

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
September 20, 2016

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, September 20, 2016, at approximately 11:30 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:

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| Present: | Matthew Brewer Craig Chico Mark Cozzi Dr. Mildred Harris John Hooker Jack Markowski Francine Washington |
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| Absent: | None |
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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 at 8:30 a.m. 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 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 the following six item.

(Item 1)

The Finance and Audit Committee has reviewed and approved the Authority's (CHA) audited Single Audit Report pursuant to the Audit Committee's Charter. The 2015 report was presented to the Finance and Audit Committee at its September 20, 2016 Regular Meeting. The Single Audit is required for entities such as the CHA that receive and use substantial federal financial assistance, and reports on the CHA's compliance with applicable federal regulations. The CHA is required to submit the Single Audit report to HUD by September 30, 2016, nine months after the end of its fiscal year (December 31, 2015). The Board of Commissioners accept the Single Audit Report for the year ended December 31, 2015, and authorize the CEO to submit such document to the HUD.

RESOLUTION NO. 2016-CHA-92

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 20, 2016 entitled “Recommendation to Accept and Submit to HUD the Chicago Housing Authority’s Single Audit 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 Single Audit Report, and

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

(Item 2)

The resolution for Item 2 approves the purchase of insurance coverage with the following insurers for a not-to-exceed amount of \$1,242,302 for a one-year policy term from October 1, 2016 through September 30, 2017 to provide Property and Management Liability coverage: Lexington (Property); Lloyd’s Syndicates (Public Officials E&O; Excess Public Officials; Sexual Molestation Liability; Employment Practices; Lawyers E&O; Architect, Engineer E&O; Nationwide (Excess Liability); Travelers/HAIG (Auto); National Union (Fiduciary Liability); Berkley (Crime) and AIG for Cyber Liability. Arthur J Gallagher is the Authority’s broker of record for all Property & Commercial insurance purchases.

RESOLUTION NO. 2016-CHA-93

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled “Recommendation to Purchase Property and Management Liability Insurance Coverage” in the amount of \$1,242,302.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to purchase Property and Management Liability Insurance Coverage.

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

(Item 3)

The resolution for Item 3 approves the first one-year option term of Contract #11498 in the amount of \$859,300 with Ernst & Young LLP to provide independent professional auditing. In Sept, 2014 the CHA Board of Commissioners authorized CEO to enter into a two-year base term contract with Ernst & Young, LLP and with three one-year extension options reserved to the CHA for a firm fixed fee. The CHA is required to undergo an annual audit in conformity with Generally Accepted Auditing Principles, Government Auditing Standards issued by the Comptroller General of the United States and provisions provided in the Office of Management and Budget Circular A-133. The audit is used to determine whether the CHA’s financial data can be relied upon and the requirement promotes sound financial management, including effective internal control, with respect to federal awards administered by HUD, the state and local governments and not-profit-organizations. For the past two years, Ernst & Young has

provided high quality auditing services to the Authority and has met contract requirements as expected of an independent auditor.

RESOLUTION NO. 2016-CHA-94

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the board Letter dated September 20, 2016 entitled “RECOMMENDATION TO EXERCISE THE FIRST ONE-YEAR OPTION TERM WITH ERNST & YOUNG, LLP FOR INDEPENDENT AUDITING SERVICES.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first year option to Contract No 11498 with Ernst & Young, LLP to provide independent professional auditing services in an amount not-to-exceed \$859,300.

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

(Item 4)

The resolution for Item 4 approves an amendment to Resolution No. 2013-CHA-44 to expand the use of the funds borrowed under the line of credit. The Board of Commissioners previously approved, Resolution No. 2013-CHA-44, allowing CHA to obtain a \$20 million line of credit from the Federal Home Loan Bank (FHLB) of Chicago to support the CHA Unit Acquisition Program. CHA now seeks an amendment to Resolution No. 2013-CHA-44, to enable CHA to participate as a lender of non-U.S. HUD funded loans to developers and for other non-residential related Plan Forward community development partnerships that can generate revenue and other community benefits for the CHA. All transactions and related financing terms along with specific collateral identified in connection with the use of the credit facility shall be subject to prior CHA Board of Commissioners approval. To the extent applicable, in addition to CHA Board of Commissioners approval, HUD approval will be obtained prior to pledging collateral sourced with Federal cash or securities. This amendment and authorization granted herein ratifies and affirms Resolutions No. 2016-CHA-49 (Jackson Square Unit Acquisitions) and 2016-CHA-55 (XS Tennis Loan).

Resolution No. 2016-CHA-95

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled “Authorization to Amend Resolution No. 2013-CHA-44 (\$20 Million Line of Credit from the Federal Home Loan Bank of Chicago) to Expand the Authorized Use to Include Providing Loans which: 1) Support the CHA Plan Forward; 2) Support Residential and Community Development Activities; and 3) Create Partnerships that Generate Alternative Revenue

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

THAT, the Board of Commissioners hereby approves an amendment to Resolution No. 2013-CHA-44 (\$20 Million Line of Credit from the Federal Home Loan Bank of

Chicago) to Expand the Authorized Use to Include Providing Loans which: 1) Support the CHA Plan Forward; 2) Support Residential and Community Development Activities; and 3) Create Partnerships that Generate Alternative Revenue. All transactions and related financing terms along with specific collateral in connection with the use of the credit facility shall be subject to prior CHA Board of Commissioners approval. To the extent applicable, in addition to CHA Board of Commissioners approval, HUD approval will be obtained prior to pledging collateral sourced with Federal cash or securities. The amendment shall ratify and affirm Resolutions No. 2016-CHA-49 (Jackson Square Unit Acquisitions) and 2016-CHA-55 (XS Tennis Loan).

