

MINUTES OF THE ANNUAL AND REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
July 18, 2017

The Commissioners of the Chicago Housing Authority held its Annual and Regular Meeting of the Board of Commissioners on Tuesday, July 18, 2017, at approximately 9:25 a.m. at the CHA Corporate Offices located at 60 E. V in Chicago, IL.

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

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

Pursuant to the By-Laws, at the Annual Meeting of the Authority, the election of officers takes place. Chairman Hooker then presented a Motion to nominate Commissioner Craig Chico to continue to fill the positions of Vice-Chairman. Per Chairman Hooker, over the past year Commissioner Chico's continuous leadership, and commitment to forward CHA's mission makes him the perfect candidate for this position. There being no other nomination on the slate, nominations were then closed and upon Motion made and properly seconded by Commissioner Harte the voting resulted in unanimous approval for the re-election of Commissioner Chico to the position of Vice-Chairman of the Chicago Housing Authority.

Chairman Hooker then nominated Lee Chuc-Gill to continue to fill the position of Secretary and Custodian of Records. There being no other nomination on the slate, nominations were then closed and upon Motion made and properly seconded by Commissioner Chico the voting resulted in unanimous approval for the re-election of Lee Chuc-Gill as Secretary, Custodian and Keeper of Records for the Board of Commissioners of the Chicago Housing Authority.

Each of the officers so elected were present and accepted the offices to which they were elected.

In the absence of Jack Markowski, Chairman of the Finance & Audit committee, Vice-Chairman Craig Chico presented his report. Per Commissioner Chico, the Finance & Audit Committee held its regular

meeting at 8:30 a.m. today at the CHA Corporate Offices. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Cozzi, Harte and Matos. Present also but not counted for the quorum was Chairman Hooker. Committee members then discussed, voted and recommended for approval the following two items.

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

(Item 1)

The resolution for Item 1 approves the FY2017 Moving to Work (MTW) Annual Plan Amendment and authorizes CHA to submit the FY2017 MTW Annual Plan Amendment to HUD. The amendment includes one property demolition; three property dispositions; and various RAD transfers of assistance. A 30-day public comment period was conducted from May 25 – June 26, 2017. CHA held two public comment hearings during the 30-day public comment period, on June 1, 2017 and June 5 2017. CHA also distributed resident notices across public housing properties and sent an email notification to HCV residents. During the public comment period, residents and the general public were able to submit comments orally and in writing regarding the proposed FY2017 MTW Annual Plan Amendment. Prior to finalizing the proposed FY2017 MTW Annual Plan Amendment, CHA gave consideration to comments received during the public comment period. CHA has complied with the requirements of the Amended and Restated MTW Agreement and HUD regulations regarding annual plans and amendments.

RESOLUTION NO. 2017-CHA-75

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated July 18, 2017 requesting approval of the Proposed FY2017 MTW Annual Plan Amendment and authorization to submit the Proposed FY2017 MTW Annual Plan Amendment attached hereto;

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

THAT, The Board of Commissioners hereby approves the Proposed FY2017 Moving to Work Annual Plan Amendment and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the Proposed FY2017 MTW Annual Plan Amendment supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2017 MTW Annual Plan Amendment to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item 2)

The resolution for Item 2 approves the exercise of the second one-year option term of Contract No. 11498 with Ernst & Young, LLP, effective from November 11, 2017 through November 10, 2018, for firm-fixed fee compensation in the amount of \$885,000, to provide Independent Auditing Services. The CHA is required to undergo an annual audit in conformity with Generally Accepted Auditing Principles, Government Auditing Standards issued by the Comptroller General of the United States and provisions provided in the Office of Management and Budget Circular A-133. The audit is used to determine whether the CHA's financial data can be relied upon and the requirement promotes sound financial

management, including effective internal control, with respect to federal awards administered by HUD, state and local governments and not-for-profit organizations. For the past three years, Ernst & Young has provided high quality auditing services to the Authority and has met contract requirements as expected of an independent auditor.

