

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
June 21, 2016

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, June 21, 2016 at approximately 12:35 p.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
Mark Cozzi
Dr. Mildred Harris
John Hooker
Jack Markowski

Absent: Bridget Reidy
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:

The Chairman announced the availability of interpretation services for Spanish speaking audience.

Jack Markowski, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Markowski, the Finance & Audit Committee held its regular meeting at 10:00 a.m. at the CHA Corporate Offices. Commissioner Markowski chaired the meeting and the following committee members were present as well: Commissioners Brewer, Cozzi and Harris. Present also but not counted for the quorum were Chairman Hooker and Vice-Chairman Chico. Committee members then discussed, voted and recommend for approval the following two items:

(Item 1)

The CHA's workforce is its most valuable asset and it must possess the skills to meet the important needs of the agency and the residents they serve. In determining the need for professional development, CHA evaluated its existing training resources, skill needed for current and potential positions and the cost effectiveness of training options. CHA has been utilizing City Colleges of Chicago (CCC) to provide public housing resident education for several years. At this time the Administrative Office would like to expand CHA's existing partnership with CCC to provide a customized, affordable and high-quality training option to CHA employees through the Workforce Academy at CHA. The Workforce Academy at the City Colleges of Chicago is dedicated to helping clients to become more competitive, efficient, and innovative by providing their workforce with the skills they need to succeed. The program offers customized, affordable, high-quality training to businesses and non-profits across a variety of industries.

Instructors are experts in their subject area and will offer training on-site at CHA. Each year CHA will assess the needed skills and professional development training and work with City Colleges to meet those needs. Accordingly, the resolution for Item No. 1 approves an Intergovernmental Agreement (IGA) with City Colleges of Chicago for a 1 year base term from June 15, 2016 through June 15, 2017 to provide Professional Development Training, in the not-to-exceed amounts of: \$52,000 for a one (1) year base term; \$57,000 for the first one (1) year option term; \$63,000 for the second one (1) year option term; \$69,000 for the third one (1) year option term; and \$76,000 for the fourth one (1) year option term, for an aggregate not-to-exceed amount of \$313,000. .

RESOLUTION NO. 2016-CHA-60

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 16, 2016 entitled “Authorization to enter into an Intergovernmental Agreement with City Colleges 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 Chicago.

(Item 2)

The resolution for Item 2 approves the exercise of the six-month option term for Contract No. 11706 with MK Communications, Inc. for a not-to-exceed amount of \$84,000, for an aggregate not-to-exceed compensation amount of \$168,000. The Agreement is for a six (6) month base term from December 17, 2015 through June 16, 2016, and includes a six (6) month option term reserved to the CHA, effective from June 17, 2016 through December 16, 2016 to provide Strategic Marketing, Communications and Public Relations Services. Services to be provided by MK Communications will include a variety of professional public relations and marketing services, including but not limited to, strategic counsel, education, outreach to stakeholders and the development of collateral marketing and public and community relations materials. MK Communications has more than 30 years of experience working with public, non-profit and private agencies and organizations to create strategic communication plans and direct marketing and media campaigns that communicate the work of an agency.

RESOLUTION NO. 2016-CHA-61

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled “Recommendation to Exercise the Option with MK Communications, Inc.”.

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 extension with MK Communications, Inc. for a six (6) month term to provide professional services to provide communications and public relations in an amount not-to-exceed \$84,000, resulting in an aggregate not-to-exceed compensation amount of \$168,000.

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 Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Mark Cozzi
Dr. Mildred Harris
John Hooker
Jack Markowski

Nays: None

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

In the absence of Commissioner Bridget Reidy, Chairwoman of the Tenant Services Committee, Vice-Chairman Craig Chico presented her report. Per Commissioner Chico, due to a lack of quorum, the Tenant Services committee did not meet. Commissioners however were briefed on the items appearing on the agenda, but for the record, no vote was taken.

