

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
May 17, 2016

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, May 17, 2016, at approximately 11:20 a.m. at the CHA Corporate Offices, 60 East Van Buren, 12th 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 Mark Cozzi Dr. Mildred Harris John Hooker Jack Markowski Francine Washington
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Absent:	Bridget Reidy
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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:

Jack Markowski, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Markowski, the Finance & Audit Committee held its regular meeting earlier today, at the CHA Corporate Offices. Commissioner Markowski chaired the meeting and the following committee members were present as well: Commissioners Brewer, Cozzi and Harris. Present also but not counted for the quorum were Chairman Hooker, Vice-Chairman Chico and Commissioner Washington. Committee members then discussed, voted and recommend for approval the following two items:

(Item 1)

HUD requires public housing authorities to annually publish a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. For the year ended December 31, 2015, the Authority engaged Ernst and Young to audit its results and issue the Comprehensive Annual Financial Report in accordance with HUD requirements. The Authority is required to submit the Financial Statement Audit and Financial Report to HUD by September 30, 2016, nine months after the end of its fiscal year (December 31). Accordingly, the Finance and Audit Committee has reviewed and approved the Chicago Housing Authority's audited financial statements pursuant to the Audit Committee's Charter and the resolution for Item 1 authorizes the CEO to submit such documents to the United States Department of Housing and Urban Development (HUD).

RESOLUTION NO. 2016-CHA-50

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 2016 and attached hereto entitled "Recommendation to Accept and Submit to HUD the Chicago Housing Authority's Financial Statement Audit and Comprehensive Annual Financial Report for the Year Ended December 31, 2015;

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

THAT The Board of Commissioners hereby accepts the Authority's

- 2015 Financial Statement Audit, and
- Comprehensive Annual Financial Report For The Year Ended December 31, 2015; and

THAT the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit the Financial Statement Audit and Comprehensive Annual Financial Report for the Year Ended December 31, 2015 to the U.S. Department of Housing and Urban Development.

(Item 2)

The Wide Area Network/Metropolitan Area Network infrastructure interconnects 84 CHA locations throughout Chicago and provides CHA and its contractors with communication services comprised of voice, data and video. CHA would like to upgrade and expand the existing services to an additional 178 sites. This will provide CHA personnel and first responders with real time access to CHA's video surveillance network and inter-connect the remaining video surveillance cameras installed through-out Scattered Sites portfolio. Accordingly, the resolution for Item No. 2 approves agreements with Comcast Business Communications in a not-to-exceed amount of \$2,079,396 for a three (3) year base term, \$693,132 for two (2) one-year option periods each, for an aggregate not-to-exceed amount of \$3,465,660; AT&T in a not-to-exceed amount of \$2,302,772 for a three (3) year base term, \$717,590 for two (2) one-year options each, for an aggregate not-to-exceed amount of \$3,737,952; and Lightower Fiber Networks II in a not-to-exceed amount of \$180,576 for a three (3) year base term, \$54,173 for two (2) one-year option periods each, for an amount not-to-exceed \$288,922, to provide voice, data and video services for CHA's Communications Infrastructure.

RESOLUTION NO. 2016-CHA-51

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated May 17, 2016 entitled: AUTHORIZATION TO ENTER INTO AGREEMENTS WITH COMCAST IN NOT-TO-EXCEED AMOUNT OF \$3,465,660, AT&T IN NOT-TO-EXCEED AMOUNT OF \$3,737,952 AND LIGHTOWER FIBER NETWORKS II IN NOT-TO-EXCEED AMOUNT OF \$288,922 TO PROVIDE VOICE, DATA AND VIDEO 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 agreements with Comcast Business Communications in a not-to-exceed amount of \$2,079,396 for a three (3) year base term, \$693,132 for two (2) one-year option periods each, for an aggregate not-to-exceed amount of \$3,465,660; AT&T in a not-to-exceed amount of \$2,302,772 for a three (3) year base term, \$717,590 for two (2) one-year options each, for an aggregate not-to-exceed amount of \$3,737,952; and Lightower Fiber Networks II in a not-to-exceed amount of \$180,576 for a three (3) year base term, \$54,173 for two (2) one-year option periods each, for an amount not-to-exceed \$288,922, to provide voice, data and video services for CHA's Communications Infrastructure.

