

**REGULAR MEETING  
OF  
THE BOARD OF COMMISSIONERS  
Vivian Carter Apartments  
6401 South Yale, Chicago, Illinois**

**Tuesday, October 20, 2009  
8:30 a.m.**

**AGENDA**

- I. Closed Executive Session**
- II. Centering Thoughts – *Commissioner Harris***
- III. Report from Chief Executive Officer – *Lewis Jordan***
- IV. Public Participation**
- V. Committee Reports and Presentation of Resolutions**
- VI. Adjournment**

**Executive Session**

**Discussion**

1. Pending/Imminent/Probable Litigation. (*Scott Ammarell*)

**Resolution**

1. Approval of Personnel Action Reports for the month of September 2009. (*Addie Wright*)

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**A Finance & Audit Committee  
*Committee Report***

1. Recommendation to approve the FY2010 Moving To Work Annual Plan – Plan For Transformation Year 11. (*Kellie O’Connell*)
2. Recommendation to approve the 3<sup>rd</sup> Quarter Revised 2009 Comprehensive Budget. (*Mike Moore*)
3. Recommendation to approve Amendment No. 2, not-to-exceed \$224,850.00, to Contract No. 7003 with Crowe Horwath, to provide independent professional auditing services for the Property Management Firms. (*Wanda Evison*)
4. Recommendation to approve Amendment No. 2, not-to-exceed \$79,298.00, to Contract No. 7004 with Velma Butler & Company to provide independent professional auditing services for two Resident Management Companies. (*Wanda Evison*)
5. Recommendation to approve one-year option, not-to-exceed \$1,000,000.00, to Contract No. 7001 with KPMG LLP for internal auditing services. (*Allen Faucett*)
6. Ratification of Acceptance of a Capital Fund Recovery Competition Grant Award from HUD for the Wells/Oakwood Shores redevelopment, in the amount of \$8,216,100.00, and authorization to increase the FY2009 Comprehensive Budget. (*Margaret Jones*)
7. Ratification of Acceptance of a Capital Fund Recovery Competition Grant Award from HUD, for the Ogden North Phase 1 Redevelopment, in the amount of \$9,990,000.00, and authorization to increase the FY2009 Comprehensive Budget. (*Margaret Jones*)
8. Recommendation to submit a 2009 HOPE VI Revitalization Grant Application to HUD for the Ida B. Wells/Oakwood Shores Redevelopment. (*Margaret Jones*)

**B**     **Joint Tenant Services and Operations Committees**  
***Committee Report***

1.     Ratification of Non-Competitive Contracts with NIA Architects Inc. for \$52,682.00 and Eskenazi, Farrell & Fodor, P.C. for \$177,000.00 for Prime Design Consultant Services at various CHA properties. (*Sanjiv Jain*)
2.     Recommendation to award contract for the development of a Reserve Study at CHA Developments in the Family Portfolio. Recommended Awardee: EMG, in the amount of \$139,650.50. (*Charles Hillman*)
3.     Ratification of the formation of Kenmore Housing Development, LLC and Kenmore Senior Housing Limited Partnership. (*Kari Saba*)
4.     Recommendation to issue CHA Multi-family Housing Revenue Notes, Series 2009A and 2009B (Kenmore Apartments); submit a Mixed Finance Proposal, Evidentiaries and Disposition Application to HUD; execute a Ground Lease, sell the Project Building and finance the sale through Seller Financing to Kenmore Senior Housing Limited Partnership and execute other documents necessary to implement the foregoing. (*Kari Saba*)
5.     Recommendation to award contract for General Contractor services at Kenmore Apartments, a Senior Housing building located at 5040 North Kenmore. (*John Gerut*)
6.     Recommendation to award contract for Owner's Representative Service at Kenmore Apartments and assign to contract to Kenmore Senior Housing Limited Partnership. Recommended Awardee: DSR Group, Inc. not-to-exceed \$397,000.00. (*John Gerut*)
7.     Recommendation to submit a Mixed Finance Proposal, Amended and Restated Contract for Redevelopment, Evidentiaries and Disposition Application to HUD; commit CHA funds of up to \$9,500,000.00 to the Cabrini Extension North Phase 2A Rental On-Site Redevelopment; execute Ground Lease to the Owner Entity for the Land at the Phase 2A Rental Site and execute other documents necessary to implement the foregoing. (*Kari Saba*)
8.     Recommendation to approve contract with Parkside Nine II, LLC for Environmental Remediation Activities at the Cabrini Extension North Phase 2A Rental Redevelopment Site and execute other documents to implement the foregoing. (*John Gerut*)
9.     Recommendation to enter into a Redevelopment Agreement with B-M Ogden, LLC for the initial housing phase in the Lawndale Complex Development area and execute other documents necessary to implement the foregoing. (*John Gerut*)
10.    Recommendation to approve Oakwood Boulevard Associates as the selected rental Development Team for Phase 3 of the Madden/Wells/Darrow Redevelopment; enter into a Pre-Development Loan Agreement with Oakwood Boulevard Associates for Oakwood Shores Phase 3; enter into a Development Agreement with Oakwood Boulevard Associates for Phase 3 and execute other documents necessary to implement the foregoing. (*John Gerut*)

11. Recommendation to approve the Non-Dwelling Premises Use and Lease Policy and Procedures. (*Stacy Lucas*)
12. Recommendation to approve the Tenant Selection Plan and Lease Addendum for the Property Investment Initiative. (*Stacy Lucas*)
13. Recommendation to approve the Tenant Selection Plan and Lease Addendum for Lake Parc Place. (*Stacy Lucas*)