On behalf of Tenant Services Committee, Commissioner Chico presented a Motion for the approval of the following three items:

(Item 3)

CHA issued a Request for Proposal (RFP) in February 2016, to solicit vendors to provide services in the following two separate categories: pre-purchase and post-purchase homeownership counseling services, and legal assistance, to support participants of the CHA's Choose to Own Program. CHA solicited 182 firms, 385 Section 3 Business Concerns, and notified 31 "assist" agencies. The RFP was advertised in area newspapers, the CHA website and in the CHA Supplier Portal. CHA received proposals from four respondents and all proposals were deemed responsive. Based on the recommendation of the Evaluation Committee, the resolution for Item 3 approves the award of contracts to Latin United Community Housing Association (LUCHA), Neighborhood Housing Services of Chicago and Spanish Coalition for Housing for a not-to-exceed amount of \$54,219 per contract for a two-year base term and for a not-to-exceed amount of \$27,110 per Contract for each of three (3) one-year option periods, exercisable at the discretion of the Chief Executive Officer to provide pre and post homeownership training and counseling services for CHA Housing Choice Voucher (HCV) tenants and public housing residents. Additionally, the resolution authorizes a contract award to Chicago Lawyers' Committee for Civil Rights Under Law (DBA The Law Project) for a not-to-exceed amount of \$66,920 for a two-year base term and for a not-to-exceed amount of \$33,460 for each of three (3) one-year option period, exercisable at the discretion of the Chief Executive Officer to provide legal counseling services for CHA's HCV tenants and public housing residents. The Choose to Own (CTO) program allows HCV tenants and public housing residents to own a home within the city of Chicago. The Housing Assistance Payment (HAP) covers a portion of the monthly mortgage for participants for up to 15 years (up to 30-years for elderly or people with disabilities). Participants may utilize the voucher subsidy toward their mortgage. The Choose to Own program includes pre and post purchase homeownership counseling services to help participants navigate the home buying process, receive referrals to lenders, and legal services to help with the home closing and post purchase legal process, including estate planning services.

RESOLUTION NO. 2016-CHA-62

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled “Recommendation to award contracts for Homeownership Counseling 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 award contracts to Latin United Community Housing Association, Neighborhood Housing Services of Chicago and Spanish Coalition for Housing for a not-to-exceed amount of \$54,219 per Contract for a two-year base term and for a not-to-exceed amount of \$27,110 per Contract for each of three (3) one-year option period, exercisable at the discretion of the Chief Executive Officer or his designee to provide pre and post homeownership training and counseling services for CHA Housing Choice Voucher tenants and public housing residents.

Additionally, it is recommended to authorize a contract award to The Law Project of Chicago Lawyers’ Committee for Civil Rights Under Law for a not-to-exceed amount of \$66,920 for a two-year base term and for a not-to-exceed amount of \$33,460 for each of three (3) one-year option period, exercisable at the discretion of the Chief Executive Officer or his designee to provide legal counseling services for CHA Housing Choice Voucher tenants and public housing residents.

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

(Item 4)

In January 2016, Resident Services received Board approval to execute a contract with Hill FoodService Consulting to provide 90 annual training slots for the Summer Food Service Program (SFSP) and 38 annual training slots for the Golden Diners Program (GDP). The original contract budget included a wage of \$10.00 per hour for CHA residents working in the Summer Food Service Program or Golden Diners Program. Executive Order 2014-1 requires CHA and its for-profit contractors to pay covered employees a minimum of \$13.00 per hour, therefore CHA desires to increase the wages for these positions to \$13.00 per hour. While the Executive Order does allow for an exemption for governmental subsidized transitional employment programs, CHA is recommending this increase, as the employees are working on-site at CHA developments and Golden Diners positions are longer-term subsidized positions. Accordingly, the resolution for Item 4 amends Contract No. 11720 with Hill FoodService Consulting in an increased compensation amount not-to-exceed \$736,244.00 to increase wages for Summer Food and Golden Diners participant, FICA increases and administrative related expenses.

RESOLUTION NO. 2016-CHA-63

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled “RECOMMENDATION TO AMEND CONTRACT WITH HILL FOODSERVICE CONSULTING”.

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 amend Contract no. 11720 with Hill FoodService Consulting, with increased compensation in an amount not-to-exceed \$736,244.00, resulting in revised total compensation amount not-to-exceed \$4,009,963.00 for the two-year base term of Contract no. 11720.

