

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**February 21, 2017**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, February 21, 2017, at approximately 11:15 a.m. at the CHA Corporate Offices, 60 East Van Buren, 12<sup>th</sup> Floor Loft in Chicago, IL.

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

Present:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte John Hooker Jack Markowski Cristina Matos Francine Washington
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Absent:	Mark Cozzi
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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 announced the live streaming of board related meetings. Per Chairman Hooker, the goal of these live web streams is to share committee and board meetings in real time with those interested in watching the proceedings. The Chairman concluded by stating that staff is working diligently so that residents can view the live streaming of meetings at all CHA community rooms.

Commissioner Jack Markowski, Chairman of the Finance & Audit committee then presented his report. Per Commissioner Markowski the Finance & Audit Committee held its regular meeting at 8:30 a.m. today at the CHA Corporate Offices, 60 East Van Buren, 12<sup>th</sup> Floor Loft in Chicago, IL. Commissioner Markowski, chaired the meeting and the following Committee members were present as well: Commissioners Brewer, Harte and Matos. Present also but not counted for the quorum were Chairman Hooker, Vice-Chairman Chico and Commissioner Washington. Committee members then voted to adjourn to closed session to discuss certain audit reviews and investigatory matters. Committee members then returned to open session and discussed, voted and recommended for approval Items No. 1, 1A, 2, and 3.

On behalf of the Finance & Audit Committee, Commissioner Markowski presented an omnibus motion for approval of Items 1, 1A, 2, and 3.

**(Item 1)**

The resolution for Item 1 approves the refinance of the Presbyterian Homes acquisition financing in an amount not to exceed \$20 million. The new credit facility will terminate on December 31, 2017. In January 2016, the Board of Commissioners approved the purchase of Crowder Place (3801 N. Pine Grove, 41 units), Mulvey Place (416 W Barry, 37 units), and Devon Place (1950 W. Devon, 33 units) collectively known as Presbyterian Homes (2016-CHA-11). This acquisition was funded through a One Year Term Loan [subsequently modified in October 2016, for rate and revolving capacity, (2016-CHA-111)] in the amount of \$20 million. That facility is expiring March 1, 2017. The timeline for rehabilitation and permanent financing for these properties will be concluded prior to December 31, 2017 in accordance with Property Division planned activities.

**RESOLUTION NO. 2017-CHA-13**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 entitled “AUTHORIZATION TO REFINANCE THE PRESBYTERIAN HOMES LINE OF CREDIT UTILIZING THE BMO HARRIS MASTER CREDIT FACILITY IN AN AMOUNT NOT TO EXCEED \$20 MILLION AND TO 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 hereby authorizes the Chief Executive Officer or his designee to refinance the Presbyterian Homes line of credit utilizing the BMO Harris Master Credit Facility in an amount not to exceed \$20 million and to perform such actions as may be necessary or appropriate to implement the foregoing.

**(Item 1A)**

The resolution for Item 1A approves entering into a Public Private Partnership (P-3) commercial transaction with 1300 W. Devon Partners, LLC, and to invest an amount not exceed \$1,250,000 in non-federal funds into the partnership. In November 2015, the CHA, the City of Chicago and the MacArthur Foundation collaborated to host a forum for developers inviting them to new partnerships in residential and commercial development. Subsequently, the Revenue and Partnerships Department was created with a mission to generate alternative revenue streams for CHA. During 2016, that approach led to several innovative transactions which resulted in several million dollars of cost savings/revenue generation. Following a CHA competitive Request for Proposal process, the CHA Board of Commissioners authorized the CHA to enter into negotiations with Three Corners Development to develop 6418 N. Sheridan Road, the parking area located just north of the Caroline Hedger Apartments and enter into a long term ground lease. Three Corners Development, an affiliate of 1300 W. Devon Partners, LLC, proposed a concept to develop 6418 N. Sheridan into a mixed-use development comprised of approximately 111 mixed-income residential units and approximately 30,000 square feet of commercial retail space, anchored by a Target store. In an effort to develop value for land, contribute to a CHA mixed-income residential project, as well as to share in an annual non-federal revenue stream, Three Corners Development initiated discussions with CHA in connection with an investment partnership involving cash, equity and real estate contributions by both parties. This innovative partnership is designed to be an “open book pricing model” with CHA contributing up to \$1.25 million in non-federal cash as well as \$1 million capital valuation for the 25% of land value from CHA’s parking lot appraisal. Three Corner Developments will contribute \$3.5 million in cash and ownership interest in the Devon Collection to the Partnership. The Devon Collection is a completed mixed-use real estate project located

on Devon Avenue immediately west of the Hedger Apartments, consisting of 22 market rate apartments, 23 parking spaces and 11,500 square feet of retail space. CHA would be admitted to the 1300 W. Devon, LLC as a 40% ownership member. All related partnership financing would be guaranteed by majority partnership interest and result in no-recourse debt to CHA.

**RESOLUTION NO. 2017-CHA-14**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 entitled “AUTHORIZATION TO ENTER INTO A PUBLIC PRIVATE PARTNERSHIP (P-3) COMMERCIAL TRANSACTION WITH 1300 W. DEVON PARTNERS, LLC, TO 1) INVEST AN AMOUNT NOT TO EXCEED \$1,250,0000 IN NON-FEDERAL FUNDS INTO THE PARTNERSHIP, 2) TO NEGOTIATE AND EXECUTE TRANSACTION AND RELATED FINANCING DOCUMENTS, AND 3) TO PERFORM SUCH ACTIONS AS MAY BE NECESSARY AND 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 enter into a public private partnership (P-3) commercial transaction with 1300 W. Devon Partners, LLC, to 1) invest non-federal funds in an amount not to exceed \$1,250,000 into the partnership, 2) to negotiate and execute transaction and related financing documents, and 3) to perform such actions as may be necessary and appropriate to implement the foregoing.

**(Item 2)**

The resolution for Item 2 approves the execution of one or more Agreements with Yardi Systems Inc. or an affiliate in an aggregate amount of \$6,777,019 for a three-year base term, with two one-year options to provide software licenses and subscriptions, system maintenance and support, and upgraded functionality to the CHA’s Yardi Housing Management System, as well as professional consulting services for implementation of the Yardi base system and enhanced system upgrades. In 2003, the CHA implemented the Yardi Housing Management Software as their Property and Voucher Management System. The existing Yardi Support and Maintenance Agreement includes technical support and product maintenance, including fixes and updates to the software. In October 2008, CHA elected to license additional upgrade modules from the Yardi software, including the vendor’s Customer Service, Portfolio Management Dashboard and Web Portal Modules. The new Yardi upgrade will provide CHA with integrated access to the Resident Screening module, which will enable the CHA/HCV and Public Housing to perform criminal, tenancy and credit background checks directly in the Yardi System. The original procurement of the Yardi Housing Management Software and implementation services was conducted through a competitive solicitation that was awarded in 2003 to Deloitte & Touche, who was engaged to implement the Yardi Voyager® platform as the CHA’s system of choice. Following the completed Voyager implementation, Yardi has continued to support the CHA with systems support and software maintenance since the system was put into production. Due to the proprietary nature of the software system, the sole source process continues as a necessary procurement requirement for the maintenance, support and upgrades to the Yardi platform and applications.

