

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
September 18, 2018

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, September 18, 2018, at approximately 10:25 a.m. at the Charles A. Hayes Family Investment Center, located at 4859 S. Wabash, 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 James Matanky Cristina Matos Debra Parker Francine Washington
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Absent:	Bill Thanoukos
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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 then introduced newly appointed Commissioner James Matanky. Commissioner Matanky's appointment was confirmed by City Council on June 27, 2018, and will expire in July 2021. Commissioner Matanky is the Chief Executive Officer of Matanky Realty Group, Inc. He also serves as the North American Chair of the International Council of Shopping Centers' Ambassador Program. Mr. Matanky has worked with the City of Chicago as a mentor for retail redevelopment and served on the Chicago Building Departments Commissioner's advisory panel. Commissioner Matanky also serves on the Board of Governors of the Hebrew University of Jerusalem and has been honored as a recipient of the Chicago Neighborhood Developer of the Year Award multiple times for his work in Chicago's underserved communities. Commissioner Matanky graduated with honors from the University of Illinois with degrees in finance, accounting and law.

Commissioner Matanky was welcomed by the Commissioners and public with a warm round of applause.

Craig Chico, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Chico, the Finance & Audit Committee held its regular meeting at 8:30 a.m. today at the Charles A. Hayes Family Investment Center. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte, Matos and Washington. Present also but not

counted for the quorum were Chairman John Hooker, Commissioners Brewer and Parker. Committee members then discussed, voted and recommended for approval the following three items.

On behalf of the Finance & Audit Committee, Committee Chairman Chico presented an Omnibus Motion for the approval of Items No. 1 through 3.

(Item 1)

The resolution for Item 1 approves the FY2019 Moving to Work (MTW) Annual Plan and authorizes CHA to submit the FY2019 MTW Annual Plan to HUD. As part of the MTW Agreement, CHA is required to submit an Annual Plan to HUD, due 75 days prior to the start of CHA's fiscal year. The MTW Annual Plan provides required information on planned operations and activities for the fiscal year, including proposed new MTW activities that require HUD approval. A 30-day public comment period was held. Three public comment hearings were held during the public comment period. Announcements for the public comment process appeared on CHA's website and in local newspapers. 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 FY2019 MTW Annual Plan. Prior to finalizing the proposed FY2019 MTW Annual Plan, CHA gave consideration to comments received during the public comment period. The final plan amendment will be posted on CHA's website after submission to HUD.

RESOLUTION NO. 2018-CHA-64

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 18, 2018 requesting approval of the Proposed FY2019 MTW Annual Plan and authorization to submit the Proposed FY2019 MTW Annual Plan to HUD 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 FY2019 Moving to Work Annual Plan 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 FY2019 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2019 MTW Annual Plan 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 purchase of insurance coverage through its insurance broker of record, Arthur J. Gallagher & Company (AJG), for an aggregate not-to-exceed amount of \$1,539,065 for one-year policy terms effective from October 1, 2018, through September 30, 2019, to provide Property and Management Liability coverage. The broker of record approached 35 insurers to place Commercial Property and Management Liability coverages.

RESOLUTION NO. 2018-CHA-65

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 18, 2018 entitled RECOMMENDATION TO PURCHASE PROPERTY AND MANAGEMENT LIABILITY INSURANCE COVERAGE.

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 purchase Property and Management Liability Insurance Coverage through its insurance broker of record, Arthur J. Gallagher & Company (“AJG”), for a period of one (1) year, beginning October 1, 2018 through September 30, 2019, in an amount not-to-exceed \$1,539,065.

This award is not subject to the CHA’s MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

(Item 3)

In September 2016, the Board of Commissioners authorized the Chief Executive Officer to participate on a contract that the New York Housing Authority (NYCHA) had executed with the Gordian Group to provide professional services and to manage the Section 3 JOC Mentoring Program. This Program was leveraged by the Investment and Procurement Divisions to sponsor an Internal and External financial support pilot initiative. Currently, CHA has secured agreements with three financial institutions to participate in this Program for the external credit support component of the Program. The resolution for Item 3 approves a programmatic extension and expansion for the Revolving Loan Fund Pilot Program from September 20, 2018, through December 31, 2020. The proposed extension will continue to provide credit support to revolving bank lines of credit to Section 3 businesses, including both Job Order Contracting (JOC) and non-JOC vendors. Each Section 3 contractor desiring to participate in the pilot line of credit program will be required to submit a loan application and all required financial documentation to qualify per bank underwriting guidelines. Additionally, all contract receivables shall be assigned to the Bank/CHA to protect against risk(s) of default.