RESOLUTION NO. 2017-CHA-76

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the board Letter dated July 18, 2017 entitled “Recommendation to exercise the Second-Year Option Term with Ernst & Young, LLP for Independent Auditing.”

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. 11498 with Ernst & Young, LLP exercising the second one-year option term, effective from November 11, 2017 through November 10, 2018, to continue providing independent professional auditing services for a firm-fixed fee compensation amount of \$885,000 for the second one-year option term.

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 resolutions for Items 1 and 2 was seconded by Commissioner Cozzi and the voting was as follows:

Ayes:	Craig Chico Mark Cozzi Dr. Mildred Harris Meghan Harte John Hooker Cristina Matos
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Nays:	None
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There being no questions or discussion, Chairman Hooker thereupon declared said Motion carried and said resolutions adopted.

Commissioner Meghan Harte, Chairwoman of the Tenant Services Committee then presented her report. Per Commissioner Harte, the Tenant Services Committee held its monthly meeting earlier today. Commissioner Harte chaired the meeting and the following committee members were present as well: Commissioners Chico, Harris, and Matos. Although Chairman Hooker and Commissioner Cozzi were also present they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the two 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 execution of an Intergovernmental Agreement (IGA) with City Colleges of Chicago (CCC) to provide education and training programs for CHA residents. The requested not-to-exceed amount is \$1,200,000.00 for a one-year base term and \$1,200,000.00 per year for four one-year option terms, for an aggregate not-to-exceed amount of \$6,000,000.00. Each option

term shall only be exercised at the time of the expiration of the prior IGA term, and may only be exercised individually. CHA has partnered with CCC since 2005 to provide the Partners in Education program, which provides education and training programs for CHA residents. The goal of this IGA is to continue supporting CHA residents by creating a continuum of education and training opportunities that allow residents to advance progressively to higher levels of education over time. This collaboration with CCC will ultimately result in better paying careers in areas of industry growth and stability for CHA residents. Due to significant program utilization, the budget for the current IGA is projected to be exhausted prior to December 31, 2017; the current termination date. The future terms of the IGA with CCC will continue to provide tuition and student supports (e.g. books, uniforms, exam fees) for CHA residents to attend CCC programs, after financial aid is exhausted. Residents can participate in certificate programs and earn their associates degree at City College locations throughout Chicago, in most cases at no cost. The IGA allows for the delivery of educational services for CHA residents at various educational levels and provides support while residents are engaged in CCC programs. CHA and CCC will continue to collaborate on initiatives and launch targeted campaigns during peak enrollment periods and promote the educational opportunities and services available through the Partners in Education program.

RESOLUTION NO. 2017-CHA-77

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2017 entitled “Authorization to enter into an Intergovernmental Agreement with City Colleges of Chicago”.

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 City Colleges of Chicago in an amount not-to-exceed \$1,200,000.00 for a one-year base term and \$1,200,000.00 per year for four (4) one-year option terms, for an aggregate not-to-exceed amount of \$6,000,000.00. Each option term shall only be exercised individually.

(Item 4)

In April 2017, a Request for Proposal was issued requesting qualified firms to provide training and job placement services for Summer Food and Golden Diners participants. A total of three proposals were received by the proposal deadline. Of the proposals received and evaluated, two Respondents were determined to be within the competitive range and were invited for oral presentations. Following negotiations, Best and Final Offers were received and Employment & Employer Services was the recommended awardee, with the highest overall score. Accordingly, the resolution for Item 4 approves the award of a contract to Employment & Employer Services in an aggregate amount of \$11,151,530.00 which includes a contract value of \$4,400,751.00 for a two (2) year base term plus three one-year option terms in an aggregate amount of \$6,750,779.00 to provide training and job placement services for Summer Food and Golden Diners participants. The Board delegates authority to the Chief Executive Officer to use his discretion to exercise the option year terms. Each option term shall only be exercised at the time of the expiration of the prior contract term, and may only be exercised individually. The Summer Food Service Program (SFSP) provides nutritious breakfast and lunch to children between the ages of three and eighteen. Since 2008, CHA has used Summer Food sites located near CHA developments as a subsidized employment opportunity for CHA adult residents to work as Nutritional Aides, and incorporated both training and certification components. In Summer 2016, nearly 90,000 meals were served by more than 90 CHA residents working as Nutritional Aides at SFSP sites. The Golden Diners Program (GDP) provides nutritious meals for seniors age 60 and older who may have limited mobility and lack the incentive to prepare meals. Golden Diners sites are located at 19 CHA