**RESOLUTION NO. 2016-CHA-15**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 entitled “Recommendation to Enter into one or more Contracts with Yardi Systems, Inc. or an affiliate for Professional Services to Implement

Upgrades and Enhancements to the Yardi Housing Management System,” in an amount not-to-exceed \$6,777,019.

**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 one or more contracts with Yardi Systems, Inc. or an affiliate for professional services to supply Yardi software licenses and subscriptions, to implement upgrades and enhancements to the Yardi Housing Management System, and to perform related migration services for CHA’s housing management, screening and service portals, for a three (3) year base term with two (2) one-year options, in an aggregate total not-to-exceed amount of compensation of \$6,777,019.

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

**(Item 3)**

The resolution for Item 3 approves a land lease agreement with Sinai Health System for the vacant Ogden Courts site located between the 2600 and the 2700 block of Ogden Avenue through the execution of an initial one-year lease agreement with two consecutive one-year option renewal terms. The former Project-Based-Section 8 development known as Ogden Courts, a city/state development located between the 2600 and the 2700 block of Ogden Avenue was demolished in 2006. In 2008, Sinai Health System proposed to lease the Site for the purpose of constructing a Sinai staff and visitor parking lot in order to reduce the traffic and parking congestion in the community. In August 2008, the Board approved the execution of an initial three-year land lease agreement for the Site, with two consecutive one-year option extensions at a rate of \$100 per month. The 2008 lease and the two consecutive one-year option renewal terms expired as of November 2013 and the lease continued on a month to month basis. Sinai is now seeking to enter into a new one-year lease with two consecutive one-year option renewals. The land will continue to be leased at less than fair market value, however as an added public benefit, Sinai will provide training and employment opportunities for six CHA residents in the areas of nursing, food service, technician, health educator and environmental. Additionally, they will continue to maintain the land adjacent to the property to include landscaping, snow removal and collection of refuse during the term of the lease. The community will also benefit through reduced parking congestion in the area.

**RESOLUTION NO. 2017-CHA-16**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 entitled “Request for Authorization to Enter into A Land Lease Agreement with Sinai Health System for The Vacant Ogden Courts Site Located between The 2600 And 2700 Block of Ogden Avenue”

**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 land lease agreement with Sinai Health System for the vacant Ogden Courts site located between the 2600 and the 2700 block of Ogden Avenue.

The Motion to adopt the resolutions for Items 1, 1A, 2, and 3 was seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
John Hooker  
Jack Markowski  
Cristina Matos  
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 Harris, Markowski and Washington. Although Chairman Hooker and Commissioners Chico and Harte were also present, they were not counted towards the quorum. Committee member then discussed, voted and recommended for approval the items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items No. 4 through 14.

**(Item 4)**

The resolution for Item 4 approves an Intergovernmental Agreement (IGA) with the Chicago Police Department (CPD) for a two-year period from January 1, 2017 through December 31, 2018 to provide supplemental police services for CHA properties and programs in an amount not-to-exceed \$6,000,000 annually with the ability to increase the amount not-to-exceed to \$8,000,000 annually, subject to CEO approval and budget authorization. The CHA originally entered into an IGA with the Chicago Police Department for supplemental police services in 2000 after disbanding the CHA Police. Since that time, the CHA has continued with this approach of providing supplemental police services through subsequent IGAs and amendments. The IGA allows CPD to continue to provide specialized policing programs at designated CHA properties, as assigned. These supplemental police services include: dedicated watches for Cabrini Rowhouses, Henry Horner/Westhaven, Altgeld/Murray, Lake Parc Place, Brooks, Oakwood Shores, Park Boulevard, Jackson Square, Wentworth Gardens, Dearborn, Trumbull Park, and/or other CHA communities, as needed; increased police services for the selected developments, including increased foot patrols; customized policing strategy constructed by CHA, property managers, and CPD; attendance at monthly community security meetings to increase visibility in the community; monitoring and prevention of gang activities and monitoring of drug and other illegal activities. Supplemental CPD services also include attendance at all court hearings for all arrests made by the police officers; responding to acts of domestic violence; responding to unauthorized or unlawful activities or entries into residences; providing a dedicated CPD staff member for crime data analysis, statistics and crime reports and additional coverage for summer surge and lease enforcement actions, as needed.

**RESOLUTION NO. 2017-CHA-17**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 entitled "AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF

CHICAGO POLICE DEPARTMENT FOR SUPPLEMENTAL POLICE SERVICES FOR 2017 AND 2018”.

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

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the Chicago Police Department for a two-year period from January 1, 2017 through December 31, 2018 to provide supplemental police services for CHA properties and programs in an amount not-to-exceed \$6,000,000 annually with the ability to increase the amount not-to-exceed to \$8,000,000 annually, subject to CEO approval and budget authorization.

**(Item 5)**

The resolution for Item 5 authorizes staff to proceed with the application process for properties utilizing transfer of assistance under the Rental Assistance Demonstration Program for the properties at 2031-37 N. Milwaukee and 5525 W. Diversey. The properties would be funded as RAD transfer of assistance properties from Lathrop Homes. The RAD project-based voucher (PBV) funding at the properties will allow for flexibility to leverage financing for property improvements as needs arise. The redevelopment of Lathrop Homes will result in more than 1,000 residential units of which 400 are planned to be RAD PBV units for public housing eligible residents. In addition to the 400 RAD PBV units planned for the Lathrop site, CHA is seeking 525 other units on the north side of Chicago to subsidize with RAD PBV assistance transferred from Lathrop Homes. 2037 N. Milwaukee is a planned mixed-income, new construction building. The property is in a Gautreaux General Area, and two blocks from a CHA Opportunity Area. 5525 W. Diversey is a planned mixed-use, mixed-income, new construction building. The property is in both a Gautreaux General Area, and CHA Opportunity Area. Metropolitan Housing Development Corporation (MHDC), a not-for-profit developer, owner and manager of affordable housing, will develop both properties. MHDC is located in Chicago and has produced more than 2,000 new or rehabbed units for low and moderate income families and the elderly. They also work with local not-for-profits, social service agencies, municipal governments, and educational providers to create comprehensive and need-based services.

**RESOLUTION NO. 2017-CHA-18**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 requesting authorization to proceed with the application process for properties 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 application process and utilize transfer of assistance for:

- Lathrop Homes:
  - 2031 – 37 N. Milwaukee
  - 5525 W. Diversey

**(Item 6)**

The resolution for Item 6 approves the second one-year option and an additional \$1,000,000 in funding for each of the following four Indefinite Delivery Indefinite Quantity (IDIQ) contracts for Authority-wide environmental consulting services in connection with modernization, rehabilitation, new construction, demolition, capital maintenance, and due diligence for unit acquisition, demolition and construction activities: 1) Contract 11421 with Environmental Design International 2) Contract 11423 with Terracon; 3) Contract 11420 with Carnow Conibear and Associates Ltd. ; and 4) Contract 11422 with GSG Consultants, Inc. The total aggregate amount of additional funding for the four contracts will be an amount not-to-exceed \$4,000,000.00. The current program's funds have been depleted and the additional funding will ensure CHA can continue to issue task orders on an as-needed basis as projects are identified. Each Task Order opportunity is competitively bid among the four vendors in the Program and is assigned to lowest bidder. Before the expiration of the last option year term, the CHA plans to solicit these services. The CHA is in need of continuing these environmental consulting services as required by law to meet various project milestones. These contracts provide environmental oversight, testing and inspection services for the Capital Construction, Development and Property Office.

