

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

June 16, 2015

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, June 16, 2015, at approximately 8:30 a.m. at the Wentworth Gardens Fieldhouse located at 3770 South Wentworth in Chicago, IL.

Chairperson Z. Scott called the meeting to order and upon roll call those present and absent were as follows:

Present: Mark Cozzi
Matthew Brewer
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott
Rodrigo Sierra
Francine Washington

Absent: Bridget Reidy

Also present were Michael Merchant, Chief Executive Officer; Scott Ammarell, 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 Chairwoman Scott and properly seconded by Commissioner Markowski the Commissioners adjourned to Executive Session. Chairwoman Scott 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 10:05 a.m.

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

Present: Mark Cozzi
Matthew Brewer
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott
Rodrigo Sierra
Francine Washington

Absent: Bridget Reidy

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

After Motion made by Commissioner Washington and properly seconded by Commissioner Harris the Minutes for the Regular Board meeting of May 19, 2015 was unanimously approved as submitted.

Committee Chair, Dr. Mildred Harris, then presented the report of the Tenant Services committee. Per Commissioner Harris, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, June 10, 2015, at approximately 1:00 p.m. at the CHA's Corporate Offices, 12th Floor Loft. In addition to Commissioner Harris, the following committee members were present as well: Commissioners Brewer, Johnson, Sierra, and Washington. Committee members then discussed, voted, and recommended for approval the resolution for Item 1 thru 4.

On behalf of the Tenant Services Committee, Commissioner Harris then presented a Motion for approval of Item 1.

(Item 1)

The resolution for Item 1 approves a contract with the Chicago Cook Workforce Partnership (CCWP) to provide employment training and placement services for CHA residents in the amount of \$430,000 for a one-year base term, with three one-year options in the amount of \$430,000 for each option year, exercisable at the CEO or his designee's discretion, subject to funding availability and satisfactory contract performance. The aggregate contract value for the one-year base term and three one-year option periods is \$1,720,000. In 2012, CCWP was created as the local Workforce Investment Board in order to work cohesively to address the workforce development needs of low-income residents. CCWP operates five workforce centers in the city of Chicago that serve as community hubs where job seekers can access skilled vocational counseling and technology to conduct their job search activities. In January 2014, CHA entered into a contract with CCWP to provide workforce services for CHA residents; this agreement will expire on June 30, 2015. CCWP offers workshops on interviewing skills, resume writing, labor market research and other essential skills related to finding and keeping a job. CCWP seeks to help improve skills and increase exposure to workforce opportunities including, but not limited to, enrollment in Workforce Investment Act programs, attending structured job clubs, enhancing technology related job seeking skills, job readiness training and employment placement. Additionally, CCWP will provide access to adult literacy services through assessment and multifaceted instruction. Through this contract, CCWP will provide workforce services to CHA residents regardless of their eligibility for WIA programs. It is ultimately the goal of CCWP to enroll at least 600 CHA residents in employment training and placement services.

RESOLUTION NO. 2015-CHA-45

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 10, 2015 entitled “RECOMMENDATION TO ENTER INTO A CONTRACT WITH THE CHICAGO COOK WORKFORCE PARTNERSHIP TO PROVIDE EMPLOYMENT TRAINING AND PLACEMENT SERVICES”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with the Chicago Cook Workforce Partnership in the amount of \$430,000 for a one-year base term, with three one-year options in the amount of \$430,000 for each option year, exercisable at the CEO or his designee's discretion, subject to funding availability and satisfactory contract performance. The aggregate contract value for the one-year base term and three one-year option periods is \$1,720,000.

