 for Summer Youth Employment Program wages.

(Item 4)

The resolution for Item 4 approves the execution of a contract with the Chicago Cook Workforce Partnership (CCWP) in a not-to-exceed amount of \$430,000 for a one-year base term. The Chicago Cook Workforce Partnership was created in 2012 to provide workforce development services for the City of Chicago and Cook County, with targeted efforts in line with local jobs that are in demand and/or projected to be in demand. The CCWP mission is to create, promote, and effectively manage a network of workforce development organizations that designs innovative solutions to address business needs and prepares individuals for and connects them to career opportunities. CCWP is the local workforce authority designated by the U.S. Department of Labor and is the conduit for employers and job seekers. The contract with CCWP has allowed CHA to receive customized services and allows for flexibility to meet the needs of CHA residents. This includes allowing CHA residents to receive workforce services regardless of meeting eligibility requirements for public workforce services. Through this partnership, CCWP will enroll 600 CHA residents at five American Job Centers throughout Chicago. CHA residents can access services including, but not limited to, training and education through the Workforce Innovation and Opportunity Act (WIOA), career coaching, digital literacy, job search and job placement. CHA has approved a non-competitive procurement (sole source) for CCWP services in advance of this Board request, based on CCWP's unique role as the fiscal agent, sub-recipient and administrative entity for the local workforce innovation area that provides public workforce services to Chicago and Cook County.

RESOLUTION NO. 2019-CHA-25

WHEREAS, the Board of Commissioners of the Chicago Housing Authority (“CHA”) has reviewed the Board Letter dated May 21, 2019 entitled “RECOMMENDATION TO ENTER INTO A CONTRACT FOR WORKFORCE SERVICES”.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with the Chicago Cook Workforce Partnership (“CCWP”) in a not-to-exceed amount of \$430,000 for a one-year base term.

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

The Motion to adopt resolutions for Items 3 and 4 was seconded by Commissioner Parker and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
Cristina Matos
Debra Parker
Francine Washington

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 held its monthly meeting earlier today. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Chico, Harris, and Matos. Although Chairman Hooker and Commissioners Harte, Parker and Washington were also present they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval the six items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 5 through 10.

(Item 5)

The resolution for Item 5 approves an Agreement to enter into a Housing Assistance Payments (AHAP) for Paseo Boricua Arts Building; and a Housing Assistance Payments (HAP) contract with a) Paseo Boricua Arts Building and b) Pierce House. Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy. **Paseo Boricua Arts Building** is a new construction, 5-story, masonry, and elevator building located in a General area in Chicago’s West Town community. The development is in close proximity to a wide variety of neighborhood services and amenities. Paseo Boricua will offer 24 total units. PRA will assist 6 units: 3 one-bedroom and 3 two-bedroom units. The target population will be families from CHA waitlists. Building amenities will accentuate the art culture of the Paseo Boricua. The first floor will contain 2,780 square feet of commercial, artist and community space. Informal gallery spaces will be located on each residential floor. The building will offer an on-site management office. Paseo Boricua Arts LLC is the property owner and a subsidiary of Brinshore Development. Brinshore has partnered with CHA in the creation of 1,574 completed public housing units with an additional 200 units under construction. Leasing & Management Company, Inc. (L&M) will provide property management services for Paseo Boricua Arts LLC. **Pierce House** is a newly constructed, 5-story, mixed-use, masonry and elevator building located in Chicago’s Humboldt Park community in a General area. The development is located on a strong commercial artery, surrounded by a thriving residential and business community. Pierce House offers 25 residential units. PRA will assist 25 units: 7 studios, 9 one-bedroom and 9 two-bedroom units. The ground floor of the property contains a federally-funded, qualified health center operated by the Howard

Brown Health Center. La Casa Norte's (LCN) social, community and administrative offices are located on the first and second floor of the building and include a nutrition center with a food pantry and teaching kitchen, with access to employment readiness, life skills, and social service programs. The building provides on-site management, laundry and storage facilities, as well as 9 off-street parking spaces. The target population will be homeless young adults aged 18-24 and homeless families from CHA waitlists and the City of Chicago's Central Entry System; 4 of the units will come from the State Referral Network. La Casa Norte (LCN) is the property owner and a 501-C-3, not-for-profit corporation. LCN will provide on-site management services for the residential units at Pierce House.

RESOLUTION NO. 2019-CHA-26

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the board letter dated May 21, 2019 entitled "Recommendation to Execute a Housing Assistance Payments contract for Paseo Boricua Arts Building and Pierce House."