**RESOLUTION NO. 2017-CHA-19**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated February 21, 2017 entitled "Authorization to Exercise the Second Option Year and Additional Funding for the Authority-Wide Environmental Consulting 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 authorize the exercise of the second one-year option term for the period of April 1, 2017 through March 31, 2018, and to provide an additional \$1,000,000 in funding for each of the following four Indefinite Delivery Indefinite Quantity (IDIQ) contracts for environmental consulting services: 1) Contract 11421 with Environmental Design International 2) Contract 11423 with Terracon 3) Contract 11420 with Carnow Conibear and Associates Ltd.; and 4) Contract 11422 with GSG Consultants, Inc. The revised not-to-exceed compensation amount for each contract shall be \$2,000,000, and the total aggregate amount of additional funding for the four contracts will be an amount not-to-exceed \$4,000,000.00.

The Board further authorizes CHA to reallocate individual contract amounts as needed, provided that the aggregate not-to-exceed value of all four contracts does not exceed \$8,000,000.

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

**(Item No. 7)**

A Request for Qualifications (RFQ) was issued in September 2016 to solicit professional architectural and engineering firms to provide complete architectural/engineering services in connection with modernization, rehabilitation, and capital maintenance at CHA properties as part of the Architectural/Engineering Indefinite Delivery Indefinite Quantity (IDIQ) Program. Specific scopes of work will be provided to the awardees through individual task orders. Thirty-nine Respondents submitted proposals for four Categories of Services: 1) Architectural Design, 2) Civil Engineering and Landscape Design, 3) Structural Engineering, and 4) Mechanical, Electrical, Plumbing Fire Protection,

and Information Technology Engineering. The CHA is recommending to award a total of thirty-nine IDIQ contracts to the below listed contractors for a not-to-exceed amount of \$24,050,000. Each contract will be for an amount not-to-exceed \$750,000.00 or \$350,000.00 based on the category of services assignment for a base term of two years with two one-year renewal options. An additional \$10,950,000.00 will be set-aside as reserve capacity from which funds can be allocated. The total aggregate amount of the thirty-nine contracts and the reserve capacity fund is a not-to-exceed \$35,000,000.00. The CHA amends base contract amounts as necessary utilizing the set aside reserve capacity fund, as task orders are assigned. Task Order and IDIQ contracts streamline the procurement process. The CHA’s new Architectural/Engineering IDIQ Program will utilize the same next in line rotation for assignments but will also assign task orders based on a vendor’s specialization or category or service. Design work will be assigned through two processes; 1) For projects with an estimated professional design fee of \$1,000,000 or less, task orders will be assigned through a next in line rotation, 2) For projects with an estimated professional design fee greater than \$1,000,000 to \$1,999,999, the CHA will solicit the task order opportunity to all vendors in the applicable Category of Service.

**RESOLUTION NO. 2017-CHA-20**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 entitled “Recommendation to Award Contracts for the Authority-wide Architectural and Engineering 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 thirty-nine (39) Indefinite Delivery and Indefinite Quantity (IDIQ) contracts to provide authority-wide architectural and engineering services at various CHA properties to the following vendors, in an aggregate not-to-exceed amount of \$24,050,000:

Count	Recommended Awardee	Base Term	Option Terms	Total Base Contract Value	Category of Service
1	BLDD Architects	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
2	Boeman Design	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
3	Booth Hansen Ltd.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
4	Canopy Architecture + Design, LLC	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
5	CCJM Engineers, Ltd.	2 Years	Two (2) One Year Options	\$350,000	-Mechanical, Electrical, Plumbing, Fire Protection, Information Technology Engineering
6	d’Escoto, Inc.	2 Years	Two (2) One Year Options	\$350,000	-Civil Engineering & Landscape Design
7	Designbridge, Ltd.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
8	Design Build Realty Group LLC dba Coyne Architects	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
9	EC Purdy & Associates	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
10	Environmental Design International, Inc.	2 Years	Two (2) One Year Options	\$350,000	-Civil Engineering & Landscape Design
11	Fox & Fox Architects, LLC	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design



12	Globetrotters Engineering Corporation dba GEC Design Group, Ltd.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design -Civil Engineering & Landscape Design -Structural Engineering -Mechanical, Electrical, Plumbing, Fire Protection, Information Technology Engineering
13	Gloger Engineers, Ltd.	2 Years	Two (2) One Year Options	\$350,000	-Civil Engineering & Landscape Design
14	Gregory Ramon Design Group	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
15	GSG Consultants	2 Years	Two (2) One Year Options	\$350,000	-Civil Engineering & Landscape Design
16	Hitchcock Design Group	2 Years	Two (2) One Year Options	\$350,000	-Civil Engineering & Landscape Design
17	Holabird & Root	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design -Structural Engineering
18	Studio AH, LLC dba HPZS	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
19	husARchitecture, Inc.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
20	Infrastructure Engineering, Inc.	2 Years	Two (2) One Year Options	\$350,000	-Civil Engineering & Landscape Design
21	JA Architects, Ltd.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
22	KJWW Corporation	2 Years	Two (2) One Year Options	\$350,000	-Structural Engineering -Mechanical, Electrical, Plumbing, Fire Protection, Information Technology, Engineering
23	KOO, LLC	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
24	Melvin Cohen & Associates	2 Years	Two (2) One Year Options	\$350,000	-Mechanical, Electrical, Plumbing, Fire Protection, Information Technology Engineering
25	Moreno Architects, Ltd.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
26	Nest Builders, Inc. dba HMS	2 Years	Two (2) One Year Options	\$350,000	-Mechanical, Electrical, Plumbing, Fire Protection, Information Technology Engineering
27	Pappageorge Haymes Partners	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
28	Perimeter Architects	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
29	Primera Engineers, Ltd.	2 Years	Two (2) One Year Options	\$350,000	-Civil Engineering & Landscape Design -Mechanical, Electrical, Plumbing, Fire Protection, Information Technology Engineering
30	RADA Architects, Ltd.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
31	Rubinos & Mesia Engineers, Inc.	2 Years	Two (2) One Year Options	\$350,000	-Civil Engineering & Landscape Design -Structural Engineering
32	Site Design Group, Ltd.	2 Years	Two (2) One Year Options	\$350,000	-Civil Engineering
33	SMNG A Ltd.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
35	Solomon Cordwell Buenz	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design

36	SPAAN Tech, Inc.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design -Civil Engineering & Landscape Design -Structural Engineering -Mechanical, Electrical, Plumbing, Fire Protection, Information Technology Engineering
37	Stantec Architecture, Inc.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
38	Studio Architecture, LLC	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
39	UrbanWorks, Ltd.	2 Years	Two (2) One Year Options	\$750,000	-Architectural Design
<b>Total Base Contract Value</b>				<b>\$24,050,000</b>	
<b>Reserve Capacity Fund</b>				<b>\$10,950,000</b>	
<b>Aggregate Total</b>				<b>\$35,000,000</b>	

An additional \$10,950,000 will be set aside as reserve capacity from which funds can be allocated. The total aggregate amount of the thirty-nine (39) contracts and the reserve capacity is a not-to-exceed amount of \$35,000,000.00. The Chief Executive Officer is authorized to use his discretion to exercise the renewal options. 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 for each assigned task order.