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

(Item 5)

The resolution for Item 5 approves amendment of the 2016 Funding Agreement with the Central Advisory Council (CAC) in an amount not-to-exceed \$219,371.00. The modified aggregate not-to-exceed amount is \$1,336,206.00. A Funding Agreement between CHA and the CAC is required by HUD for funding provided by a housing authority for a duly elected resident council. In January 2016, the Board of Commissioners approved CHA to enter into a Funding Agreement with the Central Advisory Council. In June 2016, CHA and CAC completed a procurement for a Contractor to conduct and manage the 2016 Local Advisory Council and Central Advisory Council elections that are scheduled to take place in September 2016. Based on this competitive procurement, an additional \$216,371 is required to amend the 2016 Funding Agreement in order to support the 2016 LAC/CAC Elections.

RESOLUTION NO. 2016-CHA-64

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled "RECOMMENDATION TO AMEND THE 2016 FUNDING AGREEMENT WITH THE CENTRAL ADVISORY COUNCIL".

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend the 2016 Funding Agreement with the Central Advisory Council in an amount not-to-exceed \$219,371.00. The modified aggregate not-to-exceed amount is \$1,336,206.00.

The Motion to adopt resolutions for Items 3, 4 and 5 was seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Mark Cozzi
Dr. Mildred Harris
John Hooker
Jack Markowski

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 Cozzi and Markowski. Although Chairman Hooker and Commissioners Chico and Harris were also present they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the eight items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 6 through 13.

(Item 6)

CHA and HUD signed the original 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. Pursuant to Section 239 of Title II, Division L of the Consolidated Appropriations Act, and by letter dated April 4, 2016, HUD extended the CHA's current MTW Agreement until the end of 2028, and modified the agreement to include the prohibition of statutory offsets of four months of operating expenses reserve balance, subject to any future acts of Congress, and provide for remaining availability, subject to statutory offset, of reserve balances exceeding such four months of operating expenses. The Letter also acknowledges that, under The Act, the MTW Agreement may be further modified by the mutual agreement of HUD and the CHA. Accordingly, the resolution for Item 6 accepts and authorizes the Chief Executive Officer to sign and submit an acceptance of the extension of the Amended and Restated MTW Agreement through the end of 2028 to HUD.

RESOLUTION NO. 2016-CHA-65

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 21, 2016 requesting approval of the extension of the Amended and Restated MTW Agreement between HUD and CHA;

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

THAT, the Board of Commissioners hereby accepts and authorizes the Chief Executive Officer to sign and submit an acceptance of the extension of the Amended and Restated MTW Agreement through the end of 2028 to HUD.

(Item 7)

The resolution for Item 7 approves the Intergovernmental Agreements with the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for Stormwater Retention and Reuse at CHA properties. Collaborating with the MWRDGC to implement green infrastructure systems on CHA properties will allow the CHA to use rainwater as a resource, reduce the use of potable water for irrigation, as well as assist in the overall reduction of combined sewer overflows across the city, which can lead to basement flooding or other property damage. At present, the CHA and MWRDGC have been working on a conceptual project for stormwater management at Dearborn Homes that will involve improvements to an existing storage tank on the property that will decrease water usage, provide filtered stormwater for on-site irrigation, and provide relief to the area's sewer systems. In addition to the proposed project at Dearborn Homes, the CHA is seeking to enter into a Master Intergovernmental Agreement (Master IGA) with the MWRDGC. The proposed Master IGA is intended to generally govern

relations between the CHA and the MWRDGC in connection with any additional stormwater management projects that may be undertaken by the MWRDGC at CHA properties at no or minimal cost to the CHA. The parties understand and agree that the MWRDGC is not entitled to implement, nor is the CHA obligated to approve, any stormwater management projects solely by entering into a Master IGA.

