

**MINUTES OF THE ANNUAL AND REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**  
**July 17, 2018**

The Commissioners of the Chicago Housing Authority held its Annual and Regular Meeting of the Board of Commissioners on Tuesday, July 17, 2018, at approximately 9:05 a.m. at the CHA Corporate Offices located at 60 E. Van Buren 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 Bill Thanoukos Debra Parker
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Absent:	James Matanky 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:

Chairman Hooker announced the celebration of CHA's 81<sup>st</sup> Annual Board meeting and the 80<sup>th</sup> anniversary of Lathrop as one of the city's first public housing built. Per CEO Jones, designed by a group of noted architects, Lathrop was among the first of three federally funded housing projects in Chicago, along with Jane Adams homes and Trumbull Park Homes. Mr. Jones continued by saying that in October 2017, CHA and Lathrop Community Partners broke ground for the new Lathrop, a forward-thinking community designed for people from all walks and rooted in a rich cultural past.

Chairman Hooker then introduced 2 of the 3 newly appointed Commissioners: Debra Parker and Bill Thanoukos. Due to commitments prior to his appointment, Commissioner James Matanky was unable to attend the July 17<sup>th</sup> meeting.

Per Chairman Hooker, Commissioner Parker's appointment was confirmed by the City Council on June 27, 2018, and will extend to July 2019. Commissioner Parker is the first HCV resident appointed to the CHA Board. She is also a member of the HCV Participant Council. A community activist for over 23 years, Debra Parker is known in her community as a role model, mentor and consensus builder. While living in Altgeld, Commissioner Parker served as Vice President of the Local Advisory Council and was

a voting member of the Altgeld Gardens Working Group. Debra studied Organizational Leadership at Roosevelt University in Chicago.

Chairman Hooker then introduced Commissioner Bill Thanoukos. Commissioner Thanoukos' appointment was also confirmed by City Council on June 27, 2018, and will expire in July 2022. A longtime business owner in Chicago, Commissioner Thanoukos is the co-owner of the Greek Kitchen mini-chain of restaurants **and** 42-year old Hub's Restaurant which was founded by his father. Prior to becoming Director of Government Affairs for BMO Harris Bank, he served as Chief of Staff to Chicago City Treasurer Stephanie Neely managing the day-to-day operations of the Treasurer's Office. Bill Thanoukos began his career as an Assistant to Chicago Mayor Richard M. Daley in the Office of Intergovernmental Affairs. He received a Juris Doctorate degree from Loyola University Chicago - School of Law and is a member of the State Bar of Illinois, the Chicago Bar Association and the Hellenic American Leadership Council.

Both Commissioner Parker and Thanoukos were welcomed by the Commissioners and public with a warm round of applause.

Pursuant to the By-Laws, at the Annual Meeting of the Authority, the election of officers takes place. Chairman Hooker presented a Motion to nominate Commissioner Craig Chico to fill the position of Vice-Chairman. Per Chairman Hooker, he continues to rely on Commissioner Chico's assistance, support and leadership. There being no other nomination on the slate, nominations were then closed and upon Motion made and properly seconded by Commissioner Harris 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 Harte 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.

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 CHA Corporate Offices. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte, Matos and Thanoukos. Present also but not counted for the quorum were Chairman John Hooker, and Commissioners Brewer, Harris and Parker. Committee members then 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 No. 1 and 1A

**(Item 1)**

The resolution for Item 1 approves the exercise of third and final one-year option term of contract with Ernst & Young, LLP, effective from November 10, 2018, through November 9, 2019, for firm-fixed fee compensation in the amount of \$911,500, to provide Independent Auditing Services. The CHA is required to undergo an annual audit in conformity with Generally Accepted Auditing Principles. 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 four 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. 2018-CHA-54**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 17, 2018 entitled “RECOMMENDATION TO EXERCISE THE SECOND-YEAR OPTION TERM WITH ERNST & YOUNG, LLP FOR INDEPENDENT AUDITING 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. 11498 with Ernst & Young, LLP exercising the third one-year option term, effective from November 10, 2018 through November 9, 2019, to continue providing independent professional auditing services for a firm-fixed fee compensation amount of \$911,500 for the third and final 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.