**(Item 8)**

The CHA issued an Invitation for Bid (IFB) in December 2016 to procure a general contractor to complete a full renovation of the properties located at 1810 and 1820 W Adams, and replacement of the exterior entry door at 1815 W. Monroe. CHA solicited 727 vendors, including 385 Section 3 businesses. A total of ten responsive bids were received before the due date and Madison Construction submitted the lowest lump sum bid in the amount of \$7,837,000. Accordingly, the resolution for Item 8 approves award of contract to Madison Construction for the complete renovation of the Henry Horner Town Homes Annex in the firm fixed price of \$7,837,000.00 plus a not-to-exceed amount of \$470,220.00 in contingency, strictly limited to potential change orders justified as discovered conditions or code compliance issues for a total not-to-exceed amount of \$8,307,220.00. The Henry Horner Annex is located on one city block, bounded on the east by Wood Street, on the north by Monroe Street, on the west by Honore Street, and on the south by Adams Street. According to an assessment report on the townhomes prepared by Holabird & Root, LLC., in March 2015, the overall condition of the townhomes is extremely poor. There is extensive water damage throughout due to broken plumbing and water infiltration through the exterior masonry. The water damage has caused significant mold growth which requires abatement and damaged all interior finishes, framing, flooring, doors and cabinetry. The overall structural framing is stable. The exterior steel stairs and porches are corroded and in need of replacement. The property also needs accessibility upgrades. The townhomes renovation project will require the general contractor to remove and replace all interior finishes, drywall, doors, flooring, kitchen and bathroom cabinetry and all mechanical, electrical and plumbing systems in 31 units. The contractor will also be expected to remove and replace the exterior steel stairs and porches and implement the required accessibility upgrades.

**RESOLUTION NO. 2017-CHA-21**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 entitled “Recommendation to Award a Contract for the Renovation of Henry Horner Town Homes Annex”.

**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 Madison Construction for the complete renovation of the Henry Horner Town Homes Annex in the firm fixed price of \$7,837,000.00 plus a not-to-exceed amount of \$470,220.00 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 \$8,307,220.00.

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

**(Item 9)**

In December 2016, the CHA released two separate Pre-Qualified Development Team (PDT) Opportunity Notices of Proposals for mixed-use/mixed-income development at two sites: 6800-6824 North Western Avenue and 2414-2422 West Pratt Boulevard within the West Ridge community (Site 1); and 4022-4036 North Elston Avenue within the Irving Park community (Site 2). Both notices invited submissions of proposals for the sites from Pre-Qualified Development Teams approved under PDT Programs. The development projects at Site 1 and Site 2 will have mixed-income residential units, a Chicago Public Library (CPL) facility and additional neighborhood retail space, if feasible. Five respondents submitted proposals for Site 1 and four respondents submitted proposals for Site 2. Based on the recommendation of the evaluation committee, EREG Development LLC is the recommended developer for both Sites 1 and 2. Accordingly, the resolution for Item 9 approves the Pre-Qualified Development Team of EREG Development LLC, as the developer for the properties located at 6800-6824 N. Western Avenue and 2414-2422 W. Pratt Boulevard; and for the property located at 4022 N. Elston. **6800-6824 N. Western Avenue and 2414-2422 W. Pratt Boulevard** includes two (2) non-contiguous parcels of land at 6800-6824 North Western Avenue and 2414-2422 West Pratt Boulevard, Chicago, IL 60645. The two parcels are separated by a public alleyway. Both parcels include a total of approximately 39,951 square feet within the West Ridge community. The main parcel (double-corner site along Western) is unimproved land surrounded by a chain-link fence. The ancillary parcel (along Pratt, across the alley to the west to the main parcel) is improved land with asphalt paving. The site is currently zoned with multiple designations and may require an amendment. **Site 2: 4022 N. Elston** consists of one parcel of land at 4022 North Elston Avenue, Chicago, IL 60618. The parcel is approximately 23,684 square feet within the Irving Park community. The parcel (along the northwest side of Elston Avenue, north of Irving Park Road) is improved land with a shuttered, 1917-vintage two-story and part one-story (plus basement), 9,507 square foot masonry structure with adjacent asphalt paved parking lot for 35 vehicles. The site is currently zoned with multiple designations and may require an amendment. Evergreen Real Estate Services LLC is a Midwest residential real estate investment and management firm with a focus on traditional market rate and affordable (LIHTC) housing for families and seniors. Evergreen is involved in real estate development, property management, asset management, construction and brokerage related activities. Evergreen currently owns or manages 48 properties and over 4,800 units, comprising a mix of traditional market rate, affordable, senior and special need properties. The following firms will join EREG Development as members of the development team for both Sites 1 and 2: Quad Communities Development Corporation,

Laube Companies, Evergreen Real Estate Services, LLC and Evergreen Construction Company. The North River Commission will also be a member of the development team for Site 2 at 4022 N. Elston.

**RESOLUTION NO. 2017-CHA-22**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 21, 2017 entitled “Recommendation to 1) Approve a Pre-Qualified Development Team, EREG Development LLC, and enter into negotiations for a Development Agreement for the property located at 6800-6824 N. Western Avenue and 2414-2422 W. Pratt Boulevard; 2) Approve a Pre-Qualified Development Team, EREG Development LLC, and enter into negotiations for a Development Agreement for the property located at 4022 N. Elston; 3) Enter into Development Agreements for Mixed-Finance developments; 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) Approve a Pre-Qualified Development Team, EREG Development LLC, and enter into negotiations for a Development Agreement for the property located at 6800-6824 N. Western Avenue and 2414-2422 W. Pratt Boulevard; 2) Approve a Pre-Qualified Development Team, EREG Development LLC, and enter into negotiations for a Development Agreement for the property located at 4022 N. Elston; 3) Enter into Development Agreements for Mixed-Finance developments; 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 insurance requirements.

