

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
February 16, 2016

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, February 16, 2016, at approximately 11:30 a.m. at the Seward Park Fieldhouse, located at 375 West Elm, in Chicago, IL.

Chairman John Hooker then announced that moving forward the format of the board meeting will change to better accommodate the needs of the public. Per Chairman Hooker, the business portion and public commentary sessions will be held immediately after committee meetings. Commissioners will then vote to go into closed session. After closed session, commissioners will return to open session and vote on closed session matters listed on the agenda.

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

Present:	Matthew Brewer Mark Cozzi Craig Chico Dr. Mildred Harris John Hooker Jack Markowski Bridget Reidy Francine Washington
Absent:	Harriet Johnson

Also present were Eugene Jones, Acting 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:

Upon Motion made by Commissioner Markowski and properly seconded by Commissioner Brewer, minutes for the meeting of November 15, 2015 and January 19, 2016 were approved as submitted.

Commissioner Matthew Brewer then presented the report of the Real Estate Operations Development Committee meeting. Per Commissioner Brewer, the Real Estate Development committee met on February 16, 2016 at approximately 10:00 a.m. at the Seward Park Fieldhouse in Chicago. Commissioner Brewer chaired the meeting and the following committee members were also present: Commissioners Cozzi, Markowski, Reidy and Washington. Committee members then, discussed, voted and recommend for approval the five items on the agenda.

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

(Item 1 – This number not used.)

(Item 2)

The resolution for Item 2 authorizes CHA staff to proceed with the application process for an additional eight properties under CHA’s Rental Assistance Demonstration (RAD) program portfolio award from HUD and authorize the Acting Chief Executive Officer or his designee to execute the applications. In 2012, Congress authorized the RAD program. RAD provides an opportunity for housing authorities to utilize either project-based voucher (PBV) or project-based rental assistance (PBRA) contracts to stabilize funding for up to 185,000 units of public housing. A primary goal of RAD is to use long-term contracts to leverage private financing for capital improvements while preserving affordability. CHA submitted a portfolio application to HUD on October 24, 2013 to transition 10,935 units within two phases under the RAD program. In June 2015, CHA received a RAD portfolio award for 10,880 units across 63 properties via a Commitment to a Housing Assistance Payment (CHAP) contract. The finalized RAD agreement and HAP contract is contingent upon CHA achieving certain programmatic milestones within specified deadlines. Since the initial 2013 application, CHA has refined the list of properties to include in the RAD conversion and has requested a substitution of some of the properties listed in the initial application. The properties listed in the resolution were included in the 2013 application as “Phase 2” properties or have been added since the portfolio application.

RESOLUTION NO. 2016-CHA-14

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated February 16, 2016 requesting authorization to proceed with the application process for eight properties within CHA’s RAD existing portfolio award allocation.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners hereby authorizes CHA staff to proceed with the application process to accommodate the following eight properties into the CHA RAD portfolio:

- Armour Square
- Vivian Carter
- Judge Fisher
- Julia C. Lathrop Homes
- Lincoln Perry
- Lidia Pucinska
- Judge Slater
- Patrick Sullivan

(Item 3)

The resolution for Item 3 approves CHA funds not to exceed \$22,000,000 for redevelopment of the Henry Horner Superblock property; approves submittal of a Rental Assistance Demonstration (RAD) Financing Plan to HUD and enters into a RAD Conversion Commitment with HUD for the Henry Horner Superblock; approves execution of a Housing Assistance Payment (HAP) Contract for 95 RAD units under the HUD RAD program and approves submission of a Disposition Application to HUD for 106 units.