senior buildings, and CHA adults are trained to deliver food services for program patrons. In 2016, more than 226,000 meals were served by CHA residents working as Nutritional Aides at Golden Diners sites located at CHA Senior properties. Of the contract value, approximately 50% of the budget is allocated for wages and other client support to directly benefit CHA residents.

RESOLUTION NO. 2017-CHA-78

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2017 entitled “Recommendation to Enter into a Contract with Employment & Employer Services to Provide Training and Job Placement Services for Summer Food and Golden Diners Participants”.

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 Employment & Employer Services for a two (2) year base term in an amount of \$4,400,751.00 and three (3) one-year option terms in an aggregate amount of \$6,750,779.00 for an aggregate contract value of \$11,151,530.00 to provide training and job placement services for Summer Food and Golden Diners participants. Each option term shall only be exercised at the time of the expiration of the prior contract term, and may only be exercised individually.

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

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

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

Nays: None

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

In the absence of Matthew Brewer, Chairman of the Real Estate Operations Development committee, Commissioner Chico presented his report. Per Commissioner Chico, the Real Estate Operations Development Committee did not officially meet due to a lack of quorum. However, Commissioners and the public were briefed by staff on each item appearing on the agenda, and the public was given an opportunity to comment on each item; but for the record no vote was taken.

On behalf of the Real Estate Operations Development committee, Commissioner Chico presented an Omnibus Motion for approval of Items 5 through 8a.

(Item 5)

The resolution for Item 5 authorizes staff to: submit Rental Assistance Demonstration (RAD) financing plans to HUD and enter into four RAD Conversion Commitments with HUD for Vivian Carter,

Elizabeth Wood, Long Life and Kenneth Campbell Apartments; commit CHA funds in a total amount not to exceed \$21,200,000 to fund an initial deposit to the replacement reserve, rehabilitation, site work and transaction costs; execute Housing Assistance Payment (HAP) contracts for the financing and operation of the mentioned properties; transfer ownership of the property improvements to Chicago Housing Administration LLC and execute a 99-year ground lease for the land. RAD provides an opportunity for housing authorities to utilize either project-based voucher (PBV) or project-based rental assistance contracts to stabilize funding for up to 185,000 units of public housing. **Vivan Carter Apartments** is a 14-story building designated as senior public housing that, after rehabilitation, will contain 221 residential rental units that will be covered by a RAD HAP contract. The building is located on a 1.8-acre site and was built in 1971. The building needs minor rehabilitation. Longer range plans include more extensive rehabilitation over the next 20 years. **Elizabeth Wood Apartments** is a 6-story building designated as senior public housing that, after rehabilitation, will contain 83 residential rental units that will be covered by a RAD HAP contract. The building is located on a .8-acre site and was built in 1956. The building needs minor rehabilitation. Longer range plans include more extensive rehabilitation over the next 20 years. **Long Life Apartments** is a 13-story building designated as senior public housing that, after rehabilitation, will contain 113 residential rental units that will be covered by a RAD HAP contract. The building is located on a 2.45-acre site and was built in 1965. The building needs minor rehabilitation. Longer range plans include more extensive rehabilitation over the next 20 years including a plan to remove the heating from an in-slab radiant system to fin tube radiator distribution system. **Kenneth Campbell Apartments** is an 11-story building designated as senior public housing that, after rehabilitation, will contain 163 residential rental units that will be covered by a RAD HAP contract. The building is located on a 1.5-acre site and was built in 1968. The building needs minor rehabilitation. Longer range plans include more extensive rehabilitation over the next 20 years including a plan to remove the heating from in-slab to a two-pipe system. It is anticipated that CHA will lend and grant capital funds to Chicago Housing Administration LLC to cover the cost related to the needed elevator modernization and common area work.