**(Item 10)**

In December 2015, the City of Chicago Department of Planning and Development released a Request for Proposals (RFP) on behalf of the CHA under the stipulations of the Cabrini Green Consent Decree entered into on August 30, 2000. The solicitation invited Development Team submissions of proposals for three specific sites within the Cabrini Green area for the planning, design, finance, development and management of mixed-income/mixed-use developments. The RFP requested proposals for three specific sites located in the Cabrini Green area: Clybourn and Larrabee (Site 1) - for mixed-use on approximately 8 acres with a minimum of 377 mixed-income units; Halsted and Division – for mixed-use on approximately 7 acres with a minimum of 436 mixed-income units. Oak and Larrabee - for residential use on approximately 1.6 acres with a minimum of 96 mixed-income units. Site 1 is the subject of this Board action. Five respondents submitted proposals for Site 1. Of the five respondents, the working group members conducted Oral Interviews with the top three respondents. After the Oral Interviews, Hunt Development Group scored the highest overall final score. Accordingly, the resolution for Item 10 approves Hunt Development Group as developer for the Cabrini Clybourn and Larrabee Site and approves entering into a Development Agreement for the Mixed-Finance Development at this site.

**RESOLUTION NO. 2017-CHA-23**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 21, 2017 entitled Authorization to: 1) Approve Hunt Development Group as developer for the Cabrini Clybourn and Larrabee Site; 2) Enter into a Development Agreement for the

Mixed- Finance Development; 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) Approve Hunt Development Group as developer for the Cabrini Clybourn and Larrabee Site; 2) Enter into a Development Agreement for the Mixed-Finance Development; and 3) 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 CHA's MBE/WBE/DBE and Section 3 hiring and insurance requirements.

**(Item 11)**

The resolution for Item 11 approves submittal of a Disposition Application to HUD for the disposition of property comprising the Lakefront Phase II for Sale Development site. Lakefront Phase II is the final phase of redevelopment of Lakefront Properties, a site formerly comprised of four public housing high-rise buildings with a total of 604 units. The redevelopment is bounded by 40th Street on the North, 42nd Place on the South, Lake Park Avenue on the West and the Metra railway line on the East. A master plan was accepted by the Board in January 2002 to redevelop Lakefront Properties into a new mixed-income redevelopment in the Oakland community area on the south side of Chicago. When completed, the redeveloped Lakefront Properties site will house a total of 485 units. The developer of Phase I, referred to as Lake Park Crescent, delivered the first 216 units, of which 148 units were completed in 2005 in Phase 1 Rental, and the 68 remaining units of Phase 1A For-Sale were completed in 2008. On September 21, 2006, the Lakefront Working Group (also referred to as the Lake Park Crescent Working Group) recommended the selection of Davis Associates Managers LLC as the master developer of the redevelopment of Lakefront Phase II. The developer was selected for their proposal to seamlessly integrate 269 new housing units with the surrounding community and street grid while adhering to the restrictions of the existing master plan. On November 21, 2006, the Board authorized the Chief Executive Officer or his designee to enter into Development Agreement negotiations with Davis Associates Managers LLC. The Development Agreement called for the development of Phase II, a mixed-income community with 132 rental units and 137 for sale units. The developer of the Phase II site, referred to as Sullivan Station, has completed the 132 mixed income rental housing units, including 47 for public housing residents. To date CHA has received a total of 120 public housing units (73 in Phases I and IA and 47 in Phase II). The developer plans to begin its marketing efforts for the remaining 137 Phase II For Sale units in Spring 2017. This disposition activity was identified in the CHA FY2016 MTW Annual Plan approved by HUD.

**RESOLUTION NO. 2017-CHA-24**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 entitled Authorization to: 1) Submit a Disposition Application to HUD for disposition of property comprising the Lakefront Phase II for Sale Development site; and 2) 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) Submit a Disposition Application to HUD for the disposition of property comprising the Lakefront Phase II for Sale Development site; and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

**(Item 12)**

The resolution for Item 12 approves submission of a Disposition Application to HUD for the disposition of property located at 1500 North Larrabee Street. In 2014, the CHA entered into a Land Transfer Intergovernmental Agreement (IGA) with the City of Chicago and the Chicago Park District (CPD). This IGA stipulated that the City convey and CHA acquire the Near North High School and adjacent field (the NNHS Property) at 1450 -1500 North Larrabee Street. In exchange for the NNHS Property, the CHA agreed to convey certain land that it owned at the former Harold Ickes Homes site. On August 17, 2015, the CHA acquired the NNHS Property and transferred its designated land to the City. The City, thereafter, conveyed the Harold Ickes Homes property for the construction of a new artificial turf field and running track for Jones College Prep High School. The NNHS Property the CHA received contains two parcels with separate addresses. The subject of this Board action is the parcel of property with the address of 1500 North Larrabee and is currently a ballfield. The parcel of the property with the address of 1450 North Larrabee is the former CPS Near North High School building. Both parcels, collectively, have been identified as part of the revitalization of the former Cabrini-Green and included in the Cabrini Consent Decree. The redevelopment of the NNHS ballfield parcel was planned through the Near North Working Group under the Development Zone Plan (DPZ), a framework for the Cabrini redevelopment activities. A community meeting regarding the proposed disposition has been held. The NNHS ballfield at 1500 North Larrabee was designated under the Cabrini-Green DZP as a much needed community park. It is currently being leased by several community sports organizations until such time the CHA transfers the property to CPD. CPD will own and operate the park for the community to enjoy. This disposition activity was identified in the CHA FY2015 MTW Annual Plan approved by HUD.

Commissioners Harte and Washington abstained from voting on Item 12 only. Item 12 was approved by majority vote.

**RESOLUTION NO. 2017-CHA-25**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017, entitled Authorization to: 1) Submit a Disposition Application to HUD for disposition of property located at 1500 North Larrabee Street; and 2) 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) Submit a Disposition Application to HUD for the disposition of property located at 1500 North Larrabee Street; and 2) Execute and deliver such

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

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

**(Item 13)**

The resolution for Item 13 approves the issuance and delivery of an additional Multifamily Housing Revenue Note, 2017 Series A (Sterling Park Apartments) in a principal amount not to exceed \$10,000,000 (Series 2017 A Note). Sterling Park, located at 3301 W. Arthington, is an adaptive re-use of a vacant, four and six-story masonry, historic industrial office and research facility formerly owned by the Sears and Roebuck Company in the Homan Square neighborhood on the West Side of Chicago. The Sterling Park property is bounded by W. Arthington Street on the North, S. Spaulding Avenue on the East, Sears/Homan Square buildings on the West and the train trestle on the South. Sterling is a single phase, 181-unit affordable development that will provide 66 public housing and 115 affordable units with a mix of one to four bedroom units, on-site parking, an outdoor courtyard and play space. The first floor of the building will provide a computer lab and fitness room for the exclusive use of residents, as well as a community room for meetings and special events. Sterling Park is being developed by Mercy Housing Lakefront (MHL), a national non-profit developer of affordable housing, in partnership with Boulevard Group, a national developer specializing in the development of mixed-income public housing. The Sterling Park Apartments transaction closed in June, 2015. During demolition after closing, structural deterioration was discovered affecting the roof, façade and interior, plus unforeseen additional environmental issues. These discoveries resulted in significant unexpected costs to the project to be addressed. CHA plans to issue, execute and deliver no more than \$10 Million of additional tax-exempt multifamily housing revenue bond volume cap ceded to the CHA from the City of Chicago. In March 2015, the CHA Board of Commissioners authorized a prior issuance of a Multifamily Housing Revenue Note not to exceed \$30 million. The CHA actually issued \$29,500,000 in a 2015 Series A in June, 2015. The revised total estimated budget for Sterling Park Apartments is approximately \$63.8 million. The \$7.6 million net increase to the total budget will be covered primarily with \$4.5 million from MHL, the developer, and \$2.9 million of additional equity. CHA will not provide any new loan funds for this development; the original CHA Loan of \$19,715,758 remains unchanged. The Series 2017 A Note will be issued in one series pursuant to appropriate legal loan documentation and the proceeds thereof will be loaned to the Owner, pursuant to a loan agreement. The Series 2017 A Note is not a debt of any city, village, incorporated town or country, or the State of Illinois or any political subdivision thereof, other than the Authority. The Series 2017 A Note is a special limited obligation of the Authority payable solely from the sources specified in the loan agreement. The Series 2017 A Note will be issued on a subordinated basis to the Series 2015 A Note. The principal amount for Sterling Park Apartments tax exempt notes issued in 2015 and subsequent years will not exceed an aggregate amount of \$39,500,000.