The Motion to adopt resolution for Item 1 was seconded by Commissioner Sierra and the voting was as follows:

- Ayes: Mark Cozzi
- Matthew Brewer
- Dr. Mildred Harris
- Harriet Johnson
- Jack Markowski
- Bridget Reidy
- Z. Scott
- Rodrigo Sierra
- Francine Washington

Nays: None

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

Committee Chair Bridget Reidy, Chairwoman of the Operations and Facilities Committee then presented her report. Per Commissioner Reidy, the Operations and Facilities committee met on Wednesday, June 10, 2015 at the CHA Corporate Offices located at the CHA Corporate Offices, 626 W. Jackson in Chicago. Vice Chairman Rodrigo Sierra chaired the meeting and the following committee members were present as well: Commissioners Harris and Washington. Present also, but not counted for the quorum was Commissioner Johnson. After presentation by staff, committee members discussed and voted on the items appearing on the agenda.

On behalf of the Operations & Facilities Committee, Commissioner Reidy then presented an Omnibus Motion for the approval of Items 2 through 8.

(Item 2)

The resolution for Item 2 approves a contract with B.E.T.O.N. Construction Company for facade replacement at Daniel Burnham Apartments in the firm fixed amount of \$3,353,125 plus a not to exceed amount of \$201,187.50 in contingency (6%, which is in line with industry standards) strictly limited to potential change orders justified as a discovered conditions or code compliance issues for a total amount not to exceed \$3,554,312.50. Daniel Burnham Apartments is a 6-story, 181 unit senior development located at 1930 W. Loyola. The scope of work for this project consists of removal and replacement of the brick exterior facade. The Scope of Work is to be completed within one hundred twenty calendar days of the date set forth in the Notice to Proceed.

RESOLUTION NO. 2015-CHA-46

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 10, 2015 entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH B.E.T.O.N. CONSTRUCTION COMPANY FOR FACADE REPLACEMENT AT DANIEL BURNHAM APARTMENTS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with B.E.T.O.N. Construction Company for the facade replacement at Daniel Burnham Apartments in the firm fixed amount of \$3,353,125 plus a not to exceed amount of \$201,187.50 in contingency (6%, which is in line with industry standards) strictly limited to potential change orders justified as a discovered conditions or code compliance issues for a total amount not to exceed \$3,554,312.50. The Scope of Work is to be completed within one hundred twenty (120) calendar days of the date set forth in the Notice to Proceed. Daniel Burnham Apartments is located at: 1930 W. Loyola Avenue, Chicago, Illinois.

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

(Item 3)

The resolution for Item 3 approves \$2,984,979 of contract modifications for the following contractors: All Chicago, Inc. for Life Safety & Mechanical Upgrades at Long Life Apartments, 344 W. 28th Place and Old Veteran Construction for Modernization & Life & Safety at Minnie Riperton Apartments, 4250 S. Princeton Avenue. Staff has verified that the amount to perform the work by these contractors is within an acceptable range of the CHA’s Independent Cost Estimates for both projects.

RESOLUTION NO. 2015-CHA-47

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 10, 2015 “CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves contract modifications for the following Chicago Housing Authority projects and contracts in the amount of \$2,984,979:

Original Contract Value	Current Contract Value	Contract Modifications to be Approved (June 2015 Board)	% of Contract - This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100K	Revised Contract Amount
C-11273 All Chicago, Inc. Life Safety & Mechanical Upgrades at Long Life Apartments– 344 W. 28th Place							
\$ 6,898,444	\$ 7,301,213	\$ 154,368	2.24%	\$557,137	8.08%	Yes	\$ 7,455,581
C-11438 Old Veteran Construction Modernization & Life & Safety at Minnie Riperton– 4250 S. Princeton Ave.							