RESOLUTION NO. 2017-CHA-79

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2017 requesting authorization to submit financing plans under the Rental Assistance Demonstration program as well as execute and deliver such documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

THAT, the Chief Executive Officer or his designee is authorized to submit Rental Assistance Demonstration Financing Plans to the United States Department of Housing and Urban Development for Vivian Carter, Elizabeth Wood, Long Life and Kenneth Campbell Apartments.

THAT the Chief Executive Officer or his designee is authorized to enter into Rental Assistance Conversion Commitments for Vivian Carter, Elizabeth Wood, Long Life and Kenneth Campbell Apartments on behalf of the Chicago Housing Authority and Chicago Housing Administration LLC.

THAT, the Chief Executive Officer or his designee is authorized to execute Housing Assistance Payment contracts under the United States Department of Housing and Urban Development Rental Assistance Demonstration program for Vivian Carter, Elizabeth Wood, Long Life and Kenneth Campbell Apartments on behalf of the Chicago Housing Authority and the Chicago Housing Administration LLC, and execute such other

documents as may be required for the financing and operation of the properties on behalf of the Authority and Chicago Housing Administration LLC.

THAT, the Chicago Housing Authority is authorized to commit funds in a total amount not to exceed \$21,200,000 to fund initial replacement reserves and other rehabilitation costs as well as transaction costs for Vivian Carter (\$6,800,000), Elizabeth Wood (\$3,100,000) and Long Life (\$6,200,000) and Kenneth Campbell (\$5,100,000) Apartments.

THAT, the Chief Executive Officer or his designee is authorized to execute documents on behalf of the Chicago Housing Authority and Chicago Housing Administration LLC for Vivian Carter, Elizabeth Wood, Long Life and Kenneth Campbell Apartments in order to transfer title to the improvements and enter into a 99-year ground lease.

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

(Item 6)

The resolution for Item 6 approves contract modifications to C-11436 with Old Veteran Construction for the Modernization and Life Safety Upgrades at Minnie Riperton Apartments in an amount not-to-exceed \$1,900,000.00 and to C-11438 with Old Veteran Construction for the Modernization and Life Safety Upgrades at Major Robert Lawrence Apartments in an amount not-to-exceed \$1,900,000.00. totaling \$3,800,000.00. The original scope of work at Minnie Riperton and Major Robert Lawrence Apartments was to bring the buildings into compliance with the City of Chicago's High Rise Sprinkler and Life Safety ordinances and to modernize the buildings. The original scope of work included various improvements to the sprinkler and fire alarm systems and targeted minor renovation scopes. These code compliance and modernization projects were designed in late 2012 prior to the implementation of the revised CHA design standards. However, after construction began at both Minnie Riperton and Major Robert Lawrence Apartments, the scope of work increased significantly due to the widespread discovered conditions such as deteriorated plumbing risers and asbestos encountered. Due to the overwhelming number of discovered conditions, the scope of work for both projects grew substantially resulting in significant impacts to both construction schedules. The construction project at Minnie Riperton is expected to be completed in March 2018, while the construction project at Major Robert Lawrence is expected to be completed in August 2017. These change orders will address the remaining outstanding issues before construction is complete. On October 31, 2016, Minnie Riperton Apartments was converted from a public housing development to a RAD (Rental Assistance Demonstration) PBV development. At conversion, CHA transferred ownership of Minnie Riperton Apartments to Chicago Housing Administration LLC, a limited liability company of which CHA is the sole member. In addition, the funding to complete the construction project, along with contingency funds were transferred from the CHA's account to an account held by Chicago Housing Administration LLC. Further, at the time of conversion, the CHA was designated by HUD as the Rehab Administrator, granting CHA control and management of construction until completion.