**(Item 1A)**

The resolution for Item 1A approves the amended agreement with the New York City Housing Authority with The Gordian Group to continue to implement, manage, and grow the Section 3 Job Order Contracting (JOC) Mentoring Program in an amount not-to-exceed \$2,000,000 for the original 2.5 base years contract. When CHA initially contracted with the Gordian Group to facilitate the Section 3 JOC program the program goal was to execute \$30M of construction task orders over the 2 ½ year contract period. As a result, in March 2018, the CHA gained Board approval to amend the New York City Housing Authority’s contract with The Gordian Group for a contract value of \$5,150,000; due to the increase in the number of Section 3 Businesses from 46 to 107 and with the growing capabilities of these businesses, the program has already exceeded its goal by reaching \$63M in task orders completed, in-progress or assigned. The program is planned to continue to grow through the end of the contract term to over \$90M. The requested amendment to the Gordian group contract is to support the continued growth and success of this program.

**RESOLUTION NO. 2018-CHA-55**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 17, 2018 entitled: AUTHORIZATION TO AMEND THE PARTICIPATION ON NEW YORK CITY HOUSING AUTHORITY AGREEMENT WITH THE GORDIAN GROUP TO PROVIDE PROFESSIONAL SERVICES TO MANAGE SECTION 3 JOB ORDER CONTRACTING (JOC) MENTORING PROGRAM;

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

**THAT,** The Chief Executive Officer recommends that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) amend the participation in the New York City

Housing Authority agreement with The Gordian Group to implement and manage a Section 3 Job Order Contracting (JOC) Mentoring Program in an amount not-to-exceed \$2,000,000 for the original 2.5 base years contract.

This amendment 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 1A was seconded by Commissioner Harte and the voting was as follows:

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

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 Thanoukos were also present, they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the five items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 2 through 6.

**(Item 2)**

The resolution for Item 2 approves cooperative purchasing agreements through the Board of Education-City of Chicago Public Schools (CPS) with Bottling Group LLC (DBA Pepsi Beverages Company) and Global Vending Service LLC for beverage and snack vending services per CPS' Specification Number 16-350060. These will be revenue generating contracts where the vendors will pay CHA a commission on all vending sales. CHA's participation in the cooperative purchasing agreements will also allow for new streamlined revenue generating contracts where the vendors will pay CHA a commission (41% Beverage; 25% Snack) on all vending sales instead of the previous 15% commission rate, while providing healthier snack and beverage options to CHA residents. Property Office is seeking to replace all existing snack and beverage vending machines and expand service to accommodate over 14,000 units within its senior and family buildings. The CPS Nutrition Support Services Department had conducted research with the American Heart Association, City of Chicago Healthy Food Program and other entities to ensure that beverage and snacks in vending machines met federal and district nutrition wellness guidelines.

**RESOLUTION NO. 2018-CHA-56**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 17, 2018 entitled: AUTHORIZATION TO PARTICIPATE IN COOPERATIVE PURCHASING AGREEMENTS THROUGH THE BOARD OF EDUCATION-CITY OF CHICAGO PUBLIC SCHOOLS (“CPS”) WITH BOTTLING GROUP LLC (DBA PEPSI BEVERAGES COMPANY) AND GLOBAL VENDING SERVICE LLC FOR BEVERAGE AND SNACK VENDING SERVICES PER CPS’ SPECIFICATION NUMBER 16-350060;

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

**THAT,** the Chief Executive Officer is authorized to participate in and execute cooperative purchasing agreements through the Board of Education-City of Chicago Public Schools with Bottling Group LLC (DBA Pepsi Beverages Company) and Global Vending Service LLC for beverage and snack vending services per CPS’ Specification Number 16-350060. These will be revenue generating contracts where the vendors will pay CHA a commission on all vending sales. The terms of each agreement shall commence as early as practicable, and each cooperative purchasing agreement shall not exceed five years in duration in total, as measured from the effective date of each CPS agreement with the respective vendors.