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

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

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

Nays: None

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

In the absence of Commissioner Bridget Reidy, Chairwoman of the Tenant Services Committee, Vice-Chairman Craig Chico presented her report. Per Commissioner Chico, the Tenant Services Committee held its regular meeting at approximately 10:00 a.m. at the CHA's Corporate Offices. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harris and Washington. Present also, but not counted for the quorum were Commissioners Brewer, Cozzi, Markowski and Chairman Hooker.

On behalf of Tenant Services Committee, Commissioner Chico presented a Motion for the approval of Item 3.

(Item 3)

CHA has provided summer employment programming for an average of more than 1,000 youth each summer since 2009 through grant funding from the Chicago Department of Family and Support Services (DFSS). This year CHA has been awarded funding by DFSS to build upon the success of the 2015 Summer Youth Employment Program (SYEP) which served 1,746 CHA youth, who earned a total of more than \$900,000.00 in wages. SYEP is a part of the Mayor's One Summer Chicago initiative, which ensures that youth have meaningful summer academic enrichment and work experiences. SYEP also provides safe summer experiences while helping youth, ages 16-24, build valuable employment skills.

Participants receive on-going job readiness instruction and career exploration while working 140 hours over the course of seven weeks; the entire grant award will be used to pay training wages to CHA youth in accordance with the One Summer Chicago program model. Once the grant award funds are fully expended, CHA will utilize additional CHA funding to pay participant wages. CHA's participation in SYEP contributes to the One Summer Chicago total enrollment goal of 2,400 youth. Accordingly, the resolution for Item 3 approves acceptance of a grant award and approval of an Intergovernmental Agreement with the Chicago Department of Family and Support Services in the amount of \$1,160,000.00 to implement and administer the Summer Youth Employment Program, and to utilize CHA funding for CHA youth participant wages in an amount not to exceed \$920,000.00.

RESOLUTION NO. 2016-CHA-52

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 2016 entitled "RECOMMENDATION TO ACCEPT A GRANT AWARD AND EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO DEPARTMENT OF FAMILY AND SUPPORT SERVICES TO IMPLEMENT AND ADMINISTER THE SUMMER YOUTH EMPLOYMENT PROGRAM, AND UTILIZE CHA FUNDING FOR CHA YOUTH PARTICIPANT WAGES"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to: accept a grant award and execute an Intergovernmental Agreement with the Chicago Department of Family and Support Services in the amount of \$1,160,000.00 to implement and administer the Summer Youth Employment Program, and to utilize CHA funding for CHA youth participant wages in an amount not to exceed \$920,000.00.

Compliance with CHA MBE/WBE/DBE and Section 3 is not applicable to this agreement.

The Motion to adopt resolution for Item 3 was seconded by Commissioner Harris and the voting was as follows:

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

Nays: None

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

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 Markowski and Washington. Although Chairman Hooker and Commissioners Chico and Harris were also present they were not counted toward the quorum. Committee member then discussed, voted and recommend for approval the six items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 4, 5, 6, 7, 8 and 9.

(Item 4)

The resolution for Item 4 approves a contract modification with Madison Construction in the amount of \$482,982 for the purchase of a new emergency generator for the Judge Slater Annex project. The CHA explored ways to minimize the cost of the replacement including investigating whether an existing emergency generator at its Caroline Hedger project (also being constructed by Madison Construction) could be refurbished and serve as a replacement. The CHA’s initial estimate prior to investigating the condition of the Hedger generator was between \$50,000 to \$100,000, which would not have resulted in a change order requiring Board approval. The results of a thorough investigation revealed that the Hedger generator was not a good fit because: (a) it had a remaining useful life of 10 years, (b) refurbishment would not have resulted in any manufacturer warranties or would have resulted in piecemeal limited warranties for repair or replacement of components only and (c) the aggregate cost of refurbishment and installation would approximate \$350,000. A new generator will cost \$482,000 inclusive of installation, come with desired manufacturer’s warranties and have a useful life of 25 years. Staff has verified that the amount to perform the work by this contractor is within an acceptable range of the CHA’s Independent Cost Estimate for this change order.