RESOLUTION NO. 2017-CHA-80

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2017 entitled "Authorization to Execute Contract Modifications for Various CHA Contracts".

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 contract modifications to C-11436 with Old Veteran Construction for the Modernization and Life Safety Upgrades at Minnie Riperton Apartments in an amount not-to-exceed \$1,900,000.00 and to C-11438 with Old Veteran Construction for the Modernization and Life Safety Upgrades at Major Robert Lawrence Apartments in an amount not-to-exceed \$1,900,000.00.

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

(Item 7)

The resolution for Item 7 approves Brinshore-Michaels Development Group as developer for the Cabrini Oak and Larrabee Site and approves entering into a Development Agreement for the Mixed-Income Development. In December 2015, the City of Chicago's Department of Planning and Development released a Request for Proposals (RFP), on behalf of the CHA, under the stipulations of the Cabrini Green Consent Decree. The RFP invited submissions of proposals for three specific sites: Clybourn and Larrabee - for mixed-use on approximately 8 acres with a minimum of 377 mixed-income units; Halsted and Division - for mixed-use on approximately 7 acres with a minimum of 436 mixed-income units. Oak and Larrabee - for residential use on approximately 1.6 acres with a minimum of 96 mixed-income units. within the Cabrini Green area from Development Teams; for the planning, design, finance, development and management of mixed- income/mixed-use developments. The deadline for final responses was June 29, 2016. Site 3 is the subject of this Board action. A total of six proposals were received for Site 3. Three out of the six respondents made it to oral interviews. Brinshore-Michaels had the highest overall score. Accordingly, the Brinshore-Michaels Development Group will serve as the Master Developer for the Oak and Larrabee site. Since 2001, the Brinshore-Michaels partnership has demonstrated its capacity by developing more than 1,500 mixed-income rental units in Chicago as part of the CHA's Transformation Plan and Plan Forward.

RESOLUTION NO. 2017-CHA-81

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 18, 2017 entitled "Recommendation to: 1) Approve Brinshore-Michaels Development Group as developer for the Cabrini Oak and Larrabee Site; 2) Enter into a Development Agreement for the 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".

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 Brinshore-Michaels Development Group as developer for the Cabrini Oak and Larrabee Site; 2) Enter into a Development Agreement for the 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 8)

The resolution for Item 8 approves entering into a Predevelopment Loan Agreement with Roosevelt Square Library LLC in an amount not to exceed \$1,400,000 for Taylor Street Library and Apartments. Roosevelt Square is located in the near west community area, approximately two miles from downtown

Chicago. It is situated between two major institutions, the Illinois Medical District (IMD) and the University of Illinois at Chicago, (UIC). Together, these institutions employ over 50,000 people. The area is well serviced by public transit and walking distance to retail uses. Currently, the area is served by two community centers, the Jane Addams Resource Center and Fosco Park. Community benefits include: a computer lab, programming space, meeting rooms office space, a pool, basketball courts, day care and sports programming. The larger community is comprised of a healthy market-rate rental and for-sale market as well as other affordable housing developments including Barbara Jean Wright Homes. Barbara Jean Wright Homes is a 268-unit affordable housing development located at 1300 South Morgan. Taylor Street Library and Apartments is a mixed-use, mixed-income project located at the northwest corner of Taylor and Ada Streets in the Little Italy neighborhood. The project will be built on a currently vacant CHA site. The first floor of the project will contain the new approximately 16,000 sq. ft. Taylor Street Library. The library includes an early learning area for children, a YOUmedia Digital lab, and community meeting and study rooms. The Taylor Street Apartments component is comprised of 73 residential units, which includes 37 CHA units. The subject resolution authorizes CHA to enter into a predevelopment loan agreement in the total amount of \$1,400,000 to provide loan funds to Roosevelt Square Library LLC for predevelopment services for the development of Taylor Street Apartments and Library. The loan funds will help fund a portion of predevelopment costs which include but are not limited to architect, engineering, design development and construction documents, permit fees, surveys, market studies and other related real estate services. The proposed predevelopment loan will not exceed 75% of eligible third-party costs for rental units only, consistent with HUD cost control guidelines and regulation. The total pre-development loan budget is \$1,866,667. The Developer will cover the remaining 25% costs. All predevelopment loan funds will be repaid to CHA at the project's transaction closing.