This amendment is subject to the Contractors compliance with the applicable CHA MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

**(Item 3)**

Wabash Apartments HAP contract was executed on and effective as of May 1, 2008, for a 5-year term expiring April 30, 2013. Subsequent HAPs were renewed annually, expiring on April 30, 2016. The resolution for Item 3 approves an Amendment to an existing Housing Assistance Payments (HAP) contract for twenty-four units at Wabash Apartments for a 15-year term. Wabash Apartments is a 3-story, walk-up apartment building containing 24 units located on the corner of Wabash and 61<sup>st</sup> Street in the Washington Park community. The development consists of 18 two-bedroom units and 6 three-bedroom apartments. Renewal of the PRA / PBV assistance will provide continued rental assistance to households from CHA Waitlists. Wabash Apartments utilizes a resource list of service providers to assist households that require supportive services and does not offer on-site social services. Wabash Apartments is owned by Chicago Community Housing Partners L.P. of which Chicago Community Development Corporation (CCDC) is the general partner. CCDC was established in 1988 as an Illinois corporation organized for the acquisition, development, rehabilitation, and preservation of existing multifamily affordable housing with the goal to develop community-based strategies for the preservation of HUD-subsidized multi-family housing developments in the Chicago area. CCDC owns 2,092 units of affordable housing.

**RESOLUTION NO. 2018-CHA-57**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 17, 2018 entitled “Authorization to approve an Amendment to an existing Housing Assistance Payments Contract for: 1) Wabash Apartments for a 15-year term; and 2) all other documents 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 Execute an Amendment to an Existing Housing Assistance Payments contract for: 1) Wabash Apartments for a 15-year term; and 3) all other documents as may be necessary or appropriate to implement the foregoing.

**(Item 4)**

The resolution for Item 4 approves an Agreement to Enter into a Housing Assistance Payments (AHAP) contracts and Housing Assistance Payments (HAP) contracts for the Property Rental Assistance (PRA) program for 75 Veteran's Assistance Supportive Housing (VASH) funded subsidized units at Roosevelt Road Veteran's Studios; 18 PRA-funded subsidies at Sarah's Circle Apartments; 60 PRA-funded subsidized units at Casa Veracruz Apartments; 29 Rental Assistance Demonstration Second Component (RAD2) subsidized units at Eddie Mae and Alex Johnson Apartments, and 5 RAD2 and 18 PRA subsidized units at Butler Lindon Apartments. **Roosevelt Road Veteran's Studio:** Roosevelt Road Veteran's Studios is 90 residential studio units for veterans in a new construction building to be located at 2920 West Roosevelt Road in the North Lawndale community in a Limited area. VASH combines rental assistance for homeless veterans with case management and clinical services provided by the apartment of Veteran Affairs. The remaining 15 units will be available for those living below 60% of the area median income with a veteran's preference. All utilities are provided by the Landlord, including heat, cooking gas, and electricity. ASH5 LLC, a subsidiary company of A Safe Haven Foundation will manage and operate the property. **Sarah's Circle Apartments:** Sarah's Circle Apartments will be a 6-story, elevator building located in the thriving residential community of Uptown in a Limited Area less than three blocks from an Opportunity Area. The new construction, multi-use property will contain 38 studio units of Permanent Supportive Housing (PSH). PRA will assist eighteen (18) studio units (47%). In addition, there will be fifty (50) Interim Housing shelter beds provided in a separate part of the building and not part of the PRA program. The target population for all units, including the 18 PRA units, will be women who have a history of chronic homeless and are at-risk of homelessness. PRA tenants will come from the CHA Waitlists. Supportive services will be available to both PSH and Interim Housing residents via onsite services including case management, clinical services, community programs and food services. Sarah's Circle Apartments, LLC's will be wholly owned by Sarah's Circle. Sarah's Circle has retained Brinshore Development, LLC a private firm specializing in the development of affordable and mixed-income housing to facilitate the development process. Management will be provided by Leasing & Management Company, an Illinois corporation engaged solely in the business of managing residential real estate developments for various independent ownership groups, tenant associations, condominium associations and cooperatives. **Casa Veracruz Apartments (CVA):** is a 14-building development for families in the Lower West Side, New City and South Lawndale communities. The buildings are located within strong residential communities that are experiencing significant investment in both the residential and commercial areas. All PRA supported buildings are in Gautreaux General areas with two buildings located in Opportunity areas. PRA will assist 60 family units in 9 CVR buildings: 3 studios, 18 one-bedroom, 25 two-bedroom, 11 three-bedroom and 3 four-bedroom apartments. Vacancies will be filled from the CHA waitlist. All residents of Casa Veracruz Apartments will have access to TRP's community development and resident services. Casa Veracruz, LLC is an Illinois Limited Liability Company and the ownership entity for The Resurrection Project (TRP). Preservation of Affordable Housing (POAH) submitted applications to HUD to convert **Eddie Mae and Alex Johnson Apartments and Butler Lindon Apartments** from the Moderate Rehabilitation (Mod Rehab) tenant protection vouchers to project based vouchers under the RAD2. Subject to HUD and CHA approvals, 34 new RAD2 vouchers will be assigned to CHA to administer. Mod Rehab is a 1-year renewable rental subsidy contract. RAD2 provides a 20-year rental