RESOLUTION NO. 2016-CHA-53

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 2016 “AUTHORIZATION TO EXECUTE A CONTRACT MODIFICATION FOR C-11380 JUDGE SLATER ANNEX”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a modification to C-11380 with Madison Construction in the amount of \$482,981.43:

Original Contract Value	Current Contract Value	Contract Modifications to be Approved (May 2016 Board)	% of Original Contract Value - This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100,000?	Revised Contract Amount
C-11380 Madison Construction Modernization & Life Safety Upgrades at Judge Slater Annex (4218 S. Cottage Grove)							
\$ 10,098,500.00	\$ 11,002,608.81	\$ 482,981.43	4.78%	\$1,350,881.58	13.38%	Yes	\$ 11,449,381.58

This item 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 the 1) Tenant Selection Plan, Lease and Lease Riders for the Westhaven Park Phase IIB Rental and Subsequent Rental Phases and amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto, 2) Enter into a long-term lease with WHP Village, LLC at 125 North Hoyne Avenue for property management space for the Villages of Westhaven, subject to HUD approval; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing. The Henry Horner Superblock is a CHA public housing development constructed between 1995 and 1999 which consists of 201 dwelling units: 200 residential apartments and one management unit. This development is located adjacent to the original CHA Henry Horner Homes public housing site in Chicago's Near West Side community. In 2002 CHA selected the development team of BMH-I, LLC to improve the former Henry Horner Homes site into a new mixed income development now known as Westhaven Park. To date, this redeveloped site includes 579 new housing units for public housing, affordable, and market rate families. The next phase of Westhaven Park plans for substantial rehabilitation of the Henry Horner Superblock property, Villages of Westhaven, to occur simultaneously with the conversion of the property into a mixed income development. It is understood that the developer has an interest and desire to implement its own lease forms and policy that encourages consistent community standards for the effective management of the development.

Commissioner Craig Chico abstained from voting on item No. 5.

RESOLUTION NO. 2016-CHA-54

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 2016 entitled "Authorization to: 1) Approve the Tenant Selection Plan, Lease and Lease Riders for the Westhaven Park Phase IIB Rental and Subsequent Rental Phases and amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto, 2) Enter into a long-term lease with WHP Village, LLC at 125 North Hoyne Avenue for property management space for the Villages of Westhaven, subject to HUD approval; 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) Approve the Tenant Selection Plan, Lease and Lease Riders for the Westhaven Park Phase IIB Rental and Subsequent Rental Phases and amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto, 2) Enter into a long-term lease with WHP Village, LLC at 125 North Hoyne Avenue for property management space for the Villages of Westhaven, subject to HUD approval; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 6)

On April 15, 2014, the CHA Board approved the sale of vacant CHA land at the site of the former Robert Taylor Homes to XS Tennis LLC, for \$2M dollars paid at closing and \$2.6M in commensurate benefits that include: reserving annually 60 class scholarships valued at \$180,000 for CHA youth in the XS Tennis programs and reserving for CHA residents 2-3 employment opportunities for a total annual salary compensation not to exceed \$80,000. The scholarships and jobs are equivalent to \$2.6M over a ten-year period, for a total value of \$4.6M. The XS Tennis Village project involves the development of 13.54 acres of vacant land to include a 150,991 square foot tennis and sports facility with a separate 2,500 square foot clubhouse and parking for approximately 160 vehicles. XS Tennis Village LLC is utilizing a New Markets Tax Credit funding partnership to build the state of the art indoor and outdoor tennis and recreation facility. CHA was made aware that the project has generated a multi-million-dollar budget gap as a result of some additional environmental remediation costs, electrical utility rerouting and establishment of industry standard contingency and reserve funds. CHA staff met with the owner/developer in an effort to better understand the budget gap and entertain funding options that would close the funding gap without disturbing the existing New Markets Tax Credit (NMTC) partnership in order to get the project underway and completed. CHA staff also requested a finance “workout” meeting with other gap financing lenders to determine the best course of action to avoid any potential funding defaults. Accordingly, the resolution for Item 6 approves 1) a loan agreement with XS Tennis Education and Foundation for a loan in the amount of \$1,500,000; 2) use the Federal Home Loan Bank (FHLB) line of credit to fund the loan; 3) negotiate and execute transaction and related financing documents; and 4) authorize the pledge of non-federal Government National Mortgage Association (“GNMA”) securities. Prior to funding the loan, CHA will negotiate and obtain additional community benefits specific to CHA residents in the form of Section 3 employment opportunities; ensure CHA collateral position supersedes Donor Funds; obtain formal approval from PNC that the project is “in balance” and NMTC disbursements are approved and obtain documentation and evidence that all “workout” funding sources are approved and funded.

Commissioner Cozzi abstained from voting on Item No.6.