RESOLUTION NO. 2016-CHA-66

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled “Authorization to: 1) Enter into an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for Stormwater Retention and Reuse at Dearborn Homes 2) Enter into additional Intergovernmental Agreements with the MWRDGC 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 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 the Metropolitan Water Reclamation District of Greater Chicago for Stormwater Retention and Reuse at Dearborn Homes 2) Enter into a Master Intergovernmental Agreement with the MWRDGC or, alternatively, additional project-specific intergovernmental agreements for stormwater retention and reuse and 3) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 8)

The CHA issued an Invitation for Bid in April 2016 for the demolition of Altgeld/Murray Homes Blocks 15 and 16. Bids were evaluated based on the lowest lump sum base bid amount offered and the ability to meet contracting compliance requirements. A total of 5 respondents were received before the due date. Of those, Brandenburg Industrial Services Company offered the lowest lump sum base bid. Accordingly, the resolution for Item 8 approves the award of a contract to Brandenburg Industrial Service Company, in an amount not-to-exceed \$1,378,000, to demolish Blocks 15 and 16 at the Philip Murray Homes. Blocks 15 and 16 are comprised of 182 units in 25 two-story buildings. Block 15 has been vacant since 2003 and Block 16 has been vacant since 2009. These buildings are in an advanced state of deterioration of both the building exterior and interior structural systems. Mechanical equipment is non-functional and utility pipes, conduits, wiring and fixtures are broken, missing or in poor condition. The extensive water damage throughout has caused various masonry problems and these buildings would require mold remediation. The advanced deterioration of these buildings would require gut rehabilitations as well as modifications for current building code and ADA compliance. CHA received HUD approval to proceed with the demolition of Blocks 15 and 16 in April 2016. The project’s scope of work includes the complete structural demolition of 25 two-story vacant residential buildings and includes the removal of the foundation and all associated site work. The Project is anticipated to be completed in 4 months

RESOLUTION NO. 2016-CHA-67

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled “Recommendation to Award a Contract for the Demolition of Blocks 15 and 16 at the Philip Murray Homes”.

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 award a contract to Brandenburg Industrial Service Company to demolish Blocks 15 and 16 at the Philip Murray Homes in an amount not-to-exceed \$1,378,000.

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

(Item 9)

For the past four years, the CHA has utilized the environmental remediation services of Tecnica Environmental Services, Inc. for environmental abatement work for capital construction and maintenance projects. The contract for Tecnica Environmental Services, Inc. expires in November 2016. Tecnica has been awarded four task orders under this contract and has exhausted the base contract's funds. CHA Board of Commissioner approval is required to add an additional contract value to be used for future task order work from the period from June to November 6, 2016. Before the expiration of the current Option Year, the contracts for environmental remediation services will be solicited. In order to continue issuing environmental remediation task orders expeditiously, CHA is proposing to add additional capacity with an amendment of \$300,000 to Tecnica's contract for future work. Since Eason Environmental Services, Inc. voluntarily dropped out of the program, \$573,092.00 of the original contract value allocated to them remains available out of the \$2,000,000 originally authorized by the Board. \$300,000 of this amount will be reallocated to the Tecnica contract, so no additional funds are required for the program. Accordingly, the resolution for Item 9 approves Amendment No. 3 to Contract 11165 with Tecnica Environmental Services, Inc. to increase the not-to-exceed contract value by \$300,000.

RESOLUTION NO. 2016-CHA-68

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled "Contract Amendment for Contract 11165 with Tecnica Environmental Services, Inc."

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 Amendment No. 3 to Contract 11165 with Tecnica Environmental Services, Inc. in an amount not-to-exceed \$300,000, for a total amount not-to-exceed of \$966,666.00.

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

(Item 10)

The resolution for Item 10 approves a Housing Assistance Payment Contract (HAP Contract) for Property Rental Assistance for up to 35 units at Jade Garden Apartments for a 20-year term. 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 Chicago Housing Authority (CHA) policy. Jade Garden Apartments is an existing 71-unit, three-building apartment development located in the Armour Square community area. The occupied buildings are walk-up style properties.