The Henry Horner Superblock is a CHA public housing development constructed between 1995 and 1999 which consists of 201 dwelling units: 200 residential apartments and a management unit. Currently, 142 apartments are occupied and 59 are vacant. This development is located adjacent to the

original CHA Henry Horner Homes public housing site in Chicago's Near West Side community. The property is approximately two miles from the City's downtown and is bounded by Damen Avenue on the east, Leavitt Avenue on the west, Lake Street on the north and the alley north of Washington Boulevard on the south. The Henry Horner Superblock was an early CHA mixed income development created under the Mixed-Income New Communities Strategy (MINCS) guidelines. While all of the units are designated as public housing, CHA adopted policy that required 50% of the units to be offered to families with incomes at or below 50% of the area median income (AMI), and the other 50% were allotted for households with incomes between 50%-80% of the AMI. HUD has moved away from the MINCS approach in favor of a mixed income strategy that combines public housing with affordable and market rate units. In 1996, CHA received a HOPE VI Revitalization Program grant award to redevelop its Horner public housing development. Under the revitalization, CHA and the selected development team of BMH-I, LLC have improved Horner into a new mixed income development referred to as Westhaven Park. To date, this redeveloped site offers 579 new housing units for public housing, affordable, and market rate families. Westhaven Park has been a successful mixed income development. However, the location of the 100% public housing Henry Horner Superblock property in the center of the revitalization effort has presented challenges for the successful revitalization of Westhaven Park. Additionally, the Henry Horner Superblock property requires substantial rehabilitation. Due to these two factors, CHA has planned for the substantial rehabilitation of the Henry Horner Superblock property to occur simultaneously with the conversion of the property into a mixed income development. As the developer, Brinshore-Michaels will perform substantial rehabilitation on approximately half of the units and complete moderate renovations on the balance. The scope of work includes unit reconfiguration, meeting accessibility requirements, and the replacement/refurbishment of all major systems, among other unit and site improvements. This rehabilitation activity is expected to be completed within approximately 24 months of conversion. CHA entered into a redevelopment agreement with BMH-I, LLC, on November 19, 2002. In its response to the Henry Horner RFQ, the Brinshore-Michaels development team's proposal included the potential redevelopment of the Horner Superblock site. Although the Master Development Agreement did not include the redevelopment of the Superblock, it included an additional services provision that allowed CHA to expand the scope of the developer's work. Hence, the CHA board authorized the Brinshore-Michaels development team to proceed with the redevelopment of the Superblock in 2014, Resolution No. 2014-CHA-17. WHP Village, LLC will be the ownership entity for this redevelopment. CHA plans to fund approximately \$22,000,000 from CHA MTW funding for the Henry Horner Superblock redevelopment transaction. The total estimated budget for the rehabilitation needs of the Henry Horner Superblock is approximately \$62,368,638. This includes a CHA construction loan of approximately \$20,750,000 and an estimated CHA loan of \$6,913,725 funded by Donation Tax Credit equity proceeds.

RESOLUTION NO. 2016-CHA-15

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 16, 2016 entitled "AUTHORIZATION TO: 1) COMMIT CHICAGO HOUSING AUTHORITY FUNDS NOT TO EXCEED \$22,000,000 FOR REDEVELOPMENT OF THE HENRY HORNER SUPERBLOCK PROPERTY; 2) SUBMIT A RENTAL ASSISTANCE DEMONSTRATION (RAD) FINANCING PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") AND ENTER INTO A RAD CONVERSION COMMITMENT (RAD COMMITMENT) WITH HUD FOR THE HENRY HORNER SUPERBLOCK; 3) EXECUTE A HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT FOR 95 RAD UNITS UNDER THE HUD RAD PROGRAM AND EXECUTE SUCH OTHER DOCUMENTS AS MAY BE REQUIRED UNDER RAD FOR THE FINANCING AND OPERATION OF THE HENRY HORNER SUPERBLOCK; 4) SUBMIT A DISPOSITION APPLICATION TO THE UNITED STATES DEPARTMENT OF

HOUSING AND URBAN DEVELOPMENT FOR 106 UNITS; 5) CONVEY THE HENRY HORNER SUPERBLOCK BUILDINGS AND GROUND LEASE THE HENRY HORNER SUPERBLOCK LAND; AND 6) 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 CHICAGO HOUSING AUTHORITY:

THAT The Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to: 1) Commit Chicago Housing Authority funds not to exceed \$22,000,000 for redevelopment of the Henry Horner Superblock property; 2) Submit a Rental Assistance Demonstration (RAD) Financing Plan to the United States Department of Housing and Urban Development (“HUD”) and enter into a RAD Conversion Commitment with HUD for the Henry Horner Superblock; 3) Execute a Housing Assistance Payment (HAP) Contract for 95 RAD units under the HUD RAD program and execute such other documents as may be required under RAD for the financing and operation of the Henry Horner Superblock; 4) Submit a Disposition Application to the United States Department of Housing and Urban Development for 106 units; 5) Convey the Henry Horner Superblock buildings and ground lease the Henry Horner Superblock land; and 6) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This approval is subject to each Contractor’s compliance with CHA’s BE/WBE/DBE, Section 3, bonding and insurance requirements.

(Item 4)

The resolution for Item 4 approves the 17 Development Teams listed in the resolution for subsidized Family Housing unit delivery: The Chicago Housing Authority has refined the scope of its pre-qualified developer list for Pre-qualification for Development Teams (PDT) to engage development partners for the acquisition, development and management of mixed income developments and family units with a preference for investors in Opportunity and General Areas. CHA’s primary objective is to provide the highest quality housing units for low-income families within diverse and healthy communities. As part of CHA’s unit delivery strategy, the Request for Qualification (RFQ) was created to help accomplish the Plan Forward commitment with the delivery of 25,000 units. The unit delivery strategy plans to build on CHA’s experience working with private development teams and owners to supply quality housing that enables low-income families to maximize their potential for long-term economic success. The RFQ provides a method to pre-qualify developers and creates opportunities for the CHA to provide capital loans with per unit operating subsidy for new construction and rehabilitation of multi-family, mixed income and mixed use projects that directly benefit CHA residents. The selected respondents will be issued a “Letter of Qualification” and have two (2) years from the date of that letter to submit proposals to the CHA. CHA may provide financial investment or enter into long term leases for the units, subject to Board, HUD, or other necessary approvals.

RESOLUTION NO. 2016-CHA-16

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 16, 2016 entitled “AUTHORIZATION TO APPROVE SEVENTEEN (17) DEVELOPMENT TEAMS FOR SUBSIDIZED FAMILY HOUSING UNIT DELIVERY”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to approve the below Seventeen (17) development teams for Subsidized Family Housing Unit Delivery

MIXED FINANCE DEVELOPERS	
Davis Lakefront, LLC	SG/Premier JV
East Lake Mgmt. Group, Inc.	St. Edmund's Redevelopment Corporation
Flaherty & Collins	The Benoit Group
Genesis MDC JV	The Community Builders
Heartland Housing	The Habitat Company, LLC
Holsten Development	The Resurrection Project
Mercy Housing Lakefront	Three Corners Development, Inc.
Michaels Development Company	Turnstone Development Corporation
Keith B. Key Enterprises, LLC	

(Item 5)

The resolution for Item 5 approves submission of a demolition application to HUD for the demolition of twenty-five (25) buildings within Blocks 15 and 16 at Philip Murray Homes. Under the Plan for Transformation from 2004 – 2010, CHA undertook a massive reinvestment in the property by rehabbing 1,323 units in Altgeld. In 2012, CHA put future rehabilitation work on hold pending a re-assessment of long-term redevelopment needs at this site. CHA undertook a robust community planning process that encouraged resident and community stakeholders’ participation. The master planning process identified the vacant units in Blocks 15 and 16 as opportunity areas to expand existing recreational facilities and green space. The CHA’s justification for demolition is based on the following: the deteriorated physical condition of the properties, the physical isolation of the development and the high density of low-income residents isolated in one community. The CHA has determined that the subject buildings are unsuitable for their intended purposes of providing decent, safe and sanitary housing. 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.