RESOLUTION NO. 2016-CHA-55

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 2016 entitled “Request for authorization to: 1) Enter into a loan agreement with XS Tennis and Education Foundation in the amount of \$1,500,000; 2) Use the Federal Home Loan Bank (“FHLB”) line of credit to fund the loan; 3) Negotiate and execute transaction and related financing documents; 4) Authorize the pledge of non-federal Government National Mortgage Association (“GNMA”) securities; and 5) 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 loan agreement with XS Tennis Education Foundation in the amount of \$1,500,000; 2) Use the Federal Home Loan Bank (“FHLB”) line of credit to fund the loan; 3) Negotiate and execute transaction and related financing documents; 4) Authorize the pledge of non-federal Government National Mortgage Association

(“GNMA”) securities; and 5) Perform such actions as may be necessary or appropriate to implement the foregoing.

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

(Item 7)

The resolution for Item 7 approves submittal of Rental Assistance Demonstration (RAD) Financing Plans to HUD and enter into RAD conversion commitments with HUD for Major Robert Lawrence Apartments, Minnie Riperton Apartments, Daniel Burnham Apartments, Judge Fisher Apartments, Judge Slater Apartments (and Annex) and Lincoln Perry Apartments (and Annex); commit CHA funds not to exceed \$32,500,000 to fund initial replacement reserves, elevator modernization work and transaction costs for the previously 6 named properties; commit CHA funds not-to-exceed \$1,200,000 to fund elevator modernization work at Caroline Hedger Apartments; transfer ownership of the improvements of the seven named properties to Chicago Housing Administration LLC; execute 99-year Ground Leases for the underlying land and perform such actions as may be necessary to implement the foregoing. **Major Robert Lawrence Apartments**, located at 655 W. 65th Street, is a 14-story building designated as senior public housing and containing 193 units. The building is located on a 1.4 acre site and was built in 1966. The building is currently undergoing rehabilitation and no additional post-conversion rehabilitation is included as part of this item, except elevator modernization planned to be included in a broader elevator package across CHA to be presented to the Board later this year. **Minnie Riperton Apartments**, located at 4250 S. Princeton, is a 14-story building designated as senior public housing and containing 339 units. The building is located on a 2.5 acre site and was built in 1969. The building is currently undergoing rehabilitation and no additional post-conversion rehabilitation is included as part of this item except elevator modernization planned across much of the CHA portfolio. **Daniel Burnham Apartments**, located at 1930 W. Loyola Avenue, is a four-winged building with varying heights from 4 to 6 stories designated as senior public housing and contains 181 units. The building is located on a 2.3 acre site and was built in 1982. The building does not need immediate rehabilitation, so no post-conversion rehabilitation is included as part of this item except elevator modernization planned across much of the CHA portfolio. **Judge Fisher**, located at 5821 N. Broadway, is a 22-story building designated as senior public housing and contains 199 units. The building is located on a small site and was built in 1964. The building is currently undergoing rehabilitation, so no additional post-conversion rehabilitation is included as part of this item except elevator modernization planned across much of the CHA portfolio. **Judge Slater Apartments and Annex**, located at 740 E. 43rd Street and 4218 S. Cottage Grove, is two buildings -- the building located at 740 E. 43rd Street is 16 stories and the Annex located at 4218 S. Cottage Grove is 9-stories – both designated as senior housing and containing a total of 407 units. The buildings were built in 1966 (740 E. 43rd Street) and 1970 (4218 S. Cottage Grove). The buildings have been recently rehabilitated, so no post-conversion rehabilitation is included as part of this item except elevator modernization planned across much of the CHA portfolio. **Lincoln Perry Apartments and Annex**, located at 3245 S. Prairie and 243 E. 32nd Street, is two 8-story buildings designated as senior housing and containing a total of 450 units. The buildings are located on a 1.65 acre site and were built in 1973 (3245 S. Prairie) and 1982 (243 E. 32nd Street). The buildings have been recently rehabilitated, so no post-conversion rehabilitation is included as part of this item except elevator modernization planned across much of the CHA portfolio. **Caroline Hedger Apartments**, located at 6400 N. Sheridan, is a 26-story building