\$ 13,989,900	\$ 15,401,790	\$ 2,830,611	20.23%	\$4,242,501	30.33%	Yes	\$ 18,232,401
Aggregate Total				\$2,984,979			

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

(Item 4)

The resolution for Item 4 approves Amendment No. 3 to Contract No. 11304 with Gilbane Building Company to provide Authority Wide Program/Construction Management (P/CM) Services in order to: exercise the Contract's Option Year 2 for an amount not-to-exceed \$4,207,719, and modify staffing and increase the not-to-exceed amount of the second option year by an additional \$6,181,518, for a new total not-to-exceed amount of \$10,389,237 for Option Year 2 for the period of July 2015 through July 2016. The purpose of the P/CM Services is to augment Capital Construction Department (CCD) staffing needs to support and manage the Authority's Plan Forward. The CHA continues to require Gilbane's construction and program management services to meet the CHA's critical goals for Senior Housing, Life Safety, Capital Maintenance, ADA/504 Federal requirements, Scattered Sites and acquisition projects for 2015 and 2016. Gilbane's role will be to continue to support CCD's "in-house" staff, which is not of sufficient size to handle CHA's projected construction projects. Gilbane has become an integral part of the CCD management team and has provided satisfactory service during both the base year and option year 1, and the continuation of their construction management services contract continues to be important to the timely achievement of the CHA's Plan Forward.

RESOLUTION NO. 2015-CHA-48

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 10, 2015 entitled "AUTHORIZATION TO EXERCISE THE SECOND OPTION YEAR AND EXECUTE AN AMENDMENT TO INCREASE THE NOT-TO-EXCEED AMOUNT OF CONTRACT NO. 11304 WITH GILBANE BUILDING COMPANY FOR AUTHORITY-WIDE PROGRAM/CONSTRUCTION MANAGEMENT SERVICES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Amendment No. 3 to Contract No. 11304 (the "Contract") with Gilbane Building Company to provide Authority Wide Program/Construction Management Services in order to: (1) exercise the Contract's Option Year 2 for an amount not-to-exceed \$4,207,719, as set forth in the Contract; and (2) modify staffing and increase the not-to-exceed amount of the second year by an additional \$6,181,518, for a new total not-to-exceed amount of \$10,389,237 for Option Year 2 (7/10/15 through 7/9/16). The new aggregate total compensation amount of the Contract will be an amount not-to-exceed \$20,267,935.

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

(Item 5)

The resolution for Item 5 approves a Second Amendment to the Lease Agreement between A Safe Haven Foundation and CHA to extend the term of the lease through February of 2016 and approve a 5% rent increase from a monthly amount of \$15,566.54 to \$16,344.87 during the term of the Second Amendment to the Lease Agreement and other related expenses as set forth herein. As the end of the second option year approached, CHA sought a new location for the HCV West Regional Office. By the time the lease expired at the end of February 2015 CHA had not located a suitable space that met all its requirements. Subsequent to the lease expiring, CHA approached A Safe Haven Foundation requesting an additional lease extension, since CHA had not located a new office space location and knew that it would not be able to vacate the space at the expiration of the lease. A Safe Haven Foundation indicated that they were not interested in extending the lease, as they had other plans for the office space. A Safe Haven Foundation understood that CHA might need more time to locate a new location and permitted CHA to become a "holdover" tenant commencing March 2015, per the terms of the existing lease. For the months of March 2015 through April 2015, per the terms of the lease, CHA was required to pay increment percentage increases and incidental service fees for a total amount of approximately \$38,412.00 during the "holdover period". In early May, A Safe Haven Foundation reached out to CHA and indicated that they were interested in amending the lease with CHA to cover the time period from May 2015 through February 2016. A Safe Haven Foundation

proposes increasing the base monthly rent by 5% over the base rent from the second option year (\$16,344.87), which is a decrease from the “holdover” rent that was paid in both March and April. CHA has not paid any rent since the “holdover period”, so an additional \$500.00 is being budgeted to cover any late fees in the event A Safe Haven Foundation charges such fee to CHA, and another \$600.00 is also being budgeted now to cover any fees for additional services, all per the terms of the current Lease Agreement.