RESOLUTION NO. 2016-CHA-17

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 16, 2016 “REQUEST FOR AUTHORIZATION TO SUBMIT A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DEMOLITION OF BLOCKS 15 AND 16 AT PHILIP MURRAY HOMES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to submit a demolition application to the U.S. Department of Housing and Urban Development (“HUD”) for the demolition of twenty five (25) buildings within Blocks 15 and 16 at Philip Murray Homes.

(Item 6)

The resolution for Item 6 approves modifications to the contracts with Old Veteran Construction, All Chicago, Inc. and Madison Construction totaling \$5,106,517.07 for work at Minnie Riperton Apartments; Caroline Hedger Apartments and Jane Addams Center. The contract modifications associated with the contracts will address the following issues: replacement of electrical junction box, replacement of deteriorated metal framing; removal and replacement of terrazzo shower basins and associated plumbing in 218 units; installation of additional lower cabinets in 338 units; replacement of basement metal doors, installation of interior and exterior signage and provision for additional staffing and overtime to complete all Life Safety work by the City of Chicago deadline of January 1, 2017.

RESOLUTION NO. 2016-CHA-18

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 16, 2016 “AUTHORIZATION TO EXECUTE CONTRACT MODIFICATIONS FOR VARIOUS CONTRACTS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to execute modifications to the following contracts with Old Veteran Construction, All Chicago, Inc. and Madison Construction totaling \$5,106,517.07:

Original Contract Value	Current Contract Value	Contract Modifications to be Approved (February 2016 Board)	% of Original Contract Value - This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100,000?	Revised Contract Amount
C-11438 Old Veteran Construction Modernization & Life Safety Upgrades at Minnie Riperton (4250 S. Princeton)							
\$ 13,989,900.00	\$ 18,112,767.91	\$ 1,268,238.01	9.07%	\$5,391,105.67	38.54%	Yes	\$ 19,381,005.92
C-11461 All Chicago, Inc. Modernization Upgrades at Jane Addams (1254 S. Loomis)							
\$4,489,614.00	\$4,982,964.94	\$21,986.32	0.49%	\$515,337.26	11.48%	Yes	\$5,004,951.26
C-11464 Madison Construction Modernization & Life Safety Upgrades at Caroline Hedger (6400 N. Sheridan)							
\$30,437,000.00	\$39,281,019.08	\$3,816,292.74	12.54%	\$12,660,311.82	41.60%	Yes	\$43,097,311.82
Cumulative Total							\$5,106,517.07

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

The Motion to adopt resolutions for Item 2 through 6 was seconded by Commissioner Cozzi and the voting was as follows:

Ayes: Matthew Brewer
Mark Cozzi
Craig Chico (Abstained on Item 3 only)
Dr. Mildred Harris
John Hooker
Jack Markowski
Bridget Reidy
Francine Washington

Nays: None

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

Jack Markowski, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Markowski, the Finance & Audit committee met on Tuesday, February 16th at the Seward Park Fieldhouse in Chicago. Commissioner Markowski chaired the meeting and present also at the meeting were Commissioners Brewer, Cozzi and Harris. Although Commissioners Chico, Washington and Hooker were also present they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval Item 7.

On behalf of the Finance & Audit committee, Commissioner Markowski presented a Motion for the approval of Item 7.

(Item 7)

The resolution for Item 7 approves acceptance of a grant award from HUD in the amount of \$796,565 from HUD’s Family Self Sufficiency (FSS) Program. This grant award from HUD may only be utilized to support the employment of FSS program coordinators, who will provide CHA and Housing Choice Voucher (HCV) families with economic, financial and education-based programming that will assist families with becoming self-sufficient. This funding allows the continuation of employment of FSS program coordinators, who will ensure that HCV and Public Housing residents are linked to the supportive services they need to achieve self-sufficiency such as training opportunities, job placement organizations and local employers.