Commissioner Parker abstained from voting on Item No. 3.

RESOLUTION NO. 2018 – CHA– 66

WHEREAS, In September 2016, The Chicago Housing Authority (CHA) Board of Commissioners authorized the Chief Executive Officer or his designee to establish a pilot one-year revolving loan fund and provide credit support totaling \$2,500,000 to support Section 3 businesses that are participating in the Job Order Contracting (JOC) Mentoring Program;

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 18, 2018 entitled “Authorization to Extend and Expand External Revolving Loan Fund Pilot Program to Provide Credit Support to Section 3 Businesses”;

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 expand the external revolving loan fund pilot program to provide credit support to Section 3 businesses, including expansion of participant eligibility to qualified JOC and Non-JOC Section 3 businesses, and to extend the duration of the external revolving loan fund pilot program from September 20, 2018 through December 31, 2020.

The Motion to adopt resolutions for Items 1 through 3 was seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
James Matanky
Cristina Matos
Debra Parker (*abstained from voting on Item 3 only*)
Francine Washington

Nays: None

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

Meghan Harte, Chairwoman of the Tenant Services Committee, then presented her report. Per Commissioner Harte, the Tenant Services Committee held its regular meeting at approximately 9:30 a.m. today at the Charles A. Hayes Family Investment Center. Commissioner Harte chaired the meeting and the following committee members were present as well: Commissioners Brewer, Harris, Parker and Washington. Present also but not counted for the quorum were Chairman John Hooker, Commissioners Chico, Matos and Matanky. Committee members then discussed, voted and recommended for approval the following two items.

On behalf of the Tenant Services Committee, Committee Chair Harte presented an Omnibus Motion for the approval of Items No. 4 and 5.

(Item 4)

The resolution for Item 4 approves an Intergovernmental Agreement (IGA) with the Chicago Department of Family & Support Services (DFSS) for a two-year base term from January 1, 2019, through December 31, 2020, to provide support services for CHA households in an amount not to exceed \$3,164,000.00. Since 2008, CHA has partnered with DFSS to provide various support services for CHA households. CHA and DFSS will continue to collaborate to provide services in the areas of early childhood development, out-of-school time for youth, senior citizen support, family programming and homelessness prevention. During the term of the current IGA up to the second quarter, over 3,000 participants and 115 families have received services.

RESOLUTION NO. 2018-CHA-67

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 18, 2018 entitled “Authorization to Execute an Intergovernmental Agreement with the Chicago Department of Family & Support Services”.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an Intergovernmental Agreement with the Chicago Department of Family & Support Services for a two-year base term from January 1, 2019 through December 31, 2020, to provide support services for Chicago Housing Authority households in an amount not to exceed \$3,164,000.00.

(Item 5)

The resolution for Item 5 approves an Intergovernmental Agreement (IGA) with the Chicago Park District (CPD) for a one-year base term from January 1, 2019, through December 31, 2019, to provide year-round park district programs for Chicago Housing Authority youth residents and tenants in an amount not to exceed \$550,000. Since 2002, CHA and CPD have collaborated to provide year-round park district programs for CHA youth who otherwise may not be able to participate due to cost. CPD programs provide youth with age-appropriate activities, while assisting working parents by offering safe and constructive programs for children during out-of-school time. This IGA offers reduced program fees for CHA youth for year-round voucher programs (e.g., Park Kids, Summer Camp, Vacation Camps, etc.) and the remaining program fees are split between CHA and CPD. CHA and CPD will continue to collaborate to bring supplemental programming to Park Districts near CHA developments (e.g., Windy City Hoops, Counselor in Training Program, Junior Bears football, etc.).

RESOLUTION NO. 2018-CHA-68

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 18, 2018 entitled “Authorization to Execute an Intergovernmental Agreement with the Chicago Park District”.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an Intergovernmental Agreement with the Chicago Park District for a one-year base term from January 1, 2019 through December 31, 2019 to provide year-round park district programs for Chicago Housing Authority youth residents and tenants in an amount not to exceed \$550,000.

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

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

Nays: None

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

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

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Item No. 6, Amended Item No. 7 and Items No. 9 through 12.