RESOLUTION NO. 2017-CHA-82

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2017, entitled "Authorization to 1) Enter into a Predevelopment Loan Agreement with Roosevelt Square Library LLC or other related entity in an amount not to exceed \$1,400,000 for Taylor Street Library and Apartments; and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Enter into a Predevelopment Loan Agreement with Roosevelt Square Library LLC or other related entity in an amount not to exceed \$1,400,000 for Taylor Street Apartments and Library; and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 8a)

The resolution for Item 8a approves amending the disposition application to HUD to request approval for the disposition of the entire building located at 1322-1324 W. Taylor Street and enter into a long-term lease of the building. In September 2016, the CHA Board authorized the submission of a disposition application to HUD requesting approval to enter into a long-term lease with the National Public Housing Museum (NPHM) at 1322-1324 W. Taylor Street. Upon receiving Board authorization CHA submitted a disposition application to HUD requesting approval to enter into a long-term lease with NPHM for 18,074 square feet of the building located at 1322-1324 W. Taylor Street. Under this Board action, CHA is approving a long-term lease for the entire building located at 1322-1324 W. Taylor Street.

RESOLUTION NO. 2017-CHA-83

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2017 entitled Authorization to Amend Resolution No. 2016-CHA-105 (Authorization to submit a disposition application to the United States Department of Housing and Urban Development (HUD) and enter into a long-term lease with the National Public Housing Museum (NPHM) at 1322-1324 W. Taylor Street) to enter into a long-term lease of the entire building at 1322-1324 W. Taylor Street and amend the disposition application to HUD to request disposition of the entire building to the NPHM.

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

THAT, the Board of Commissioners hereby approves an amendment to Resolution No. 2016-CHA-105 (Authorization to submit a disposition application to the United States Department of Housing and Urban Development (HUD) and enter into a long-term lease with the National Public Housing Museum (NPHM) at 1322-1324 W. Taylor Street) to enter into a long-term lease of the entire building at 1322-1324 W. Taylor Street and amend the disposition application to HUD to request disposition of the entire building to the NPHM.

The Motion to adopt the resolutions for Items 5 through 8a was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Craig Chico Mark Cozzi Dr. Mildred Harris Meghan Harte John Hooker Cristina Matos
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Nays:	None
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There being no questions or discussion, Chairman Hooker thereupon declared said Motion carried and said resolutions adopted.

Vice-Chairman Chico then addressed the Chairman. Per Vice-Chair Chico at the June 20th committee meeting, the Real Estate Operations Development committee members entertained the Multi-Project Labor Agreement item. The matter however, did not leave Committee. Exercising discretion as Committee Chairman, Vice-Chair Chico referred the Multi-Project Labor Agreement item to the full board for discussion and vote.

Chairman Hooker then announced that in order to give the public another opportunity to voice their comments, the Board will vote on the Multi-Project Labor Agreement item at the conclusion of public participation.

(Item 9)

CEO Jones and James Bebley, Chief Legal Officer then presented Commissioners and the public with an overview of Item No. 9.