**RESOLUTION NO. 2017-CHA-26**

RESOLUTION PROVIDING FOR AUTHORIZATION TO: 1) ISSUE, EXECUTE AND DELIVER AN ADDITIONAL MULTIFAMILY HOUSING REVENUE NOTE, 2017 SERIES A (STERLING PARK APARTMENTS) IN A PRINCIPAL AMOUNT NOT TO EXCEED \$10,000,000 (HEREINAFTER REFERRED TO AS THE "SERIES 2017 A NOTE"); 2) EXECUTE AND DELIVER ALL NOTE DOCUMENTS IN CONNECTION WITH THE ISSUANCE, EXECUTION AND DELIVERY OF THE SERIES 2017 A NOTE; AND 3) EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING.

**WHEREAS,** the Chicago Housing Authority, a municipal corporation and a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the “Authority”), including without limitation the Housing Authorities Act, 310 ILCS 10/1 et seq., and all laws amendatory and supplemental thereto, including in particular the Local Government Debt Reform Act, 30 ILCS 350/1 et seq. (the “Act”), is authorized by the laws of the State of Illinois (the “State”), including without limitation in the Act, to issue its revenue Bonds and Notes for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance the cost of the development, construction and renovation of multifamily rental housing located in the jurisdiction of the Authority; and

**WHEREAS,** New Sterling Park LLC, an Illinois limited liability company (the “Borrower”), is undergoing the construction and rehabilitation of the “Sterling Park Apartments” project consisting of the renovation of 181 rental units of affordable and public housing in Chicago, Illinois (the “Project”); and

**WHEREAS,** a portion of the costs of the Project is being financed through the issuance by the Authority of its Multifamily Housing Revenue Note, 2015 Series A (Sterling Park Apartments) (the “Series 2015 A Note”); and

**WHEREAS,** the Borrower has requested that the Authority issue additional tax-exempt obligations for the Project as a result of unforeseen additional construction and related costs and in order to satisfy certain requirements of low-income housing tax credits under Section 42 of the Code; and

**WHEREAS,** pursuant to a funding loan agreement (the “Funding Loan Agreement”) by and among the Authority, Mercy Housing, Inc., as funding lender (the “Funding Lender”), and U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), the Funding Lender will make an additional loan (the “Funding Loan”) to the Authority in order to finance a portion of the additional costs for the Project; and

**WHEREAS,** the Funding Loan will be evidenced by the Authority’s subsequent Multifamily Housing Revenue Note, 2017 Series A (Sterling Park Apartments) (the “Series 2017 A Note”), which will be held by the Fiscal Agent on behalf of the Funding Lender; and

**WHEREAS,** the proceeds of the Series 2017 A Note will be loaned to the Borrower pursuant to a borrower loan agreement (the “Borrower Loan Agreement”) between the Authority and the Borrower, and the obligation of the Borrower to pay debt service under the Borrower Loan Agreement in an amount sufficient for the Authority to pay debt service on the Series 2017 A Note will be evidenced by a multifamily note from the Borrower to the Authority (the “Borrower Note”); and



- WHEREAS,** the Borrower Note will be secured by a seventh lien mortgage from the Borrower to the Authority (the “Mortgage”), and the Borrower Note will be endorsed and the Mortgage will be assigned by the Authority to the Funding Lender and held by the Fiscal Agent as security for the Series 2017 A Note on behalf of the Funding Lender; and
- WHEREAS,** the Managing Member of Borrower is New Sterling Park MM LLC, an Illinois limited liability company (the “Managing Member”) and the sole managing member of the Managing Member is Mercy Sterling NFP; and
- WHEREAS,** a determination has been made by the Authority that the Project constitutes “multifamily rental housing” within the meaning of the Act and that the financing thereof will meet the public purposes of the Act; and
- WHEREAS,** pursuant to and in accordance with the provisions of the Act, the Authority is now prepared to proceed with the financing of a portion of the costs of the Project through the issuance and delivery of the Series 2017 A Note to the Funding Lender; and
- WHEREAS,** certain income and other rental restrictions required by Section 142 of the Internal Revenue Code of 1986, (the “Code”) will be applicable to the Project as a result of the issuance of the Series 2017 A Note as specified in an amendment to the Tax Regulatory Agreement among the Authority, the Borrower and the Fiscal Agent (the “Tax Regulatory Agreement Amendment”) and certain arbitrage requirements of Section 148 and related provisions of the Code will be applicable to the Project as a result of the issuance of the Series 2017 A Note as specified in Tax Compliance Agreement relating to the Series 2017 A Note between the Authority and the Borrower (the “Tax Compliance Agreement”); and
- WHEREAS,** the Borrower is required to operate sixty-six (66) units within the project for the use and occupancy of public housing eligible families and individuals and, in connection therewith, the Authority has entered into a Regulatory and Operating Agreement (the “R&O Agreement”) and a Declaration of Restrictive Covenants (the “Declaration”) with the Borrower; and
- WHEREAS,** the funding costs of the project are being provided pursuant to the revised total estimated budget of \$63.8 million, includes the following sources: CHA Capital Loan of \$19.7 million, Citibank first mortgage loan of \$3.9 million, Mercy Housing Loans of approximately \$8.5 million which total is comprised of (i) its purchase of the Series 2017 A Note (in the amount of \$4 million), and (ii) an additional Mercy Housing loan in the amount of approximately \$4.5 million (secured by an eighth priority lien on the land and improvements), a portion of which in the approximate amount of \$1 million will be used to provide funds to prepay the Series 2017 A Note), Citibank subordinate loan of \$1 million, Deferred Developer Fee of \$2.3 million, LIHTC/HTC equity of \$26.9 million (along with approximately \$2.95 million of upward adjuster proceeds, which are anticipated to

be used to prepay the Series 2017 A Note), FHLB AHP grant/loan of \$730 thousand, DCEO grant/loan of \$675 thousand, and Seller Financing note of \$520 thousand; and