subsidy contract to preserve affordable housing for special needs households. When approved by HUD and CHA and converted to RAD2/PRA, the Properties will continue to serve households that have experienced homelessness. As such, the target population will continue to come from the City's coordinated entry system (HMIS) which is cross-referenced with CHA waitlists. CHA waitlist residents that are on HMIS will have first opportunity for vacancies. Eddie Mae & Alex Johnson Apartments has been in CHA's Mod Rehab portfolio since April 2008. The property was purchased by POAH in 2017. Johnson Apartments is a 5-story, elevator building containing 50 studio and 14 one-bedroom units. RAD2 will assist 29 studio units. **Butler Lindon Apartments** has been in CHA's Mod Rehab portfolio since March 2001. The 6-story, 42-unit building contains 5 studios, 29 one bedroom, and 8 three-bedroom units. RAD2 will assist 5 studio units and PRA will assist 10 one-bedroom and 8 three-bedroom units. Updates will be made to both buildings as part of the RAD2 conversion and will include tuckpointing, elevator modernization, replacement of all windows, water heaters and boilers, the roof and gutters, as well as renovation of all common areas and corridors. Unit improvements will include updated kitchens bathrooms, electrical fixtures, and flooring. Tenants will be relocated within the buildings during rehabilitation.

### **RESOLUTION NO. 2018-CHA-58**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 17, 2018 entitled "Authorization to execute 1) an Agreement to Enter into Housing Assistance Payments contracts and Housing Assistance Payments contracts for Property Rental Assistance at A) Roosevelt Road Veteran's Studios, B) Sarah's Circle Apartments, C) Casa Veracruz Apartments, D) Eddie Mae and Alex Johnson Apartments, and E) Butler Lindon Apartments; and 2) all other documents 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 execute 1) an Agreement to Enter into Housing Assistance Payments contracts and Housing Assistance Payments contracts for Property Rental Assistance at A) Roosevelt Road Veteran's Studios, B) Sarah's Circle Apartments, C) Casa Veracruz Apartments, D) Eddie Mae and Alex Johnson Apartments, and E) Butler Lindon Apartments; and 2) all other documents as may be necessary or appropriate to implement the foregoing.

#### **(Item 5)**

The CHA's current Environmental Consulting Services Indefinite Delivery and Indefinite Quantity (IDIQ) Program and its associated contracts are set to expire on July 31, 2018. The CHA is in need of continuing these environmental consulting services as required by law to meet various project milestones. CHA, therefore, issued a Request for Proposals (RFP) in April 2018 to solicit qualified Environmental Consultants to provide authority-wide oversight, inspection, testing, assessment and environmental engineering services for construction, capital maintenance and redevelopment activities at CHA properties and proposed redevelopment sites. CHA solicited 20 vendors, 380 Section 3 Business Concerns, 29 Assist Agencies and Procurement Database Infor Rich Client Administration Commodity Codes for Environmental Consulting Services. CHA received twelve total proposals, however, three vendors did not meet the competitive range for this procurement. Nine vendors were scored and evaluated on initial scoring and best and final offers. Based on the recommendation of the evaluation committee, Item No. 5 approves the award of nine IDIQ contracts to the contractors listed in the below resolution for a total not-to-exceed base term amount of \$3,450,000.00 to provide authority-wide

environmental consulting services for various CHA properties. Each contract will be for an amount not-to-exceed \$450,000.00 or \$250,000.00 based on the category of services assignment for a base term of two years, subject to extension of all contracts for two one-year options with a not-to-exceed aggregate option contract value amount of \$1,050,000.00 per option year. An additional \$2,450,000.00 will be set aside as reserve capacity from which funds can be allocated for the two-year base term of all contracts plus the two one-year option periods, if exercised, for a total aggregate amount not-to-exceed \$8,000,000.00.