Overall, the property has 59 two-bedroom and 12 three-bedroom units. Project Based Vouchers will initially be provided to 25 of the 71 currently occupied units based on the need of existing residents and distribution across the three buildings. As units turn over, CHA waitlist applicants will be referred to the property. After an initial trial period, the developer could potentially add up to 10 more units which would be reserved for CHA waitlist applicants upon turnover. Target population for PRA units is families. Building amenities include laundry facilities on each floor, parking, and onsite management. Jade Garden Limited Partnership, an Illinois limited partnership, is an affiliate of The Habitat Company which was established in 1971 to manage and develop market-rate, affordable, and public housing units. Habitat currently serves as the property manager for Region 1 of CHA's portfolio.

RESOLUTION NO. 2016-CHA-69

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled "Recommendation to execute a Housing Assistance Payment Contract ("HAP Contract") for Property Rental Assistance for up to thirty-five (35) units at Jade Garden Apartments for a 20-year term".

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 Housing Assistance Payment Contract ("HAP Contract") for Property Rental Assistance for up to thirty-five (35) units at Jade Garden Apartments for a 20-year term.

(Item 11)

The resolution for Item 11 approves a preliminary commitment letter for The Marshall Hotel for Property Rental Assistance for 90 units. This commitment letter will be valid for one year in order to allow the developer to secure other development and construction financing. Once all financing is secured, the full development plan will be submitted to the CHA Board prior to execution of an Agreement to Enter into a Housing Assistance Payment Contract (AHAP). 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. The Marshall Hotel currently consists of 173 total Single Room Occupancy (SRO) units. The developer intends to reconfigure the building to 90 studio units. The new units will average 315 square feet. Currently none of the units have kitchens and full bathrooms. The scope of work includes constructing kitchens and full bathrooms in all units and replacement of all major systems including plumbing, heating, electrical, elevators and exterior masonry. Target population is individuals. All 90 units will be Property Rental Assistance (PRA) units, in the form of Project Based Vouchers. 9 of the PRA units will be designated for the State Referral Network. 5 additional units will be set-aside for veterans from CHA's wait lists. There are approximately 55 current residents. Residents who qualify would be given the opportunity to return to the property upon completion of rehab. For those units, at turnover, the developer will accept applicants from CHA's wait lists. All other units will accept referrals from CHA wait lists at initial lease-up. The total estimated development budget for the Marshall is \$27,278,157 or \$303,091 per unit. CHA is not providing any acquisition or rehabilitation financing. Marshall-Michaels LLC, an Illinois limited liability company is an affiliate of The Michaels Organization which owns several companies that provide various affordable housing services including development, construction oversight, property management, mortgage financing, tax credit syndication and supportive services.

RESOLUTION NO. 2016-CHA-70

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled “Recommendation to execute a preliminary commitment letter for The Marshall Hotel for Property Rental Assistance.”

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 preliminary commitment letter for the Marshall Hotel for Property Rental Assistance.

(Item 12)

CHA issued a Request For Qualification to solicit Pre-Qualified Development Teams to engage in the acquisition, development and management of mixed-income developments and family units in Opportunity and General Areas. The Pre-Qualified Development Program permits the CHA to receive proposals from an established group of developers in two ways: the CHA can issue an Opportunity Notice to all participants in the program requesting proposals from development teams for a specific property or development teams can submit proposals at any time for CHA-owned properties of five acres or less. Upon receipt of a proposal, the CHA issues an Opportunity Notice to all other program participants requiring any additional proposals to be submitted within 30 days. Three Corners Development submitted a proposal to the CHA for the property located at 6418 North Sheridan Road in March 2016. CHA issued a Notice of Opportunity to all pre-qualified development teams and received an additional proposal from one other developer. Both proposals were evaluated and based upon Three Corners Development’s intention to bring a national commercial retail anchor to the site that would maximize the commercial space and significantly benefit the residents and community, Three Corners Development is the recommended pre-qualified developer for the property located at 6418 North Sheridan Road. The CHA is looking to build its portfolio of mixed-income and mixed-use developments that provide additional public housing units together with national and regional retail that provide products with affordable price points to further enhance the quality of life for residents in this area. The CHA has determined that the redevelopment of this site’s adjacent community center and parking lot to include new CHA units and strong retail tenants would be beneficial to the Authority, the residents and the community. Accordingly, the resolution for Item 12 authorizes the approval of a pre-qualified development team, Three Corners Development, and enter into negotiations for a Development Agreement for the property located at 6418 North Sheridan Road

RESOLUTION NO. 2016-CHA-71

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled “Recommendation to Approve a Pre-Qualified Development Team, Three Corners Development, and Enter into Negotiations for a Development Agreement for 6418 North Sheridan Road”.