**WHEREAS,** the Borrower has provided or prior to the issuance of the Series 2017 A Note will provide evidence to the Authority of the consent to the Borrower's execution and delivery of the Borrower Note by the lenders of the Prior Debt to the extent required under the loan documents evidencing the Prior Debt, including, without limitation, the consent of Citibank as required under Section 6.7 of the Borrower Loan Agreement executed by the Authority and the Borrower in connection with the Series 2015 A Note; and

**WHEREAS,** the proceeds of the Series 2017 A Note will be disbursed in accordance with the Funding Loan Agreement and the Borrower Loan Agreement and pursuant to a Construction Loan Escrow and Disbursement Agreement, as amended (the "Disbursement Agreement") among, *inter alia*, the Borrower, the Authority, the escrow agent and the senior lender; and

**WHEREAS,** notice of a public hearing with respect to the proposed issuance of the Series 2017 A Note will be published in the Chicago Tribune; and

**WHEREAS,** said public hearing will be conducted on behalf of the Authority pursuant to which an opportunity will be provided for residents and other interested persons to present arguments for and against the Project and the proposed issuance of the Series 2017 A Note; and

**WHEREAS,** the Authority reasonably expects (based upon information supplied by the Borrower, upon which it is reasonable and prudent for the Authority to rely) to reimburse the Borrower for certain expenditures relating to the Project with proceeds of the Series 2017 A Note; and

**WHEREAS,** [the Authority expects that] the City Council of the City will approve the transfer to the Authority of up to \$10,000,000 of the City's available unused volume cap for calendar year 2017 pursuant to Section 146 of the Code for use by the Authority in connection with the issuance of the Series 2017 A Note; and

**WHEREAS;** the Series 2017 A Note is being issued on a subordinate basis to the Series 2015 A Note; accordingly, the Funding Loan Agreement will provide that the payment of the Series 2017 A Note, including the principal of, premium, if any, and interest on the Series 2017 A Note, may be repaid and/or secured by the revenues of the Project, subordinate, however, to the pledge of such revenues under the funding loan agreement securing the Series 2017 A Note; and

**WHEREAS,** the Series 2017 A Note, the Funding Loan Agreement, the Borrower Loan Agreement, the Tax Regulatory Agreement Amendment and the Tax Compliance Agreement are referred to collectively herein as the "Authority Agreements"; and

**WHEREAS,** the Authority will prepare and present to this meeting drafts of each of the Authority Agreements and the Borrower Note;

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

**THAT,**

Section 1. The Authority is authorized to enter into the Authority Agreements with the other party or parties thereto, and the forms, terms and provisions of the Authority Agreements be, and they hereby are, in all respects approved. The Chairman, the Chief Executive Officer or his designee, or the Chief Financial Officer of the Authority be, and each of them hereby is, authorized, empowered and directed to execute and deliver, and, where necessary, the Chief Executive Officer or his designee, or the Custodian and Keeper of Records/Secretary, Board of Commissioners be and each of them hereby is, authorized, empowered and directed to attest and to affix the official seal of the Authority to, the Authority Agreements in the name, for and on behalf of the Authority, and thereupon to cause the Authority Agreements to be executed, acknowledged and delivered to the other party or parties thereto, in substantially the forms now before the Authority or with such changes therein as the individual executing the Authority Agreements on behalf of the Authority shall approve, his or her execution thereof to constitute conclusive evidence of such approval of any and all changes or revisions therein from the forms of Authority Agreements now before the Authority. When the Authority Agreements are executed, attested, sealed and delivered on behalf of the Authority as hereinabove provided, they shall be binding on the Authority. From and after the execution and delivery of the Authority Agreements, the officers, employees and agents of the Authority are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Authority Agreements as executed. The Authority Agreements shall constitute, and hereby are made, a part of this Resolution, and copies of the executed Authority Agreements shall be placed in the official records of the Authority, and shall be available for public inspection at the office of the Authority.

Section 2. The Series 2017 A Note shall be issued on a draw down basis, as further described in the Funding Loan Agreement, in a principal amount not to exceed \$10,000,000, and shall be delivered as provided in the Funding Loan Agreement. The Series 2017 A Note shall bear interest at such rate of interest as shall be set forth in the Funding Loan Agreement, as executed, in no event to exceed the Maximum Rate, as defined in the Funding Loan Agreement. The Series 2017 A Note shall mature on such date or dates as shall be set forth in the Funding Loan Agreement. The Series 2017 A Note shall be subject to prepayment prior to maturity as provided in the Funding Loan Agreement, as executed.

Section 3. The Series 2017 A Note and the interest thereon will be special, limited obligations of the Authority, payable solely from the payments to be made by the Borrower under the Borrower Loan Agreement and from the other sources specified or referred to in the Funding Loan Agreement, which shall be specifically assigned and pledged to such purposes in the manner and to the extent provided therein. The Series 2017 A Note and all other obligations of the Authority in connection therewith shall not be a debt of the City or any other city, village, incorporated town or county, the State of Illinois or any political

subdivision thereof and neither the City, nor any other city, village, incorporated town or county, nor the State of Illinois or any political subdivision thereof shall be liable thereon, nor in any event shall the Series 2017 A Note or such obligations be payable out of any funds or properties other than those pledged under the Funding Loan Agreement or those other agreements specifically securing the Series 2017 A Note. The Series 2017 A Note shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Section 4. The form of the Series 2017 A Note shall be as set forth in the Funding Loan Agreement. The Series 2017 A Note shall be executed in the name, for and on behalf of the Authority with the manual or facsimile signature of its Chairman or Chief Executive Officer or his designee (or such other officer authorized by law to execute the Series 2017 A Note on behalf of the Authority) and attested with the manual or facsimile signature of its Secretary or Assistant Secretary (or such other officer authorized by law to execute the Series 2017 A Note on behalf of the Authority) and the seal of the Authority shall be impressed or imprinted thereon. The officers of the Authority shall cause the Series 2017 A Note, as so executed and attested, to be delivered to the Fiscal Agent for authentication. When the Series 2017 A Note shall be executed on behalf of the Authority in the manner contemplated by the Funding Loan Agreement and this Resolution, it shall represent the approved form of the Series 2017 A Note of the Authority.

Section 5. The delivery of the Series 2017 A Note to the Funding Lender as described in the Funding Loan Agreement is hereby approved.

Section 6. The Chairman, Chief Executive Officer, Chief Financial Officer, the Executive Advisor to the Board, the Custodian and Keeper of Records/Secretary and any Assistant Secretary of the Authority be, and each of them hereby is, authorized to execute and deliver such documents, certificates, and undertakings of the Authority and to take such other actions as may be required or desirable in connection with the execution, delivery and performance of the Authority Agreements, the financing of costs of the Project and the issuance, execution and delivery of the Series 2017 A Note.