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute 1) an Agreement to enter into a Housing Assistance Payments contract for Paseo Boricua Arts Building; 2) Housing Assistance Payments contracts for a) Paseo Boricua Arts Building and b) Pierce House; and 3) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 6)

The resolution for Item 6 approves the renewal of the Housing Assistance Payments (HAP) contract with G&A Spaulding Apartments for an additional 20-year term for nine units. G&A Spaulding Apartments has provided project-based voucher assistance through CHA's Property Rental Assistance (PRA) program since August 4, 2008. G&A Spaulding Apartments is a 35-unit family housing development located in the Humboldt Park community. Since August 2008, PRA has provided rental assistance for 9 units: 5 two-bedroom and 4 three-bedroom. The property owner seeks to extend the HAP until July 31, 2038. The property will continue to offer rental assistance to families from the CHA wait lists. Spaulding Partners L.P. is the ownership entity of G&A Senior Properties LLC. G&A Management has provided property management for more than 15 years and provides management services to a portfolio of 490 units in 5 buildings.

RESOLUTION NO. 2019-CHA-27

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 21, 2019 entitled "Recommendation to Renew Housing Assistance Payments contract for G&A Spaulding Apartments."

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) approve the renewal of a Housing Assistance Payments contract for a 20-year term for G&A Spaulding Apartments; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item 7)

CHA issued a Request for Proposals (RFP) in January 2019 to solicit qualified General Construction Contractors to provide authority-wide capital maintenance and redevelopment activities at CHA properties. The intent of this RFP was to obtain multiple qualified General Construction Contractors to participate in CHA'S Task Order Competitive Contracting (TOCC) IDIQ Program. CHA received thirty-nine total proposals in response to this RFP, however, twenty-six proposals were determined to be either non-responsive or non-responsible or did not meet the competitive range. The Proposals were evaluated and scored. Accordingly, the resolution for Item 7 approves the award of thirteen Indefinite Delivery and Indefinite Quantity (IDIQ) contracts to the listed contractors in the resolution for a total not-to-exceed base term amount of \$39,000,000.00 to provide authority-wide professional general construction services for various CHA properties. Each Contract will be for an amount not-to-exceed of \$3,000,000.00 for a base term of two years with two one-year renewal options. An additional \$61,000,000.00 will be set-aside as reserve capacity from which funds can be allocated. The total aggregate amount of the thirteen (13) contracts and the reserve capacity fund is not-to-exceed

\$100,000,000.00. The contractors will provide complete construction services in connection with modernization, rehabilitation, and capital maintenance at selected CHA properties. Since 2007, the Capital Construction Department has successfully utilized IDIQ programs for projects valued up to \$3,000,000 throughout the Rehabilitation, Scattered Sites and Capital Maintenance programs. The current action increases the cap from \$3,000,000 to \$5,000,000 per awarded task order and will allow CHA to maintain efficient execution of desired capital projects through this program. Also, the TOCC Program allows the ability to work with a pre-approved group of general contractors which significantly reduces the time needed to move from project design to construction, while still retaining the cost control advantages of competitive bidding. The CHA will assign General Contractors to one or more of the groups based on their proposal selection and requisite qualifications. The CHA will offer task order bidding opportunities to each group in a manner to provide fair opportunities for GCs to bid on construction projects. The breakdown/summary as follows: Group A: will be for contractors who have the ability to bid on, perform the work and secure bonding for projects valued from \$100,000.00 to \$500,000.00; and Group B: will be for contractors who have the ability to bid on, perform the work and secure bonding for projects valued over \$500,000.00 to \$3,000,000.00; Group C: will be for contractors who have the ability to bid on, perform the work and secure bonding for projects valued over \$3,000,000.00 to \$5,000,000.00.

RESOLUTION NO. 2019-CHA-28

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 21, 2019 entitled “Recommendation to Award Contracts for the Task Order Competitive Contracting (TOCC) IDIQ Program”.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into thirteen (13) Indefinite Delivery Indefinite Quantity (IDIQ) contracts to provide professional general construction services at various CHA properties with the following vendors, in an initial aggregate not-to-exceed amount of \$39,000,000:

Count	Recommended Awardee	Base Term	Option Terms	Bid Group (A, B or C)	Total Base Contract Amount
1.	Agae Contractors, Inc.	2 Years	Two (2) One Year Options	Groups A & B	\$3,000,000.00
2.	Apex Construction Group, Inc.	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
3.	Berglund Construction Company	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
4.	CCC Holdings Inc. dba Chicago Commercial Construction	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
5.	Cordos Development & Associates, LLC	2 Years	Two (2) One Year Options	Groups B & C	\$3,000,000.00
6.	CREA Construction, Inc.	2 Years	Two (2) One Year Options	Groups A & B	\$3,000,000.00
7.	Griggs Mitchell & Alma of IL, LLC, dba GMA Construction Group	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
8.	Maxwell Services, Inc.	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
9.	Oakley Construction Company, Inc.	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
10.	Old Veteran Construction, Inc.	2 Years	Two (2) One Year	Groups B & C	\$3,000,000.00

			Options		
11.	Powers & Sons Construction Company, Incorporated	2 Years	Two (2) One Year Options	Groups B & C	\$3,000,000.00
12.	The Bowa Group Inc., dba Bowa Construction	2 Years	Two (2) One Year Options	Groups B & C	\$3,000,000.00
13.	Tyler Lane Construction, Inc.	2 Years	Two (2) One Year Options	Group C	\$3,000,000.00
Total Base Contracts					\$39,000,000.00
Total Reserve Capacity (Including Option Year 1 & 2)					\$61,000,000.00
Aggregate Total					\$100,000,000.00

An additional \$61,000,000.00 will be set aside as reserve capacity from which funds can be allocated. The total aggregate amount of the thirteen (13) contracts and the reserve capacity is a not-to-exceed amount of \$100,000,000.00. The Chief Executive Officer is authorized to use his discretion to exercise the renewal options. Any options exercised by the Chief Executive Officer must be exercised individually and within the aggregate amount of approved funding.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 and insurance requirements for each assigned task order.

(Item 8)

It is the intent of the CHA to implement a sustainable, community-sensitive revitalization program with the goal of creating a vibrant community on the remaining vacant CHA land that was formerly part of the Ida B. Wells, Darrow Homes, Wells Extension, and Madden Park Homes (Madden/Wells/Darrow) public housing developments. These public housing developments originally contained approximately 3,267 units located on approximately 94 acres of land. Over the last twelve years, CHA has worked in collaboration with its development partners, Oakwood Boulevard Associates (OBA) and Granite Partners for Oakwood Boulevard (GPOB), to create 863 mixed-income housing units in the new Oakwood Shores development on a portion of the site. In 2018, a master plan was completed for the site with a recommendation for the completion of what the planning group designated the “core of the Site.” CHA has been working with OBA and agrees that they are the right team to finish this core area. Accordingly, the resolution for Item 8 approves Oakwood Boulevard Associates, LLC as Developer for the Ida B. Wells, Darrow Homes, Wells Extension and Madden Park Homes Phase III Site. Oakwood Boulevard Associates is a partnership between The Community Builders, Inc., Granite Development Corp., and Ujima, Inc., and serves as the Developer of the Oakwood Shores mixed income development. The partners of Oakwood Boulevard Associates have demonstrated capacity by developing over 800 mixed-income rental and homeownership units at the former Ida B. Wells, Darrow Homes, Wells Extension and Madden Park Homes public housing sites. The Community Builders (TCB) is a nonprofit real estate developer and owner. Founded in 1964, today TCB owns or manages 11,000 apartments in 14 states. In Chicago, TCB has developed nearly 2,000 units to date including the first 800+ units at Oakwood Shores. Granite Companies (Granite) is a full-service real estate development and asset management business. Through a partnership with TCB, Granite has developed a mixed-use residential property that includes 28,000 square feet of commercial space with a major medical tenant, a community center and over 800 units of mixed income rental housing along with 74 units of for- sale housing. Ujima, Inc. was started by former residents of the Ida B. Wells, Madden Park Homes public housing development. Ujima, Inc. designs and implements an array of services to engage former CHA residents who have the right to return to CHA mixed finance communities and are in the process of successful relocation. Ujima provides a continuum of services necessary, not only for successful re-housing, but housing stability and community reintegration including jobs and self-sufficiency.

RESOLUTION NO. 2019-CHA-29

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 21, 2019 entitled “Authorization to enter into a Development Agreement for the Mixed-Income Development of the Former Madden Wells Darrow Site.”