RESOLUTION NO. 2015-CHA-49

WHEREAS, the Board of Commissioners has reviewed the Board Letter June 10, 2015 entitled “REQUEST FOR AUTHORIZATION TO EXECUTE A SECOND AMENDMENT TO OFFICE SPACE LEASE BETWEEN A SAFE HAVEN FOUNDATION AND CHICAGO HOUSING AUTHORITY EXTENDING THE TERM OF THE LEASE AGREEMENT AND APPROVE A RENT INCREASE AND OTHER RELATED EXPENSES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designees to execute a Second Amendment to the Lease Agreement by and between A Safe Haven Foundation and Chicago Housing Authority extending the term of the lease from May 2015 through February 2016 and approve a 5% increase in the monthly base rent to \$16,344.87. The Total Gross Base Rent amount for this extension period is in an amount not-to-exceed \$163,449.00 and \$1,100.00 for any fees assessed for additional services or other related expenses as provided for in the Lease, for a total amount not-to-exceed \$164,549.00.

(Item 6)

The resolution for Item 6 ratifies and accepts a grant award from the Department of Housing and Urban Development (HUD) in the amount of \$248,845 from HUD’s Emergency Safety and Security Program and to increase CHA’s Asset Management budget accordingly for FY 2015. This grant award from HUD may only be utilized to support and enhance CHA’s existing surveillance network and infrastructure at Altgeld Gardens. The purpose of the Emergency Safety and Security Program is to address safety and security emergencies that pose an increased threat to the health and safety of public housing residents. Gang warfare and open drug markets pose an everyday threat to the 3,500 residents living at Altgeld, and over the past year crime incidents have increased nearly 13%. The Emergency Safety and Security grant will be used to purchase security equipment to augment and enhance the existing surveillance camera network at Altgeld Gardens, including: sixty new cameras with fast and precise pan/tilt performance for wide area coverage and great detail when zooming in low light conditions; two HP Gamma Series Client Viewing Stations for the project management office with remote access and control of cameras; four 55” LG Smart video monitors for the CHA security office and Altgeld project management office; 4 Panasonic C2 Toughbooks to monitor video tapes in the field; additional lenses for two existing cameras to monitor wide areas, capturing details with just one click. The enhanced digital camera system will allow CHA representatives to better zoom in on areas of concern, cover blind spots and enter video files into evidence. Like existing cameras, video files and data from these enhancements to the system can assist the Chicago Police Department in investigations and criminal prosecutions. The integrated access control system will ease identification of people entering CHA properties.

RESOLUTION NO. 2015-CHA-50

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 10, 2015 entitled “RATIFY AND ACCEPT A GRANT AWARD FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) IN THE AMOUNT OF \$248,845 FROM THE EMERGENCY SAFETY AND SECURITY PROGRAM AND INCREASE THE ASSET MANAGEMENT DEPARTMENT BUDGET FOR FY2015 ACCORDINGLY. THIS GRANT AWARD FROM HUD WILL BE UTILIZED TO PURCHASE ADDITIONAL SURVEILLANCE CAMERAS AND OTHER SECURITY EQUIPMENT AT ALTGELD GARDENS”.

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 Department of Housing and Urban Development (“HUD”) in the amount of \$248,845 from the Emergency Safety and Security Program and increase the FY 2015 Asset Management Department budget accordingly. This grant award from HUD may only be utilized to support and enhance CHA’s existing surveillance network and infrastructure at Altgeld Gardens.

(Item 7)

The resolution for Item 7 approves a two year service and support agreement with one one-year option with Yardi Systems, Inc., in an amount not-to-exceed \$746,631 for support and maintenance. Yardi is the sole source provider for support and maintenance of the Yardi Voyager housing management system, which supports property management, asset management, housing choice voucher, occupancy and property accounting business processes.

RESOLUTION NO. 2015-CHA-51

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 10, 2015 entitled “AUTHORIZATION TO ENTER INTO A TWO (2) YEAR SERVICE AND SUPPORT AGREEMENT WITH ONE (1) YEAR OPTION WITH YARDI FOR MAINTENANCE AND SUPPORT SERVICES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a two-year service and support agreement with one (1) one-year option with Yardi Systems, Inc., in an amount not-to-exceed \$746,631 for support and maintenance for fiscal years 2015 through 2018.