Section 7. All acts of the officers, employees and agents of the Authority that are in conformity with the purposes and intent of this Resolution be, and the same hereby are, in all respects, approved and confirmed.

Section 8. The publication on behalf of the Authority of the notice of public hearing pursuant to Section 147(f) of the Code and the conduct of such public hearing by and on behalf of the Authority with respect to the issuance of the Series 2017 A Note is hereby ratified, authorized and approved.

Section 9. The Authority hereby directs that the Series 2017 A Note shall not be issued unless and until the requirements of Section 147(f) of the Code, including particularly the notice and public hearing and approval requirements

have been fully satisfied, and that no contract, agreement or commitment to issue the Series 2017 A Note shall be executed or undertaken prior to satisfaction of the requirements of said Section 147(f) unless the performance of said contract, agreement or commitment is expressly conditioned upon the prior satisfaction of such requirements. All such actions taken prior to the adoption of this resolution are hereby ratified and confirmed.

Section 10. The Authority hereby allocates to the Series 2017 A Note the “volume cap” [expected to be] reallocated or to be reallocated by the City to the Authority in an amount equal to the principal amount of the Series 2017 A Note actually to be issued.

Section 11. The Authority reasonably expects (based upon information supplied by the Borrower, upon which it is reasonable and prudent for the Authority to rely) to reimburse certain expenditures with proceeds of the Series 2017 A Note to the extent permissible under the Code.

Section 12. The Funding Lender will agree, pursuant to the Funding Loan Agreement, that it is acquiring the Series 2017 A Note for its own account with no intent to transfer the Series 2017 A Note and that the Fiscal Agent, on behalf of the Funding Lender, will hold the Series 2017 A Note until the earlier of prepayment or maturity of the Series 2017 A Note.

Section 13. The provisions of this Resolution are hereby declared to be separable and if any section, phrase or provision hereof shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions of this Resolution.

Section 14. The Authority is authorized to execute such documents as may be required by HUD.

Section 15. All resolutions and orders, or parts thereof, in conflict herewith are hereby superseded to the extent of such conflict.

Section 16. This Resolution shall be in full force and effect immediately upon its passage, as by law provided.

Section 17. This award is subject to each Contractor’s compliance with CHA’s MBE/WBE/DBE, Section 3 resident hiring, bonding and insurance requirements.

**(Item 14)**

CHA released a Request for Qualifications (RFQ) for Mixed Finance Pre-Qualification for Development Teams on September 2016. The RFQ provides a method to pre-qualify developers and creates opportunities for CHA to provide capital loans and operating funds for new construction and rehabilitation of multi-family, mixed income and mixed use projects that directly benefit CHA residents. CHA directly solicited 102 vendors and placed advertisement in area newspapers; industry websites and the CHA Web-site. A total of four proposals were received. Proposals were evaluated and scored based on the evaluation criteria. At the Board meeting held on December 6, 2016, the Board approved the award of three Development Teams for mixed income unit delivery. In furtherance of its objective to

provide housing through mixed income developments, the CHA seeks to be more inclusive in the selection of recommended developers consistent with the CHA's M/WBE and Section 3 program and therefore is seeking to add to its pool the final firm, SourceWorks, which responded to the September 2016 RFQ procurement process. Accordingly, the resolution for Item 14 approves SourceWorks Development, LLC as a Development Team for mixed income unit delivery. SourceWorks is a WBE certified firm with experience in the planning, development and management of affordable housing, including seniors affordable housing.

**RESOLUTION NO. 2017-CHA-27**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated February 21, 2017 entitled "Recommendation to approve SourceWorks Development, LLC as a Development Team for mixed income unit delivery"

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

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve SourceWorks Development, LLC as a Development Team for mixed income unit delivery.

The Motion to adopt the resolutions for Items 4 through 14 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte ( <i>Abstained from voting on Item 12 only</i> ) John Hooker Jack Markowski Cristina Matos Francine Washington ( <i>Abstained from voting on Item 12 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.

At the conclusion of public participation and upon Motion made by Chairman Hooker and properly seconded by Commissioner Chico, 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.

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  
Jack Markowski  
Cristina Matos  
Francine Washington

Absent: Mark Cozzi

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

Chairman Hooker then announced that during Closed Session Commissioners discussed Items 15 through 17. A motion to approve Items 15, 16 and 17 was presented by Commissioner Washington.

**(Item 15)**

The resolution for Item 15 approves award of contract to Employment & Employer Services to in an amount not-to-exceed \$1,748,888.00 for an eight-month base term to provide training and job placement services for Summer Food and Golden Diners participants. The Summer Food Service Program provides nutritious breakfast and lunch to children between the ages of three and eighteen. Since 2008, CHA has used Summer Food sites located near CHA developments as a subsidized employment opportunity for CHA adult residents to work as Nutritional Aides, and incorporated both training and certification components. In Summer 2016, nearly 90,000 meals were served by more than 90 CHA residents working as Nutritional Aides at program sites. The Golden Diners Program provides nutritious meals for seniors age 60 and older who may have limited mobility and lack the incentive to prepare meals. Golden Diners sites are located at 19 CHA senior buildings, and CHA adults are trained to deliver food services for program patrons. In 2016, more than 226,000 meals were served by more than 38 CHA residents working as Nutritional Aides at Golden Diners sites located at CHA Senior properties.

**RESOLUTION NO. 2017-CHA- 28**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 21, 2017 entitled “RECOMMENDATION TO ENTER INTO A CONTRACT WITH EMPLOYMENT & EMPLOYER SERVICES TO PROVIDE TRAINING AND JOB PLACEMENT SERVICES FOR SUMMER FOOD and GOLDEN DINERS PARTICIPANTS”.

**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 Employment & Employer Services in an amount not-to-exceed \$1,748,888.00 for an eight-month base term to provide training and job placement services for Summer Food and Golden Diners participants.

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

**(Item 16)**

The resolution for Item 16 ratifies the following personnel actions: 16 offers of employment; promotion of 1 employee and termination of 1 employee.

**RESOLUTION NO. 2016-CHA-29**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 21, 2017, 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.

**(Item 17)**

**RESOLUTION NO. 2017-CHA-30**

**WHEREAS,** Eugene E. Jones, Jr. was appointed the Chief Executive Officer of the Chicago Housing Authority effective January 1, 2016;

**WHEREAS,** The Board and Mr. Jones entered into a Performance-Based Employment Contract, dated February 19, 2016; and

**WHEREAS,** The Board and Mr. Jones have agreed to amend the Performance-Based Employment Contract.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT:** The Board Chairman is authorized to negotiate the terms of an amendment to the Performance-Based Employment Contract.

The Motion to adopt the resolutions for Items 15 through 17 was seconded by Commissioner Brewer and the voting was as follows:

Ayes:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte John Hooker Jack Markowski Cristina Matos Francine Washington
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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.

There being no further business to come before the Commissioners, upon Motion made by Commissioner Brewer and seconded by Commissioner Chico, the board meeting of February 21, 2017 was adjourned at approximately 1:20 pm.



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John Hooker, Chairman  
Chicago Housing Authority

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Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records