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

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to: 1) Approve Oakwood Boulevard Associates, LLC as Developer for the Ida B. Wells, Darrow Homes, Wells Extension and Maddens Park Homes Phase III Site; 2) Enter into a Development Agreement for Mixed-Income Development; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

(Item 9)

The resolution for Item 9 approves a Pre-Qualified Development Team, the Pennrose-Bickerdike Team, to co-develop the Wicker Park site with the CHA. The Wicker Park site is approximately 3.42 acres and located in a key transit-oriented area. The site is bounded by N. Damen Avenue, W. Le Moyne Street, the alley west of Damen Avenue and W. Schiller Street. The site is across from Wicker Park and a short walk to the CTA Damen Blue line stop. CHA plans to enter in a joint venture partnership with the selected developer to redevelop the entire site, including the rehabilitation of the existing CHA Wicker Park Apartments and Annex Senior Buildings. On October 4, 2018, CHA released an Opportunity Notice for Proposal (Notice) for a mixed-use/mixed-income development at the Northwest corner of N. Damen and W. Schiller. The Notice invited approved Pre-Qualified Development Teams to submit development proposals for the Wicker Park site by the submission deadline date. Seven proposals were received. The Pennrose-Bickerdike Team scored the highest for their technical proposal and second highest for their oral presentation. The Pennrose-Bickerdike Team provides the highest value as a development partner for the CHA because of their national experience with RAD project-based voucher conversions, partners with extensive experience with mixed-income development, experience joint-venturing with housing authorities, and clear financial underwriting.

RESOLUTION NO. 2019-CHA-30

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 21, 2019 entitled "Recommendation to Approve a Pre-Qualified Development Team to Rehabilitate and Co-Develop the Wicker Park Site."

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

THAT, the Pennrose-Bickerdike team is approved as the co-developer for the Wicker Park site (inclusive of the existing CHA Wicker Park Apartments and Annex Senior buildings);

THAT, the Chief Executive Officer, or his designee, is authorized to negotiate and execute a development agreement and joint venture agreement for the Wicker Park site; and

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

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

(Item 10)

The resolution for Item 10 approves LeClaire Partners, LLC as the Developer for the redevelopment of the former LeClaire Court site located in Chicago's Garfield Ridge community area. In 2011, residents of LeClaire were relocated off-site and the 616 units at LeClaire units were demolished. The site is currently vacant. The LeClaire Courts Working Group is comprised of the CHA, the City of Chicago Department of Planning and Development, former LeClaire Courts residents, community residents and stakeholders, and City Park District staff members. The Working Group helps to guide the planning and implementation of the LeClaire revitalization program. The Working Group will have on-going communication with the Selected Respondent regarding revitalization activities with a focus on the residential redevelopment efforts. Members of the LeClaire Working Group were included in the procurement process for the developer(s). In April 2018, CHA issued a request for proposal (RFP) for development team to redevelop the LeClaire Courts site. The LeClaire Courts site was split into three zones for the purpose of the RFP. Respondents could submit on one, two or all three zones. Proposals were evaluated. All four respondents were invited back for oral presentations. In light of LeClaire

Partners, LLC's strong scores on the two residential sites for Zones 1 and 2 and the fact that LeClaire Partners, LLC was also the high scorer for the Zone 3 makes them the best candidate for redevelopment of the entire site. The team consists of Cabrera Capital, headed by Martin Cabrera, and The Habitat Company, LLC, headed by Daniel Levin. The companies are headquartered in Chicago.

RESOLUTION NO. 2019-CHA-31

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 21, 2019 entitled "Recommendation to Select LeClaire Partners, LLC to Redevelop the LeClaire Courts Site."

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

THAT, the CHA's selection of LeClaire Partners, LLC as the Developer for the redevelopment of the former LeClaire Courts Site is approved;

THAT, the Chief Executive Officer, or his designee, is authorized to negotiate and execute agreements allowing for the redevelopment of the site; and

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

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

The Motion to adopt the resolutions for Items 5 through 10 was seconded by Commissioner Matos and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
Cristina Matos
Debra Parker
Francine Washington

Nays: None

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

Chairman Hooker then acknowledged former Chief Operating Officer, José Alvarez's stewardship at the CHA. José was recently appointed by Governor Pritzker to serve in the position of Chief Executive Officer of the Illinois Tollway. In honor of José's 4 ½ years of service at the CHA, and on behalf of residents and staff, the Board presented a plaque to José for his outstanding service, commitment and dedication in transforming the lives of CHA residents.

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

Immediately following Public Participation and upon Motion made by Chairman Hooker and properly seconded by Commissioner Chico, the Commissioners adjourned to Closed Session. Chairman Hooker announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately 30 minutes to discuss personnel related matters; purchase, sale and lease of real estate property; pending, probable or imminent litigation; review of closed meeting minutes and audit reviews.