RESOLUTION NO. 2016-CHA19

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 16, 2016, entitled “RATIFY AND ACCEPT A GRANT AWARD FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) IN THE AMOUNT OF \$796,565 FROM HUD’S FAMILY SELF SUFFICIENCY PROGRAM.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to ratify and accept a grant award from the United States Department of Housing and Urban Development (“HUD”) in the amount of \$796,565 from HUD’s Family Self Sufficiency Program. This grant award from HUD will be utilized to ensure that HCV and Public Housing residents are linked to the supportive services they need to achieve self-sufficiency such as training opportunities, job placement organizations and local employers.

The Motion to adopt resolution for Items 7 was seconded by Commissioner Washington and the voting was as follows:

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

Nays: None

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

(Item 8)

The resolution for Item 8 approves exercising the option to extend the Legal Services Agreements for a four month term with the law firms listed in the resolution until their assigned matters are concluded, subject to approval by HUD. In March, 2013 the Board approved legal services agreements for terms of two years with a one year option to extend or until the legal services were completed. The option to extend the Legal Service Agreements were exercised last year and expire on March 26, 2016. The performance of the firms who have been assigned matters. The contracts extensions will allow new matters to be referred to the firms in the event they are needed for new matters is satisfactory. The extension of these Legal Service Agreements does not imply any commitments for assignment of additional legal matters with any of the respective legal counsel. Pursuant to established procedures, each new task assigned pursuant to a Legal Services Agreement is not to exceed \$200,000.00, without approval by the Board and, when required, by HUD. The extension is necessary to provide for any necessary legal service until the new solicitation is completed and new contracts awarded.

RESOLUTION NO. 2016-CHA-20

WHEREAS, the Board of Commissioners has reviewed Board Letter dated February 16, 2016, entitled “Authorization to Extend Legal Services Agreement with Various Law Firms”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee, subject to approval of the United States Department of Housing and Urban Development, to extend the Legal Services Agreements with the law firms listed in the Attachment hereto for a four month term beginning March 27, 2016 and until their assigned matters are resolved.

The Motion to adopt the resolution for Items 8 was seconded by Commissioner Chico and the voting was as follows:

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

Ayes: Matthew Brewer

Nays: None

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

Chairman Hooker then presented commissioners and the public with an overview of his CHA activities.

Eugene Jones, Acting 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 one hour 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 2:50 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
Bridget Reidy
Francine Washington

Absent: Bridget Reidy
Harriet Johnson

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

Chairman Hooker announced that during closed session, commissioners discussed matters related to Items 9 through 12.

Commissioner Brewer then presented a Motion for the approval of Items 9 and 10.

(Item 9)

RESOLUTION NO. 2016-CHA-21

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 16, 2016 entitled "AUTHORIZATION TO ENTER INTO A NEW COLLECTIVE BARGAINING AGREEMENT WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 73 OF CHICAGO, ILLINOIS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to enter into a new Collective Bargaining Agreement with the Service Employees International Union, Local 73 of Chicago, Illinois for the period of January 1, 2015 through December 31, 2018.

(Item 10)

RESOLUTION NO. 2016-CHA-22

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 16, 2016 entitled: AUTHORIZATION TO ENTER INTO A NEW COLLECTIVE BARGAINING AGREEMENT WITH THE INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL 399 OF CHICAGO, ILLINOIS AND TO RETROACTIVELY APPROVE THE COLLECTIVE BARGAINING AGREEMENT WITH THE INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL 399 OF CHICAGO, FOR THE PERIOD OF JUNE 1, 2011 TO MAY 31, 2014.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to enter into a new Collective Bargaining Agreement with the International Union of Operating Engineers, Local 399 for the period of June 1, 2014 to May 31, 2017 and retroactively approve the Collective Bargaining Agreement with the International Union of Operating Engineers, Local 399 for the period of June 1, 2011 to May 31, 2014.