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

(Item 8)

The resolution for Item 8 approves the implementation of the Pilot Section 3 Grant Program in the amount of \$750,000.00 for the first year with the option to extend the program subject to funding availability. The Section 3 Grant program will utilize \$500,000 for the competitive grants (\$5,000-\$20,000) and \$250,000 for need-based grants (up to \$5,000) from the Section 3 Fund. As per the VCA, the CHA may collect monetary payments from contractors to be deposited to the CHA Section 3 Fund. Any funds collected by the CHA for the Section 3 Fund must be expended for purposes related to Section 3. Financial assistance from the Section 3 fund may be used for the payment of tuition, union initiation fees, dues, tools, equipment and work clothing. The VCA also stipulates that the CHA create a competitive process to determine eligibility for assistance from the fund. The CHA has developed both a pilot competitive grant program and a pilot need-based program to assist low-income residents and businesses in Chicago. Priority will be given to Section 3 Residents and Businesses that are CHA public housing residents and Housing Choice Voucher participants. The competitive grant program will be open for a period of 60 days in which Section 3 Businesses can submit an application for an amount up to \$20,000. Applications will be scored and awarded based on the highest scores. The need-based grants will be smaller monetary amounts (up to \$5,000) and available to Section 3 Residents and Businesses as hardships arise (for example, a Section 3 Business Concern is awarded a contract and needs assistance in paying insurance or bonding fees). The need-based grants will be available until the funds are exhausted.

RESOLUTION NO. 2015-CHA-52

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated June 10, 2015 entitled “Authorization to proceed with the Chicago Housing Authority’s Pilot Section 3 Grant Program “;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a Pilot Section 3 Grant Program, in the amount of \$750,000.00 for the first year with the option to extend the program subject to funding availability. The Section 3 Grant program will utilize \$500,000 for the competitive grants (\$5,000-\$20,000) and \$250,000 for rolling, need-based grants (up to \$5,000).

The Motion to adopt resolutions for Items 2 through 8 was seconded by Commissioner Markowski and the voting was as follows:

- Ayes: Mark Cozzi
- Matthew Brewer
- Dr. Mildred Harris
- Harriet Johnson
- Jack Markowski
- Bridget Reidy
- Z. Scott
- Rodrigo Sierra

Nays: None

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

Jack Markowski, Chairman of the Real Estate Development committee, then presented his report. Per Commissioner Markowski, the Real Estate and Development committee did not officially meet on Wednesday, June 10, 2015 however, Commissioners and the public were briefed on the four items appearing on the agenda, and the items were open to comments and questions from Commissioners and the public, but for the record, no vote was taken.

On behalf of the Real Estate Development Committee, Commissioner Markowski then presented an Omnibus Motion for the approval of Items 9 through 12.

(Item 9)