Following Closed Session, Commissioners reconvened in Open Session.

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

Present: Craig Chico
Dr. Mildred Harris
John Hooker

Cristina Matos
Bill Thanoukos
Debra Parker
Francine Washington

Absent: Matthew Brewer
Meghan Harte

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

Upon motion made by Commissioner Chico and properly seconded by Commissioner Harris, the open and closed minutes for meetings of March 19, 2019, were approved as submitted.

The Chairman then announced that during Closed Session Commissioners discussed Items 11, 12, 13, 14 and 15. As a result of discussion in Closed Session, Item No. 12 will be submitted as an amended item to include only the sale of the building at 10527 South Corliss Avenue and sale of vacant land at 150 South Western.

A Motion to approve Items No. 11, Amended Item No. 12 and Items No. 13 through 15 was presented by Commissioner Washington.

(Item 11)

RESOLUTION NO. 2019-CHA-32

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 21, 2019 entitled "Recommendation to Extend the Contract with Pugh, Jones and Johnson, P.C. for Ethics Officer and EEO Officer Services."

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

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an amendment to Contract No. 11770 with Pugh, Jones and Johnson, P.C. extending the contract from July 1, 2019 through December 31, 2019, to continue the vendor's performance of Ethics Officer and Equal Employment Opportunity Officer services to the CHA with additional not-to-exceed funding in the amount of Fifty Five Thousand and 00/100 Dollars (\$55,000.00). Services performed under the amendment to Contract No. 11770 shall remain subject to the annual appropriated budget for the Office of the Chief Legal Officer applicable to all aggregated Legal Services Agreements.

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

(Item 12 - Amended)

RESOLUTION NO. 2019-CHA-33

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 21, 2019 entitled "Authorization to Sell Vacant Properties in the Pullman and Near West Side Community Areas."

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Enter into a Purchase and Sale Agreement with the Cook County Land Bank Authority for the sale of the building at 10527 South Corliss Avenue; 2) Enter into purchase and sale agreements with successful bidder for the sale of vacant land at 150 South Western; 3) Submit disposition applications to the United States Department of Housing and Urban Development (HUD) for the sale of CHA properties; and 4) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

(Item 13)

RESOLUTION NO. 2019-CHA-34

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 21, 2019 entitled "Authorization to Exchange Land within the Altgeld Gardens Development site with Chicago Board of Education to Prepare for Community Development Activities."

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Enter into an Intergovernmental Agreement with Chicago Board of Education ("CPS") for the exchange of land within the Altgeld Gardens Development site; 2) Submit acquisition and disposition applications to HUD for CHA to deed approximately 15,600 sq. ft. of vacant land at Altgeld Gardens to CPS and provide certain improvements on the vacant CHA land, in exchange for CPS granting CHA a 50-year ground lease ("Ground Lease") for approximately 88,400 sq. ft. of land at Aldridge Elementary School, which Ground Lease shall include two (2) options to renew for periods of five years each; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing. The foregoing acquisition and disposition are subject to HUD approvals.

(Item 14)

RESOLUTION NO. 2019-35

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 21, 2019 entitled "AUTHORIZATION TO ENTER INTO A NEW COLLECTIVE BARGAINING AGREEMENT WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 73 OF CHICAGO, ILLINOIS";

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

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a new Collective Bargaining Agreement with the Service Employees International Union, Local 73 of Chicago, Illinois for the period of January 1, 2019 to December 31, 2022

(Item 15)

The resolution for Item 15 requests the approval to promote three employees at Grade Level 74 for the positions of Chief Construction Officer, Chief Operating Officer and Chief Legal Officer. Item No. 15 also ratifies the offer of employment to nine applicants; promotion of 14 employees; salary adjustment for three employees and acceptance of resignation of nine employees.

RESOLUTION NO. 2019-CHA-36

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 21, 2019, entitled "Approval of Personnel Actions":

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

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

The Motion to adopt the resolutions for Item No. 11, Amended Item No. 12 and Items No. 13 through 15 was seconded by Commissioner Parker and the voting was as follows:

Ayes: Craig Chico
Dr. Mildred Harris
John Hooker

Cristina Matos
Debra Parker
Francine Washington

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 by Commissioner Harris and seconded by Commissioner Washington, the board meeting of May 21, 2019, was adjourned at approximately 2:00 pm.

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