(Item 6)

The Capital Construction Department oversees thirty-six Indefinite Delivery, Indefinite Quantity (IDIQ) Authority-Wide Architectural and Engineering contracts that provide architectural and engineering services in connection with modernization, rehabilitation and capital maintenance at CHA properties as part of the Architectural/Engineering IDIQ Program. In February 2017, the Board of Commissioners authorized and approved the original program's funding and the award of thirty-nine contracts which totaled \$35,000,000.00. This Program was for a two-year base period, with the possibility of extending these services for two option years, if needed. This program and its associated contracts are currently in its initial two-year base term which expires on April 30, 2019. However, the Program has issued task orders at a faster rate and higher value than originally anticipated in order to meet various project milestones and deadlines. This has resulted in the Program's funding being expended much faster than originally anticipated. It has been determined that an increase of an amount not-to-exceed \$10,000,000.00 will need to be added to the Program's Reserve Capacity to enable it to fully fund task orders already in the pipeline or contemplated. Accordingly, the resolution for Item No. 6 authorizes the addition of an amount not-to-exceed \$10,000,000.00 to the reserve capacity of the IDIQ Architectural and Engineering Program of the Capital Construction Department. The new aggregate not-to-exceed value of the Program will be \$45,000,000.00. This reserve capacity will be distributed to individual contracts, at the determination of the Contracting Officer, as IDIQ firms are awarded task orders with an aggregate total in excess of the value of their contract. This distribution will be done through the established process for amending contract values.

RESOLUTION NO. 2018-CHA-69

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 18, 2018 entitled "Authorization to Increase the Reserve Capacity Funding for the Indefinite Delivery, Indefinite Quantity (IDIQ) Architectural and Engineering Program of the Capital Construction Department";

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 authorize the addition of an amount not-to-exceed \$10,000,000.00 to the funding reserve capacity for the Indefinite Delivery, Indefinite Quantity Architectural and Engineering Program of the Capital Construction Department. This additional reserve capacity is to be reserved for allocation among the firms in the Program at the determination of the Contracting Officer. The new total aggregate amount of the IDIQ contracts and the reserve capacity is not-to-exceed \$45,000,000.00.

The task orders issued under the Program are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

(Amended Item 7)

The resolution for Item 7 authorizes the Chief Executive Officer to commit CHA funds not to exceed \$24,800,000 for the redevelopment and remediation activities for Southbridge Phases 1A and 1B (formerly part of Harold Ickes Homes); submit a Project-Based Voucher (PBV) Rental Assistance Demonstration (RAD) Financing Plan to HUD and enter into a RAD Conversion Commitment; execute PBV RAD Housing Assistance Payment (HAP) Contracts for up to 68 RAD units and execute such other documents as may be required for the financing and operation of Southbridge Phases 1A and 1B. The Ickes development was originally situated on approximately 18 acres within the near south side community area of the city of Chicago and consisted of eleven buildings with 1006 total units. The demolition of all buildings was completed in 2010. The Board and HUD previously approved disposition, by land exchange for a track and field for Jones College Prep H.S. The remaining Ickes revitalization site is situated on approximately 11.30 acres and is bounded by 22nd Street (North), State Street (East), 25th Street (South), and Dearborn Street (West). The development site is very conveniently located at a crossroads of many transportation opportunities. The proposed redevelopment plan includes approximately 877 new residential units including 244 units for CHA residents and up to 60,000 SF of planned commercial/retail space. The combined Phase 1A and Phase 1B will consist of a total of 206 units including 68 RAD PBV units 26 affordable units and 112 market rate units. A joint venture consisting of The Community Builders (TCB) and McCaffery Interests (MI), LLC, was selected as the development team and approved by the CHA Board in June 2015 for the revitalization of the Harold Ickes Homes. Ickes Master Developer JV LLC entered into a Master Development Agreement with CHA in June 2016. The not-to-exceed total CHA funding of \$24,800,000 will provide funds for project redevelopment activities, including remediation. The total estimated project budget of \$51,401,990 for Phase 1A covers the new construction of one mixed-use building and the infrastructure for Block B. The \$41,586,773 total estimated project budget for Phase 1B covers the new construction of one mixed-use building. CHA plans to provide approximately \$11,400,000 for the project budget in Phase 1A. CHA plans to provide approximately \$11,100,000 for Phase 1B. The loan amounts average to \$330,882 per unit. CHA also plans to fund an amount not to exceed \$2,300,000 for remediation and other required CHA redevelopment activities. Residents will continue to pay 30% of their income towards rent.