The resolution for Item 9 approves the selection of The Community Builders, Inc. and McCaffery Interests, Inc. (TCB-MI) as the development team for the redevelopment of Harold Ickes Homes; approves a contract for Redevelopment with the development team; and approves the execution of other documents as may be necessary to implement the foregoing. It is the intent of the CHA, in collaboration with the City of Chicago Department of Planning and Development (DPD) to implement a smart growth, public-private revitalizing plan that will create a vibrant Ickes community. The urban revitalization efforts will place a strong emphasis on a high quality mix of residential and commercial on the target development site. The Ickes development site is very conveniently located at a crossroads of many transportation opportunities. On October 3, 2014, the CHA issued a Request for Proposals (RFP) for a developer for the Harold Ickes Homes revitalization program. The RFP required development teams to provide a minimum of 200 public housing units to be developed as part of the total income mix. The RFP requested that developers propose a mixed-income, mixed-use residential development establishing a welcoming, diverse neighborhood that promoted healthy living and empowerment via education, economic development and civic participation. The RFP recommended that revitalization proposals provide for both rental and for sale options including affordable homeownership. It also recommended that developers' proposed plan foster retail/commercial and small business development for local job creation. Under the solicitation, the corner of Cermak Road and State Street was identified to anchor the retail/commercial element of the Harold Ickes revitalization site. The RFP placed special emphasis on this corner as a transit hub, to maximize retail frontage for ground floor tenants and increased density with a maximum building height comparable to surrounding building structures. The final retail square footage and housing unit breakdown shall be determined through the predevelopment process. The CHA received five (5) responses, evaluated written proposals and conducted oral presentations. TCB-MI pursuant to a joint venture agreement executed December 18, 2014, submitted a proposal to construct approximately 867 residential units and approximately 42,500 to 66,500 square feet of new commercial/retail space. Based on the RFP evaluation process, TCB-MI is the recommended development team for Ickes. TCB-MI intends to form TCB-MI Ickes, LLC, a to be formed Illinois limited liability company, to be the developer legal entity. The development team will assume responsibility of the overall development process, including but not limited to predevelopment work, design and site planning, infrastructure and utilities planning, site preparation, environmental engineering and remediation, preparing funding applications, assembling financing, obtaining necessary governmental approvals such as zoning and building permits, LEED certification at a minimum of Silver level, marketing, leasing units, ongoing property management and community and supportive services.

RESOLUTION NO. 2015-CHA-53

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 10, 2015 entitled Authorization to 1) Select The Community Builders, Inc. and McCaffery Interest, Inc. as the development team for the redevelopment of Harold Ickes Homes; 2) Enter into a Contract for Redevelopment with the development team; and 3) Execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) Select The Community Builders, Inc. and McCaffery Interest, Inc. as the development team for the redevelopment of Harold Ickes Homes; 2) Enter into a Contract for Redevelopment with the development team; and 3) Execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing.

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

(Item 10)

The resolution for Item 10 approves a Purchase and Sales Agreement with the Academy for Global Citizenship to sell approximately 7 acres of vacant LeClaire Courts city state land bounded by W. 44th Street (south), S. Lavergne (west), S. LaPorte Avenue (east) and the CN Railroad (north); dispose of the CHA land by negotiated sale pursuant to the Purchase and Sale Agreement; and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing. The Academy for Global Citizenship (AGC), an Illinois not-for-profit corporation, approached CHA with a desire to purchase approximately 7 acres of vacant LeClaire Courts land for the development of a charter school. The city state property is bounded by W. 44th Street (south), S. Lavergne (west), S. LaPorte Avenue (east) and the CN Railroad (north). The charter school will consist of a three story building that will hold classrooms and a community center and two one-story classroom buildings, community gardens plots, a production farm, an orchard and wind turbine systems. AGC is a certified Chicago Public School that currently serves 300 Kindergarten through fifth grade students and has a goal to add one grade level per year up to the 12th grade. The CHA commissioned appraisal indicates a highest and best use assessed value of the 7 acres at \$5.00/square foot amounting to \$1,534,600. CHA and AGC will enter into a formal purchase and sales agreement for the sale of the CHA land. CHA seeks to transfer and convey in fee simple and the AGC agrees to purchase the property for the sale price of \$1,534,600.

RESOLUTION NO. 2015-CHA-54

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 10, 2015 entitled Authorization to: 1) Enter into a Purchase and Sales Agreement with the Academy for Global Citizenship; 2) Dispose of the CHA land by negotiated sale pursuant to the Purchase and Sale Agreement; 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 CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Enter into a Purchase and Sales Agreement with the Academy for Global Citizenship to sell approximately 7 acres of vacant LeClaire Courts city state land bounded by W. 44th Street (south), S. Lavergne (west), S. LaPorte Avenue (east) and the CN Railroad (north); 2) Dispose of the CHA land by negotiated sale pursuant to the Purchase and Sale Agreement; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 11)