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 approve a pre-qualified development team, Three Corners Development, and enter into negotiations for a development agreement for 6418 North Sheridan Road.

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

(Item 13)

In January 2010, a Request for Qualifications was issued for a master planning developer and property management for Julia C. Lathrop Homes (Lathrop). In October 2010, the CHA Board approved the selection of Lathrop Community Partners, LLC, an Illinois limited liability company as the master development team. The first phase of Lathrop Redevelopment is composed of two sub-phases, Phase 1A and Phase 1B. Phase 1A is the subject phase of this board item. The resolution for Item 13 authorizes the CEO to commit CHA funds not to exceed \$75,000,000 for redevelopment and remediation activities for Lathrop Phase 1A; submit a Project-Based Voucher (PBV) Rental Assistance Demonstration (RAD) Financing Plan to HUD and enter into a RAD Conversion Commitment for Lathrop Phase 1A; execute a PBV RAD Housing Assistance Payment (HAP) Contract for 151 units and execute such other documents as may be required for the financing and operation of Lathrop Phase 1A; convey the Lathrop Phase 1A buildings by deed and ground lease the land; and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing. The overall revitalization plan for historic Lathrop includes a multi-phased, mixed-income, mixed-use development that will be conducted over three on-site phases and will consist of 1,116 total residential units and approximately 50,000 square feet of commercial space. Phase 1A will include the development of 413 total units (including 151 CHA, 101 affordable and 161 market rate units), which includes the historic preservation of 15 existing buildings, demolition of one non-residential building and one new construction mid-rise, mixed-use building on the north-west corner of Clybourn Avenue and Diversey Parkway. The scope of work includes unit reconfiguration, meeting accessibility requirements, and the replacement/refurbishment of all major systems. Site improvements include installation of the northern portion of river walk along the Chicago River for recreational use and improvement of the "Great Lawn" and other proposed public park spaces. This rehabilitation/new construction activity is expected to be completed within approximately 24 months of a financial real estate closing and RAD conversion. The not-to-exceed total CHA funding of \$75,000,000 will provide funds for project redevelopment activities, including remediation. The total estimated project budget of \$173,555,471 for the redevelopment of Lathrop Phase 1A covers the historic rehabilitation of 15 buildings, demolition of one building and new construction of one mixed-use building. CHA plans to provide approximately \$56,671,000, or \$375,305 for redevelopment of each of the 151 CHA units, for the project budget. CHA also plans to fund an amount not to exceed \$18,329,000 for remediation and other CHA and HUD required redevelopment activities. Lathrop Phase 1A buildings will be conveyed by deed and the land will be ground leased to the owner entity.

RESOLUTION NO. 2016-CHA-72

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled "Authorization to 1) Commit Chicago Housing Authority funds not to exceed \$75,000,000 for redevelopment and remediation activities for Julia C. Lathrop Homes (Lathrop) Phase 1A; 2) Submit a Project-Based Voucher (PBV) Rental Assistance Demonstration (RAD) Financing Plan to the United States Department of Housing and Urban Development (HUD) and enter into a RAD Conversion Commitment for Lathrop Phase 1A; 3) Execute a PBV RAD Housing Assistance Payment (HAP) Contract for 151 units and execute such other documents as may be required for the financing and operation of Lathrop Phase 1A; 4) Convey the Lathrop Phase 1A buildings by deed and ground lease the land; and 5) Execute and deliver such

other documents and perform such actions as may be necessary or appropriate to implement the foregoing.”