designated as senior housing and containing a total of 450 units. The building is located on a 1.5 acre site and was built in 1972. The building is undergoing extensive rehabilitation and no additional post-conversion rehabilitation is planned except elevator modernization planned across much of the CHA portfolio. The CHA Board approved submission of a RAD Financing Plan and initial deposit of \$450,000 into a replacement reserve previously pursuant to Resolution No. 2016-CHA-10. Resolution No. 2016-CHA-10 did not include in the initial replacement reserve amount funds for the elevator modernization work now being proposed for this property. Capital Needs Assessments (CNAs) were prepared for the Subject Properties to determine the capital needs of the properties over the 20-year initial term of the proposed HAP contract. Capital improvements identified as initial needs are financed at closing and are generally expected to be completed within the first two years' post-conversion. The CNA also identifies the amount of funding needed to capitalize a replacement reserve for each property, which is intended to cover all identified capital needs associated with the CNA over the 20-year initial HAP contract period. CHA does not plan to fund any rehab activity which is expected to be completed within 12 months of conversion. CHA plans to fund replacement reserves for any prospective capital repairs, elevator modernization work and transaction costs for the Subject Properties transitioning to RAD.

RESOLUTION NO.2016-CHA-56

WHEREAS, the Authority will submit Rental Assistance Demonstration (RAD) Financing Plans to the United States Department of Housing and Urban Development (HUD) for Major Robert Lawrence Apartments, Minnie Riperton Apartments, Daniel Burnham Apartments, Judge Fisher Apartments, Judge Slater Apartments (including Annex), and Lincoln Perry Apartments (and Annex) (Subject Properties); and

WHEREAS, the Authority will enter into RAD Conversion Commitments with HUD for the Subject Properties; and

WHEREAS, the Authority will execute Housing Assistance Payments (HAP) Contracts under HUD's RAD program for the Subject Properties and execute such other documents as may be required under the RAD program for the financing and operations of the Subject Properties; and

WHEREAS, the Authority will transfer ownership of the improvements to the Seven Properties and execute 99-year Ground Leases for the underlying land.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, Section 1. The Authority is authorized to submit Rental Assistance Demonstration (RAD) Financing Plans to the United States Department of Housing and Urban Development in connection with the Subject Properties.

Section 2. The Authority is authorized to enter into RAD Conversion Commitments with HUD for the Subject Properties.

Section 3. The Chief Executive Officer or his designee is authorized to execute Housing Assistance Payments (HAP) Contracts under the United States Department of Housing and Urban Development ("HUD") Rental Assistance Demonstration program and execute such other documents as may be required for the financing and operation of the Subject Properties.

- Section 4. The Authority is authorized to commit CHA funds not to exceed \$33,700,000 to fund initial replacement reserve(s), elevator modernization work and transaction costs for the Subject Properties and elevator modernization work for Caroline Hedger Apartments.
- Section 5. The Authority is authorized to transfer ownership of the improvements to the Seven Properties to Chicago Housing Administration LLC and execute 99-year Ground Leases for the underlying land.
- Section 6. The Chief Executive Officer or his designee is authorized to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 8)

The resolution for Item 8 approves amendments to existing Housing Assistance Payments Contracts for 1) Deborah's Place II Apartments for a 15-year term; 2) Evergreen Towers II Apartments for a 10-year term; and with 3) Verity Investments, LLC for a 15-year term. Deborah's Place II Apartments' original HAP Contract was executed on and effective as of June 7, 1995 for a 5-year term then renewed from time to time. The current HAP Contract expired on April 30, 2016. Evergreen Towers II Apartments' original HAP Contract was executed on and effective as of March 3, 2004 for a 5-year term then renewed from time to time. The current HAP Contract expired on February 28, 2016. Verity Investments, LLC, formerly Barnes Real Estate, LLC originally executed a HAP Contract effective as of March 1, 2011 which expired on February 28, 2016. Deborah's Place II Apartments, formally known as Patty Crowley Apartments, is a four story, low rise elevator apartment building consisting of 39 studio units located at 1530 N. Sedgewick Avenue in the Old Town community. Currently, Project Based Voucher assistance is being provided to all 39 units. All of the units are subsidized supportive housing for homeless women and women with disabilities through two residential programs. Evergreen Towers II is an affordable housing, 100 unit apartment building for seniors 55 years and older located at 1343 N. Cleveland. Currently, Project Based Voucher assistance is being provided to 8 one-bedroom units and 2 two- bedroom units; totaling 10 units. Verity Investments, LLC will provide 6 PRA units in six scattered sites buildings located at 2349 S. Drake Avenue, 2921 S. Walnut Street, 1940 N. Keeler Avenue, 2120 N. Campbell Avenue, 1113 N. Sacramento Avenue and 2328 S. Kedzie Avenue. CHA will make referrals from the Public Housing and PRA waiting lists as well as individuals whose right of return under the Relocation Rights Contract has not been satisfied. CHA's waiting lists will be exhausted prior to the utilization of a site-based waiting list.