The resolution for Item 9 authorizes the Chief Executive Officer to negotiate and execute a Multi-Project Labor Agreement with the Chicago and Cook County Building and Construction Trades Council

for up to five years. Project Labor Agreements (PLA) have become common in both government and private sector construction. PLAs are designed to ensure the availability of labor resources and eliminate the potential for delay due to labor disruptions or disputes. The proposed CHA PLA is designed to be one vehicle for implementation of the CHA's Section 3 goals. In addition, it will provide pipeline opportunities for CHA residents and Section 3 residents to have access to trades career opportunities. The CHA PLA will also provide an exception which places CHA's Job Order Contracting and Task Order Competitive Contracting programs outside of the PLA. As part of implementation of the PLA, the CHA will form a committee with representatives of the labor organizations and contractors to create, review and assess pipeline opportunities for CHA residents and Section 3 residents.

Representatives of the Chicago Carpenters Union (CCU) then addressed the Board and the general public. Per a representative, the proposed PLA, for the first time in CHA's history, will not only offer CHA residents opportunities for employment but a pathway to a career. According to the CCU, the employment opportunities would not be limited to CHA funded projects only but for employment with other public and private partners

Frank and cordial exchange of views regarding the pros and cons of the CHA PLA then followed. Several Commissioners lauded the hiring provisions of the PLA and the meaningful access to trade jobs and positive impact the Agreement would have for CHA residents. Matters discussed included requirements to join the union; scope of the PLA; advisory committee composition and mission; metrics and monitoring of PLA's performance. Staff was requested to provide Commissioners with an hourly breakdown of wages for the different trades.

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

At the conclusion of the public commentary period, Commissioner Chico presented a Motion for the approval of Item No. 9.

RESOLUTION NO. 2017-CHA-84

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 18, 2017 entitled "Authorization to enter into a Multi-Project Labor Agreement with the Chicago and Cook County Building and Construction Trades Council".

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a Multi-Project Labor Agreement with the Chicago and Cook County Building and Construction Trades Council.

The Motion to adopt the resolutions for Item 9 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
Cristina Matos

Nays: Mark Cozzi

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

Upon Motion made by Chairman Hooker and properly seconded by Commissioner Harris, 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, the Commissioners subsequently reconvened in Open Session at approximately 11:57 a.m.

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

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

Absent: Matthew Brewer
Jack Markowski
Francine Washington

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

Upon motion made by Chairman Hooker and properly seconded by Commissioner Harte, the open and closed minutes for meetings of June 20, 2017 were approved as submitted.

Chairman Hooker then announced that during Closed Session Commissioners discussed Items 10 and 11 on the agenda. A motion to approve Items No. 10 and No. 11 was presented by Commissioner Cozzi.

(Item 10)

RESOLUTION NO. 2017-CHA-85

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated July 18, 2017, entitled AUTHORIZATION FOR PAYMENT OF GAUTREAUX PLAINTIFF'S COUNSEL, BUSINESS AND PROFESSIONAL PEOPLE FOR THE PUBLIC INTEREST ("BPI"), ATTORNEYS' FEES AND EXPENSES FOR THE PERIOD OF 2015 AND 2016, requesting authorization to pay BPI attorneys' fees and expenses.

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

THAT, the Board of Commissioners authorizes the Chief Legal Officer, or his designee, to pay Gautreaux litigation attorney's fees to Gautreaux Plaintiff's Counsel, Business and Professional People for the Public Interest ("BPI"), for the period of 2015 and 2016, in the amount of \$644,093.75 of attorneys' fees and expenses.

(Item 11)

It is recommended that the Board of Commissioners ratify and accept the following Personnel Actions below Grade Level 74: six offer of employment to applicants; resignation of 4 employees; retirement of one employee and termination of one employee.

RESOLUTION NO. 2017-CHA-86

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 18, 2017, entitled “Ratification and Acceptance of Personnel Actions”:

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

THAT, the Board of Commissioners hereby ratifies and accepts the requested personnel actions, as appropriate.

The Motion to adopt the resolutions for Items 10 and 11 was seconded by Commissioner Chico and the voting was as follows:

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

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 Chico and seconded by Commissioner Matos, the Annual and Regular board meeting of July 18, 2017 was adjourned at approximately 12:00 pm.

John Hooker, Chairman
Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records