**RESOLUTION NO. 2018-CHA-59**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 17, 2018 entitled “Recommendation to Award Contracts for the Environmental Consulting Services 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 nine (9) Indefinite Delivery Indefinite Quantity (IDIQ) contracts to provide professional environmental consulting services at various CHA properties with the following vendors, in an aggregate not-to-exceed amount of \$3,450,000.00 for the two-year base term, subject to extension of all contracts for two (2) one-year options with a not-to-exceed aggregate option contract value amount of \$1,050,000.00 per option year. An additional \$2,450,000.00 will be set aside as reserve capacity from which funds can be allocated for the two-year base term of all contracts plus the two (2) one-year option periods, if exercised. The total aggregate amount of the nine (9) contracts for the base term plus the two (2) one-year renewal options (if exercised) and the reserve capacity fund shall not exceed \$8,000,000.00.

<b>Count</b>	<b>Recommended Awardee</b>	<b>Base Term</b>	<b>Option Terms</b>	<b>Category of Service</b>	<b>Base Contract Value</b>
1	BBJ Group	2 Years	Two (2) One Year Options	Environmental Engineering	\$250,000.00
2	Carnow Conibear & Associates, Ltd.	2 Years	Two (2) One Year Options	Industrial Hygiene Environmental Engineering	\$450,000.00
3	Environmental Analysis, Inc.	2 Years	Two (2) One Year Options	Industrial Hygiene	\$250,000.00
4	Environmental Design International, Inc.	2 Years	Two (2) One Year Options	Industrial Hygiene Environmental Engineering	\$450,000.00
5	GSG Consultants, Inc.	2 Years	Two (2) One Year Options	Industrial Hygiene Environmental Engineering	\$450,000.00
6	Professional Service Industries, Inc.	2 Years	Two (2) One Year Options	Industrial Hygiene Environmental Engineering	\$450,000.00
7	TEM Environmental, Inc.	2 Years	Two (2) One Year Options	Industrial Hygiene	\$250,000.00
8	Terracon Consultants, Inc.	2 Years	Two (2) One Year Options	Industrial Hygiene Environmental Engineering	\$450,000.00



9	Weaver Consultants Group	2 Years	Two (2) One Year Options	Industrial Hygiene Environmental Engineering	\$450,000.00
<b>Total Base Contracts</b>					<b>\$3,450,000.00</b>
<b>Reserve Capacity Fund</b>					<b>\$2,450,000.00</b>
<b>Option Year One Fund</b>					<b>\$1,050,000.00</b>
<b>Option Year Two Fund</b>					<b>\$1,050,000.00</b>
<b>Aggregate Total</b>					<b>\$8,000,000.00</b>

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.

**(Item 6)**

The CHA issued an Invitation for Bid (IFB) in June 2018 to solicit general contractors for the construction of the Altgeld Gardens Community, Childcare and Library Facility located at 955 East 131<sup>st</sup> Street. CHA solicited 30 vendors, 31 assist agencies and 388 Section 3 businesses and Procurement Infor Rich Client Administration Commodity Codes for Construction Services, General, Construction Services, New Construction and Construction Mgmt. Services. A total of six responsive bids were received. A.L.L. Masonry Construction Company, Inc. submitted the lowest lump sum bid. Accordingly, the resolution for Item 6 approves the award of contract to A.L.L. Masonry Construction Company, Inc. for the construction of the Altgeld Gardens Community, Childcare and Library Facility in the firm fixed price of \$21,490,184.94 plus a not-to-exceed amount of \$1,289,411.00 in contingency (6%, which is in line with industry standards) strictly limited to potential change orders justified as discovered conditions or code compliance issues for a total not-to-exceed amount of \$22,779,596.00. The current community space, childcare and library facilities are undersized, outdated and are unable to provide many of the new educational tools and services that are currently provided in more modern libraries, community and daycare centers which puts residents of Altgeld Gardens at a disadvantage. By consolidating all three uses into one new facility, CHA will be able to centralize activities in one location, maximize synergies and efficiencies in the various uses and provide the residents of Altgeld Gardens with a world-class, LEED certified facility with the most up to date educational tools and services. The new facility will be 40,200 total sq. ft. and comprised of a 10,000-sq. ft. CPL branch library, an 8,200-sq. ft. community center and a 22,000-sq. ft. daycare center with expanded parent and child programming functions. The planned new 10,000 sq. ft. Altgeld Public Library will provide up-to-date CPL library services and functions, namely, free homework help for students, resume and job seeking help for adults, and programming for seniors. At the same time, libraries are key to bridging the digital divide, offering high speed internet access, Wi-Fi, computer labs, and going beyond to offer a digital lab for teens and lending wireless hotspots so that patrons can access the internet at home. The library will integrate Altgeld/Murray with the surrounding community in a value-added manner as a resource for everyone. Many of these services are not currently available at the existing 4,000 sq. ft. library located in the former gymnasium of Carver Elementary School as there is not enough space to accommodate the programming. The new community center space within the facility will centralize the existing community activities that are currently taking place across multiple non-dwelling buildings based on availability. It will afford CHA and its residents access to a consistent location to hold community activities. The new daycare center will be approximately 22,000 sq. ft., serve 120 children and provide twelve brand new classroom spaces, a parent resource center and spaces for indoor recreational programming and after school programming. The goal of CHA's continued financial investments in the Altgeld/Murray development is to create a strong, healthy and vibrant community.