RESOLUTION NO. 2018-CHA-70

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 18, 2018 entitled "Authorization to 1) Commit Chicago Housing Authority Funds Not To Exceed \$24,800,000 for the redevelopment and remediation activities for Southbridge Phases 1A and 1B (formerly Harold Ickes Homes); 2) Submit a Project-Based Voucher (PBV) Rental Assistance Demonstration (RAD) Financing Plan

to the United States Department of Housing and Urban Development and enter into a RAD Conversion Commitment; 3) Execute PBV RAD Housing Assistance Payment Contracts for up to 68 RAD units and execute such other documents as may be required for the financing and operation of Southbridge Phases 1A and 1B; and 4) 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 \$24,800,000 for the redevelopment and remediation activities for Southbridge Phases 1A and 1B (formerly Harold Ickes Homes); 2) Submit a Project-Based Voucher (PBV) Rental Assistance Demonstration (RAD) Financing Plan to the United States Department of Housing and Urban Development and enter into a RAD Conversion Commitment; 3) Execute a PBV RAD Housing Assistance Payment (HAP) Contract for up to 68 RAD units and execute such other documents as may be required for the financing and operation of Southbridge Phases 1A and 1B; and 4) 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 Subcontracting and insurance requirements.

(Item 8 - This number not used.)

(Item 9)

The resolution for Item No. 9 authorizes the CEO to increase the option term compensation amount in the Service Agreement between the CHA and the Gordian Group through its participation on the New York City Housing Authority agreement with the Gordian Group, to continue to implement, manage, and grow the Section 3 Job Order Contracting (JOC) Mentoring Program for the one option year in an aggregate amount not-to-exceed \$3,090,000 expiring September 29, 2019. When CHA initially contracted with the Gordian Group to facilitate the Section 3 JOC program the goal was to execute \$30,000,000 of construction task orders over the 2 ½ year base contract period. The CHA has obtained additional Board approval to amend the Service Agreement with the Gordian Group for a current contract value of \$7,150,000 so as to execute up to \$90,000,000 in task orders within the base term. The plan is to continue to grow the program over the next year to meet the needs of the CHA and the capacity of the 117 participating Section 3 contractors. The requested increase to the option term compensation amount with The Gordian Group is intended to support the continued growth of the program to facilitate a projected task order value of up to \$60,000,000 through September 2019.

Commissioner Parker abstained from voting on Item No. 9.

RESOLUTION NO. 2018-CHA-71

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 18, 2018 entitled: AUTHORIZATION TO INCREASE THE OPTION TERM COMPENSATION AMOUNT IN THE SERVICE AGREEMENT BETWEEN THE CHICAGO HOUSING AUTHORITY (CHA) AND THE GORDIAN

GROUP THROUGH ITS PARTICIPATION ON THE 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 Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorizes the Chief Executive Officer or his designee to increase the option term compensation amount in the Service Agreement between the CHA and The Gordian Group through its participation on the New York City Housing Authority's agreement with The Gordian Group to continue to implement, manage, and grow the Section 3 Job Order Contracting (JOC) Mentoring Program for the one (1) option year term in an amount not-to-exceed \$3,090,000, expiring September 29, 2019.

This contract amendment 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 authorizes the CEO to proceed with the RAD application process and utilize transfer of assistance from Lathrop Homes to Parkside 4 Phase 2 to be located generally at 551 W. Elm Street. The RAD project-based voucher (PBV) funding at the property will allow for flexibility to leverage financing for property improvements as needs arise. Parkside 4 Phase 2 is a planned mixed-income, new construction CHA HOPE VI development that is the final phase of the Cabrini-Green Extension North. It is anticipated that 1 one-bedroom, 41 three- and 12 four-bedroom units will be reserved for CHA families. The 54 units reserved for CHA families will be interspersed among the rental phase of development, and amongst the for-sale townhome component of the development. The property is in both a Gautreaux Limited Area and CHA Mobility Area. An estimated \$21 million in CHA MTW funds is budgeted for this project for construction and environmental remediation. Upon HUD's approval of the RAD application with a RAD award, a separate financing plan will be submitted for Board approval that summarizes all sources of financing and the associated development costs. Holsten Development Corporation and Cabrini Green LAC Development Corporation are the developers for Parkside 4 Phase 2.

RESOLUTION NO. 2018-CHA-72

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 18, 2018 requesting authorization to proceed with the RAD application process for Parkside 4 Phase 2 utilizing transfer of assistance 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 proceed with the RAD application process and utilize transfer of assistance from Lathrop Homes to Parkside 4 Phase 2 to be located generally at 551 W. Elm Street.