RESOLUTION NO. 2016-CHA-57

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated May 17, 2016 entitled: Authorization to approve an amendment of an existing Housing Assistance Payments (HAP) Contract for 1) Deborah's Place II Apartments for a 15-year term; 2) Evergreen Towers II Apartments for a 10-year term; and with 3) Verity Investments, LLC for a 15-year term.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) execute an amendment to the existing Housing Assistance Payments Contract (HAP) for Deborah's Place II Apartments for a 15-year term; 2) Evergreen Towers II Apartments for a 10-year term; and with 3) Verity Investments, LLC for a 15-year term.

(Item 9)

An Invitation for Bid (IFB) was released in 2016 to solicit bids from qualified firms to provide Surveillance Camera Equipment for augmentation of the camera network at Altgeld Gardens. A notice was advertised in the Chicago Sun-Times and Chicago Defender. In addition to advertising, the IFB was placed on the CHA Web Site. Notices were sent to 540 firms. A Pre-bid meeting was held at CHA on March 18, 2016. Nine bids were received from nine respondents on the due date set for submission. Based upon the responses to the IFB, the lowest responsive and responsible bidder to provide surveillance Camera Equipment is SimplexGrinnell. Accordingly, the resolution for Item 9 approves award of contract to SimplexGrinnell for the supply and delivery contract for camera surveillance equipment for an amount not to exceed \$155,800 as part of HUD’s Emergency Safety and Security Program. 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. Grant funds will be used to supplement the existing video surveillance camera network at Altgeld Gardens. 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 Chicago Police in investigations and criminal prosecutions. The integrated access control system will ease identification of people entering CHA properties.

RESOLUTION NO. 2016-CHA-58

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated May 17, 2016 entitled: “RECOMMENDATION TO EXECUTE A SUPPLY AND DELIVERY CONTRACT FOR SURVEILLANCE CAMERA EQUIPMENT”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a supply and delivery contract for surveillance camera equipment with SimplexGrinnell LP in an amount not to exceed amount of \$155,800.00.

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

The Motion to adopt the resolutions for Items 4, 5, 6, 7, 8 and 9 was seconded by Commissioner Washington and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico (abstained from voting on Item 5 only)
Mark Cozzi (abstained from voting on Item 6 only)
Dr. Mildred Harris
John Hooker
Jack Markowski
Francine Washington

Nays: None

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

Eugene Jones, Chief Executive Officer, then presented his monthly report to the Commissioners.

Chairman Hooker then invited residents and the public at large to address the Board.

At the conclusion of public testimony, upon Motion made by Chairman Hooker and properly seconded by Commissioner Washington, the Commissioners adjourned to Closed Session. Chairman Hooker announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately 30 minutes to discuss personnel related matters; purchase, sale and lease of real estate property; pending, probable or imminent litigation; review of closed meeting minutes and audit reviews.

The Commissioners subsequently reconvened in Open Session at approximately 12:40 p.m.

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

Present: Matthew Brewer
Craig Chico
Mark Cozzi
Dr. Mildred Harris
John Hooker
Jack Markowski
Francine Washington

Absent: Bridget Reidy

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

Upon motion made by Commissioner Markowski and properly seconded by Commissioner Washington, the open and closed minutes for meetings of March 25 and April 19 and the Special Board meeting minutes of March 31, 2016 were approved as submitted.

Chairman Hooker then announced that during closed session, Commissioners discussed matters related to Item 10, Personnel Actions.

Commissioner Washington then presented a Motion for the approval of Item 10.

(Item 10)

The resolution for Item 10 recommends the approval and ratification of the following personnel actions: Offer of employment to 10 applicants; promotion of two current employees and termination of one employee.

RESOLUTION NO. 2016-CHA-59

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 17, 2016, entitled “Approval of Personnel Actions”:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the requested personnel actions.

The Motion to adopt the resolution for Item10 was seconded by Commissioner Cozzi and the voting was as follows:

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

Nays: None

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

There being no further business to come before the Commissioners, upon Motion made and seconded, the Regular board meeting of May 17, 2016, was adjourned at approximately 12:45 p.m.

John Hooker, Chairman
Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records