The construction of the Altgeld Gardens Community Center, Childcare and Library Facility represents another milestone in accomplishing the goals set forth in the Master Plan.

**RESOLUTION NO. 2018-CHA-60**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 17, 2018 entitled “Recommendation to Award a Contract for the Construction of the Altgeld Gardens Community, Childcare and Library Facility”.

**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 contract with A.L.L. Masonry Construction Company, Inc. for construction of the Altgeld Gardens Community, Childcare and Library Facility at 955 East 131<sup>st</sup> Street in the firm fixed price of \$21,490,184.94 plus a not-to-exceed amount of \$1,289,411.00 in contingency (6%, which is in line with industry standards) strictly limited to potential change orders justified as discovered conditions or code compliance issues for a total not-to-exceed amount of \$22,779,596.00.

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

The Motion to adopt the resolutions for Items 2 through 6 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  
Bill Thanoukos

Nays: None

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

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 Harte 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: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
John Hooker  
Cristina Matos  
Debra Parker  
Bill Thanoukos

Absent: James Matanky  
Francine Washington

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

The Chairman then announced that during Closed Session Commissioners discussed Items 7, 8 and 9 on the Agenda. A Motion to approve Items No. 7 through 9 was then presented by Commissioner Chico.

**(Item 7)**

**RESOLUTION NO. 2018-CHA-61**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated July 17, 2018, entitled “AUTHORIZATION TO SETTLE THE MATTER OF”: Miguel Ortiz v. Hispanic Housing Development Corporation, Case No. 2015 L 1142, requesting authorization to enter into a settlement agreement in the amount of \$300,00 in the matter of Miguel Ortiz vs. Hispanic Housing Development Corporation, Case No. 2015 L 1142.

**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 \$300,000, in the matter of Miguel Ortiz vs. Hispanic Housing Development Corporation, Case No. 2015 L 1142, subject to approval by the United States Department and Urban Development (“HUD”).

**(Item 8)**

**RESOLUTION NO. 2018-CHA-62**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated July 17, 2018, entitled “AUTHORIZATION TO SETTLE THE MATTER OF”: Isaac Bishop vs. Chicago Housing Authority, Case No. 2016 L 004579 requesting authorization to enter into a settlement agreement in the amount of \$215,000 in the matter of Isaac Bishop vs. Chicago Housing Authority, Case No. 2016 L 004579.

**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 \$215,000 in the matter of Isaac Bishop vs. Chicago Housing Authority, Case No. 2016 L 004579.

**(Item 9)**

The resolution for Item 9 ratifies the selection, appointments and removal of employees below Grade Level 74 as follows: offer of employment to one applicant; promotion of one employee; salary adjustment for three employees and acceptance of one employee.

**RESOLUTION NO. 2018-CHA-63**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated July 17, 2018, 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 Items 7, 8 and 9 was seconded by Commissioner Harte and the voting was as follows:

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

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 Brewer and seconded by Commissioner Parker, the Annual and Regular board meeting of July 17, 2018, was adjourned.

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Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records