(Item 11)

The resolution for Item 11 authorizes the CEO or his designee to execute 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 114 subsidized units at Maple Pointe Apartments, and 45 subsidies at New City Apartments. **Maple Pointe Apartments** is a 343-unit, 20-story residential building located at 150 West Maple Street in Chicago's Gold Coast, in a General community and is within one block of an Opportunity area. The property will offer inter-generational affordable housing in a thriving residential community. Maple Pointe contains 342 one-bedroom units and 1 two-bedroom unit. Of the 342 total units, a minimum of 18 units will be accessible, 52 units will be adaptable, and 7 units will be available for persons who are audio or visually impaired. PRA will assist 114 one-bedroom units with no age restriction. Households will come from the CHA wait list. An additional 111-units benefit from HUD-funded, Project-Based Section 8 and provide affordable housing in which the head of household is over the age of 62. Standard IL Portfolio Venture LP and Indigo Real Estate Services are the property managers for Maple Points Apartments. **New City Apartments** is a new construction residential building located at 1457 North Halsted in the Near North Side community and is within one block of an Opportunity area. New City Apartments is a 60-unit, 5-story, elevator building containing 28 one-bedroom units and 32 two-bedroom units. Out of the 60 total units, 6 units will be accessible, 12 units will be adaptable, and 2 units will be available for persons who are audio or visually impaired. PRA will assist 45 units. Tenants will come from CHA wait list with priority for Cabrini Right of Return families. Supportive services will be provided by A Safe Haven Foundation. The property owner/management team for New City Apartments are Celadon-KMA Holdings XII, LLC and 5T Management Inc.

RESOLUTION NO. 2018-CHA-73

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 18, 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) Maple Pointe Apartments, and B) New City 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) Maple Pointe Apartments, and B) New City Apartments; and 2) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 12)

The resolution for Item No. 12 authorizes the CEO to enter onto a long-term lease agreement with the Boys and Girls Clubs of Chicago (BGCC) for property located at 2915 N. Leavitt, Chicago, Illinois; negotiate rent and other terms with a lease term of one year with four consecutive one-year options; and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing. The lease terms and conditions are subject to HUD approval. BGCC is a not-for profit organization that provides youth programs in areas of the City that need safe havens for

children. BGCC has worked with the CHA for over 50 years at properties such as Henry Horner, Robert Taylor, and Washington Park. BGCC programs in the Lathrop Community will focus on the after-school hours. In the Lathrop Homes community, youth programs are in dire need in order to foster the positive behavior of its youth. The BGCC's continued use of the Boys and Girls Club facility will ensure the delivery of these much-needed summer and after-school programs. The BGCC will provide an annual report that will highlight the number of participants and success of their programs. The annual report will be provided to the CHA on an annual basis or upon request.

RESOLUTION NO. 2018-CHA-74

WHEREAS, the Board of Commissioners have reviewed Board Letter dated September 18, 2018, entitled "Authorization to 1) Request approval from the United States Department of Housing and Urban Development to enter onto a long-term lease agreement with the Boys and Girls Clubs of Chicago for property located at 2915 N. Leavitt, Chicago, Illinois; (2) Negotiate rent and other terms with a lease term of one (1) year with four (4) consecutive one-year options; 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) Request approval from the United States Department of Housing and Urban Development to enter onto a long-term lease agreement with the Boys and Girls Clubs of Chicago for property located at 2915 N. Leavitt, Chicago, Illinois; (2) Negotiate rent and other terms with a lease term of one (1) year with four (4) consecutive one-year options; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The Motion to adopt the resolutions for Items 6, 7 and 9 through 12 was seconded by Commissioner Matanky and the voting was as follows:

Ayes:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte John Hooker Cristina Matos James Matanky Debra Parker (<i>abstained from voting on Item 9 only</i>)
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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.

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
James Matanky
Cristina Matos
Debra Parker
Francine Washington

Absent: Bill Thanoukos

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

Upon motion made and properly seconded the minutes for the Regular and Closed Meetings of June 19th and July 17th, 2018 were unanimously approved as submitted.

The Chairman then announced that during Closed Session Commissioners discussed Items No. 13 and 14 on the Agenda. The Chairman continued by stating that after further review and discussion of Item No. 13, Item 13 will be deferred and will be presented at the October meeting, pending receipt of information requested by Commissioners.

(Item 13 - This item was deferred)

A Motion to approve Item 14 was then presented by Commissioner Matanky.

(Item 14)

RESOLUTION NO. 2018-CHA-75

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 18, 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 Item 14 was seconded by Commissioner Matos and the voting was as follows:

Present: Matthew Brewer
Craig Chico

Dr. Mildred Harris
Meghan Harte
John Hooker
James Matanky
Cristina Matos
Debra Parker
Francine Washington

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 by Commissioner Harris and seconded by Commissioner Matanky, the Regular board meeting of September 18, 2018, was adjourned.

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records