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Commit Chicago Housing Authority funds not to exceed \$75,000,000 for redevelopment and remediation activities for Julia C. Lathrop Homes Phase 1A; 2) Submit a Project-Based Voucher (PBV) Rental Assistance Demonstration (RAD) Financing Plan to the United States Department of Housing and Urban Development (HUD) and enter into a RAD Conversion Commitment for Lathrop Phase 1A; 3) Execute a PBV RAD Housing Assistance Payment (HAP) Contract for 151 units and execute such other documents as may be required for the financing and operation of Lathrop Phase 1A; 4) Convey the Lathrop Phase 1A buildings by deed and ground lease the land; and 5) 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 6, 7, 8, 9, 10, 11, 12 and 13 was seconded by Commissioner Markowski and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Mark Cozzi
Dr. Mildred Harris
John Hooker
Jack Markowski
Francine Washington

Nays: None

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

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 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.

The Commissioners subsequently reconvened in Open Session at approximately 2:25 p.m.

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

Present: Matthew Brewer
Craig Chico
Mark Cozzi
Dr. Mildred Harris
John Hooker
Jack Markowski

Absent: Bridget Reidy
Francine Washington

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 Washington, the open and closed minutes for meetings of May 17, 2016 were approved as submitted.

Chairman Hooker then announced that during closed session, Commissioners discussed matters related to Items 14 through 17.

Commissioner Chico then presented a Motion for the approval of Items 14 through 17.

(Item 14)

RESOLUTION NO. 2016-CHA-73

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 21, 2016, entitled “Authorization to settle the matter of : Pamela Walton for the estate of Joann Walton (Deceased) vs. Chicago Housing Authority, Eastlake Management Group Inc. (ELMG), Eastlake Management & Development Corporation, ATS Contractors and Allan Campbell d/b/a ATS Contractors Case No. 13 L 8831, requesting authorization to enter into a settlement agreement in the amount of \$237,500 in the matter of Pamela Walton for the estate of Joann Walton (Deceased) vs. Chicago Housing Authority, Eastlake Management Group Inc. (ELMG), Eastlake Management & Development Corporation, ATS Contractors and Allan Campbell d/b/a ATS Contractors Case No. 13 L 8831

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

THAT the Board of Commissioners authorizes the Chief Legal Officer, to enter into a settlement agreement in the amount of \$237,500 in the matter of Pamela Walton for the estate of Joann Walton (Deceased) vs. Chicago Housing Authority, Eastlake Management Group Inc. (ELMG), Eastlake Management & Development Corporation, ATS Contractors and Allan Campbell d/b/a ATS Contractors Case No. 13 L 8831, subject to approval by the United States Department of Housing and Urban Development (“HUD”).

(Item 15)

RESOLUTION NO. 2016-CHA-74

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 21, 2016, entitled “Authorization to settle the matter of Jane Doe (Patricia B. Davis) vs. Chicago Housing Authority & Woodlawn Community Development Corporation, No. 12 L 3453, requesting authorization to enter into a settlement agreement in the amount of \$162,500”;

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

THAT the Board of Commissioners authorizes the Chief Legal Officer to enter into a settlement agreement in the amount of \$162,500 in the matter of Jane Doe (Patricia B. Davies) vs. Chicago Housing Authority & Woodlawn Community Development Corporation, No. 12 L 3453, Case No. 12 L 3453, subject to approval by the United States Department of Housing and Urban Development (“HUD”).

(Item 16)

RESOLUTION NO. 2016-CHA-75

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 21, 2016 entitled “Insurance Settlement for Altgeld Flood Damage”;

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 accept Lexington Insurance Company’s offer to resolve CHA’s Altgeld Flood claim for a total expected recovery of \$1,659,433.58.

(Item 17)

The resolution for Item 17 recommends the approval and ratification of the following personnel actions: offer of employment to 8 applicants; promotion of 1 current employee and termination of 1 employee.

RESOLUTION NO. 2016-CHA-76

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 21, 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 14 through 17 was seconded by Commissioner Cozzi and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Mark Cozzi
Dr. Mildred Harris
John Hooker
Jack Markowski

Nays: None

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

There being no further business to come before the Commissioners, upon Motion made and seconded, the Regular board meeting of June 21, 2016, was adjourned at approximately 2:30 p.m.

John Hooker, Chairman
Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records