The resolution for Item 11 approves a preliminary commitment letter for The Carling Hotel for Property Rental Assistance or a support letter for The Carling Hotel Rental Development to provide a CHA Loan not to exceed \$7,799,740. Dependent on participation from other financing sources, CHA will provide only one letter which will be valid for one year in order to allow the developer to secure other development and construction financing. Once all financing is secured, the full development plans will be submitted to the CHA Board prior to execution of an Agreement to Enter into a Housing Assistance Payment Contract (AHAP/HAP) or prior to the submission of a development proposal for public housing units to HUD. CHA would submit a development proposal for the acquisition and rehabilitation of the Carling Hotel into a mixed finance rental development that would include 26 public housing units. The acquisition would allow CHA to convey the property to MDC either in fee simple or by ground lease, in order to generate additional donation tax credit equity financing for the transaction. The total estimated development budget for The Carling Hotel rental development is approximately \$24,595,323 and includes the CHA Loan of \$7,799,740. The Carling Hotel currently consists of 155 total Single Room Occupancy (SRO) units. The developer intends to reconfigure the building to 78 studio units. The scope of work includes constructing kitchens and full bathrooms in all units and replacement of major building systems including heating electrical, elevators and exterior masonry. Target population is individuals. For the PRA scenario, 8 units will be designated for the State Referral Network. Building amenities will include a library/reading room, vending snack machines, laundry facilities, secured bicycle parking, individual storage lockers, no-smoking units, on-site property management, secured entrances and common hallways, security cameras and intercom system.

RESOLUTION 2015-CHA-55

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated June 10, 2015 requesting authorization to execute either 1) a preliminary

commitment letter for The Carling Hotel for Property Rental Assistance or 2) a support letter for The Carling Hotel Rental Development to provide a Chicago Housing Authority (CHA) Loan not to exceed \$7,799,740;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute either 1) a preliminary commitment letter for The Carling Hotel for Property Rental Assistance or 2) a support letter for The Carling Hotel Rental Development to provide a Chicago Housing Authority (CHA) Loan not to exceed \$7,799,740.

(Item 12)

The resolution for item 12 approves either a preliminary commitment letter for The Marshall Hotel for Property Rental Assistance or a support letter for the Marshall Hotel Rental Development to provide a CHA Loan not to exceed \$8,086,500. Similar to Item 11, dependent on participation from other financing sources, CHA will provide only one letter which will be valid for one year in order to allow the developer to secure other development and construction financing. Once all financing is secured, the full development plans will be submitted to the CHA Board prior to execution of an Agreement to Enter into a Housing Assistance Payment Contract (AHAP/HAP) or prior to the submission of a development proposal for public housing units to HUD. CHA would submit a development proposal for the acquisition and rehabilitation of the Marshall Hotel into a mixed finance rental development that would include 27 public housing units. The acquisition would allow CHA to convey the property to MDC either in fee simple or by ground lease, in order to generate additional donation tax credit equity financing for the transaction. The total estimated development budget for The Marshall Hotel rental development is approximately \$25,840,464 and includes the CHA Loan of \$8,086,500. The Marshall Hotel currently consists of 173 total Single Room Occupancy (SRO) units. The developer intends to reconfigure the building to 81 studio units. 9 of the PRA units will be designated for the State Referral Network. PRA rents will reflect neighborhood market rents. Building amenities will include a library/reading room, vending snack machines, laundry facilities, secured bicycle parking, individual storage lockers, no-smoking units, on-site property management, secured entrances and common hallways, security cameras and intercom system.

RESOLUTION NO. 2015-CHA-56

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated June 10, 2015 requesting authorization to execute either 1) a preliminary commitment letter for The Marshall Hotel for Property Rental Assistance or 2) a support letter for the Marshall Hotel rental development to provide a Chicago Housing Authority Loan not to exceed \$8,086,500 ;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute either 1) a preliminary commitment letter for The Marshall Hotel for Property Rental Assistance or 2) a support letter for the Marshall Hotel rental development to provide a Chicago Housing Authority Loan not to exceed \$8,086,500.