The Motion to adopt the resolutions for Items 9 and 10 was seconded by Commissioner Markowski and the voting was as follows:

Ayes: 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 resolution adopted

(Item 11)

Item 11 approves the following personnel actions and requests that the Board of Commissioners ratify such actions:

- (1) Offer of employment to applicant for Quality Control Inspector.
- (2) Offer of employment to applicant for Procurement and Compliance Manager.
- (3) Offer of employment to applicant for Chief Development and Construction Officer.
- (4) Offer of employment to (3) applicants for Procurement Associate.
- (5) Offer of employment to (2) applicants for Contract Compliance Associate.
- (6) Offer of employment to applicant for Counsel and Advisor.
- (7) Offer of employment to applicant for Senior Procurement Specialist.
- (8) Promotion of current employee to Chief Investment Officer.
- (9) Promotion of current employee to Facilities Maintenance Technician.
- (10) Status change of current employee from acting to permanent Chief Resident Services Officer.
- (11) Status change of current employee from acting to permanent Chief Housing Choice Voucher Officer.
- (12) Promotion of (2) employees to Deputy Chief Property Officer.
- (13) Promotion of (2) employees to Senior Property Director.
- (14) Promotion of employee to Property Director.
- (15) Promotion of (5) employees to Senior Portfolio Manager.
- (16) Promotion of (10) employees to Portfolio Manager.
- (17) Promotion of (5) employees to Associate Portfolio Manager.
- (18) Promotion of employee to Assistant Project Manager.
- (19) Promotion of employee to Waitlist Portfolio Manager.
- (20) Promotion of employee to Policy Analyst.
- (21) Promotion of employee to Manager, Safety & Security.
- (22) Promotion of employee to RAD Program Manager.

RESOLUTION NO. 2016-CHA-23

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 16, 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 resolution for Item 11 was seconded by Commissioner Washington and the voting was as follows:

Ayes: 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 resolution adopted

(Item 12)

RESOLUTION NO. 2016-CHA-24

WHEREAS, The position of Chief Executive Officer of the Chicago Housing Authority has been offered to Eugene E. Jones, Jr., because of his business experience and extensive knowledge of the operations of Public Housing Authorities; and

WHEREAS, Eugene E. Jones, Jr., has agreed to accept the position of Chief Executive Officer of the Chicago Housing Authority, under an Employment Contract authorized pursuant to this resolution.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT: Eugene E. Jones, Jr., is hereby appointed the Chief Executive Officer of the Chicago Housing Authority and is granted supervisory and management responsibility over all Chicago Housing Authority operations, programs and activities, all to be exercised in accordance with the approved policies and procedures of the Chicago Housing Authority.

THAT: Eugene E. Jones, Jr., shall have the following authority in his capacity as Chief Executive Officer:

- 1) Signature authority to execute, including but not limited to, bonds, leases, mortgages, contracts, grant applications, grants, correspondence, payroll and operations/bank drafts, transfers of funds and other legal and official documents necessary for the operation of the Chicago Housing Authority; and
- 2) Delegation authority to appoint appropriate Chicago Housing Authority employees as designees to sign contracts, bonds, leases, mortgages, grant applications, grants, correspondence, payroll, operations/bank drafts, transfers of funds and other legal and official documents as he deems necessary for the efficient operation of the Chicago Housing Authority; and
- 3) Any other applicable authority in accordance with the law.

THAT: The Chairman is authorized to negotiate the terms of an Employment Contract with Eugene E. Jones, Jr., for the position of Chief Executive Officer for a three year period.

THAT: Effective immediately, all financial institutions are requested and directed to honor checks, drafts, and/or other payment orders that bear the facsimile signature of Eugene E. Jones, Jr., without regard to whom or by what means the actual or purported facsimile signature(s) thereon may have been affixed thereto, if such signature(s) resemble(s) the facsimile specimen(s) of such signature(s) certified to and filed with the financial institution by or on behalf of the Chicago Housing Authority.

The Motion to adopt the resolution for Item 12 was seconded by Commissioner Harris and the voting was as follows:

Ayes: 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 resolution adopted

There being no further business to come before the Commissioners, upon Motion made and seconded, the Regular board meeting of January 19, 2016, was adjourned.

s/b:
Chairman John Hooker
Chicago Housing Authority

s/b:
Lee Chuc-Gill, Secretary
Custodian and Keeper of Records