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

Ayes: Mark Cozzi
Matthew Brewer
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Bridget Reidy
Z. Scott
Rodrigo Sierra
Francine Washington

Nays: None

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

Committee Chair Mark Cozzi then presented the report of the Finance & Personnel Committee meeting. Per Commissioner Cozzi, since there was not a quorum the Finance & Personnel Committee

was unable to meet in closed session to discuss Item 13 – Personnel Actions. This item however was discussed with the full board in closed session today. Commissioner Mark Cozzi then presented a Motion for the approval of Item 13.

(Item 13)

RESOLUTION NO. 2015-CHA-57

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 16, 2015, 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 resolutions for Item 13 was seconded by Commissioner Washington and the voting was as follows:

Ayes: Mark Cozzi
Matthew Brewer
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Bridget Reidy
Z. Scott
Rodrigo Sierra
Francine Washington

Nays: None

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

Chairwoman Scott then presented a Motion for the approval of Item 14. Per Chairwoman Scott, on June 6, 2015, together with Mayor Emanuel’s Office the CHA announced the nomination of Eugene Jones as Acting Chief Executive Officer (CEO) of the CHA. Mr. Jones will be replacing Mike Merchant who will be pursuing other professional opportunities. Mr. Jones has extensive housing and real estate development experience working for public housing authorities in Detroit, San Francisco, Indianapolis, Kansas City, New Orleans and California. Before coming to the CHA, Mr. Jones was the CEO of the Toronto Community Housing Corporation. Mr. Jones was also instrumental in getting several housing authorities removed from HUD’s trouble housing list. Most recently he was the Chief Property Officer of the CHA.

(Item 14)

RESOLUTION NO. 2015-CHA-58

WHEREAS, Michael R. Merchant, after faithfully serving the Chicago Housing Authority, tendered his resignation as Chief Executive Officer of the Chicago Housing Authority effective as of the end of the day on July 2, 2015 but will serve in an advisory capacity to the Acting Chief Executive Officer from June 17, 2015 until July 2, 2015.

WHEREAS, the Board of Commissioners has accepted the resignation of Michael R. Merchant as Chief Executive Officer of the Chicago Housing Authority and all authority of such position granted to him as such will be rescinded, as of the close of business on June 16, 2015;

WHEREAS, The position of Acting Chief Executive Officer of the Chicago Housing Authority has been offered to Eugene E. Jones Jr.; and

WHEREAS, Eugene E. Jones Jr. has agreed to serve as such Acting Chief Executive Officer of the Chicago Housing Authority until the appointment of the Chief Executive Officer position has been made;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT Eugene E. Jones, Jr. is hereby appointed Acting Chief Executive Officer of the Chicago Housing Authority effective June 17, 2015, until such time as a permanent Chief Executive Officer is appointed by this Board. Eugene E. Jones will continue to be an at-will employee and will be evaluated through a performance review after six months as Acting Chief Executive Officer. Eugene E. Jones, Jr. is hereby 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 Acting 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.

THAT Effective June 17, 2015, 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 resolution for Item 14 was seconded by Commissioner Sierra and the voting was as follows:

Ayes: Mark Cozzi
Matthew Brewer
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Bridget Reidy
Z. Scott
Rodrigo Sierra
Francine Washington

Nays: None

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

Mr. Jones was welcomed with warm applause by Commissioners and the public.

On behalf of the Board of Commissioners and CHA staff, Chairwoman Scott then presented outgoing Chief Executive Officer Mike Merchant with a plaque and resolution in recognition and appreciation for his leadership and dedication to the CHA. Mr. Merchant was lauded with good wishes from the remaining Board Members and in return praised the selection of the Board in appointing Mr. Jones as Acting CEO.

Michael Merchant, Chief Executive Officer, then presented his monthly report to the Commissioners.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made and seconded, the Regular board meeting of June 16, 2015, was adjourned at approximately 11:30 a.m.

Z. Scott
Chairwoman, Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records