(Item 5)

The resolution for Item 5 approves the establishment of a \$500,000 revolving loan fund and a credit support facility in an amount not to exceed \$2,000,000, utilizing CHA federal funds totaling \$2,500,000, which will provide working capital lines of credit to Section 3 businesses participating in the Job Order Contracting (JOC) mentoring program. In March 2016, the CHA Board of Commissioners authorized the Chief Executive Officer to participate on a contract that the New York Housing Authority (NYCHA) had with the Gordian Group to provide professional services and to manage the Section 3 JOC mentoring program. The Section 3 JOC mentoring program is designed to build capacity for Section 3 businesses by assisting the contractors with all activities involved in the procurement of construction contracts for work at CHA properties. The program is intended to award contracts to approximately 50 prequalified Section 3 businesses for work totaling \$10 million over the next 18 months. In order to facilitate timely payroll and vendor payment liquidity for these Section 3 businesses, CHA staff, have developed the following solutions to bridge working capital and receivable financing needs: Contractors performing jobs valued at up to \$25,000 (tiers 1 ,2 and 3) can access the \$500,000 revolving loan fund, which CHA staff will manage, to provide working capital and receivables financing to bridge the time period between task order, project commencement, invoice submission, and receipt of payment from the CHA. These loans would range from \$500 to a maximum of \$15,000. Additionally, contractors performing jobs valued at between \$25,000 and \$250,000 (tiers 4, 5 and 6) can access pilot lines of credit at two CHA community banking partners (First Eagle Bank and Byline Bank) for up to \$100,000 for working capital and receivable financing. These loans and underwriting criteria will be based upon each bank's commercial lending requirements for this program. The CHA will deposit up to \$1,000,000 of federal funds in each bank for a 12-month term in a deposit account bearing an interest rate of 0.10% to be used as collateral for this program. If a borrower defaults, the bank will debit the CHA linked deposit for all interest and principal owed. CHA will have additional financial and operational protection as a result of vendor payment and performance bond program requirements. Each Section 3 contractor desiring to participate in the pilot line of credit program will be required to submit a loan application and all required financial documentation in order for the lenders to underwrite the loans. Applicants will be assisted by CHA Investment staff as well as Bank partners on necessary budgeting/cash flow reporting essential to developing business fiscal acumen. Both of the above programs are designed to provide credit opportunities and reporting to credit bureaus to strengthen Section 3 businesses financial profiles and demonstrated capacity.

RESOLUTION NO. 2016-CHA-96

WHEREAS, In March 2016, The Chicago Housing Authority (CHA) Board of Commissioners authorized the Chief Executive Officer or his designee to participate on New York Housing Authority's agreement with the Gordian Group to implement and manage a Section 3 Job Order Contracting (JOC) Mentoring Program;

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled “Authorization to establish a pilot one-year \$500,000 revolving loan fund and to provide credit support in an amount not to exceed \$2,000,000, utilizing CHA federal funds totaling \$2,500,000, to support the Section 3 businesses that are participating in the Job Order Contracting (JOC) Mentoring Program”.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to establish a pilot one-year \$500,000 revolving loan fund and to provide credit support in an amount not to exceed \$2,000,000, utilizing CHA federal funds totaling \$2,500,000, to support the Section 3 businesses that are participating in the Job Order Contracting (JOC) Mentoring Program.

(Item 6)

The resolution for Item 6 approves the FY2017 MTW Annual Plan. As part of the MTW Agreement, CHA is required to submit an Annual Plan to HUD, due 75 days prior to the start of CHA’s fiscal year. The MTW Annual Plan provides required information on planned operations and activities for the fiscal year, including proposed new MTW activities that require HUD approval. A 30-day public comment period was conducted from August 1 through August 31, 2016. Announcements for the public comment process appeared on CHA’s website and in area newspapers. CHA also distributed resident notices across public housing properties and sent an email notification to HCV participants. During the public comment period, both residents and the public alike were able to submit comments orally and in writing, regarding the information contained in the Proposed FY2017 MTW Annual Plan. CHA held three public hearings during the 30-day comment period on August 10, 11 and 18, 2016. Prior to finalizing the Proposed FY2017 MTW Annual Plan, CHA gave consideration to comments received during the public comment period. Public comments and CHA responses will be provided to the Board prior to approval and will be available to the public in the final plan amendment posted on CHA’s website after Board approval and submission to HUD. CHA has complied with the requirements of the Amended and Restated MTW Agreement and HUD regulations regarding annual plans and amendments.

RESOLUTION NO. 2016-CHA-97

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 20, 2016 requesting approval of the Proposed FY2017 MTW Annual Plan, attached hereto;

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

THAT, The Board of Commissioners hereby approves the Proposed FY2017 Moving to Work Annual Plan and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the Proposed FY2017 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2017 MTW Annual Plan to the U.S. Department of Housing and Urban Development upon Board

approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes

The Motion to adopt resolutions for Items 1 through 6 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 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 Cozzi, 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 recommended for approval the eight items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Item 7 and Items 9 through 15.

(Item 7)

An RFP was advertised in area newspapers in May 2016 and was also posted on the CHA website and in the CHA Supplier Portal. In addition, 31 Assist Agencies and 385 Section 3 Business Concerns received notification of the solicitation. CHA held a pre-proposal conference for all interested respondents and four firms attended the pre-proposal conference. Four responses were received to this RFP. All responses were deemed responsive and were evaluated by a five-member evaluation committee. Based on the recommendation of the evaluation committee, the Public Consulting Group was deemed to be the most responsive and responsible bidder. Accordingly, the resolution for Item 7 approves the award of a contract to the Public Consulting Group in an aggregate amount of \$225,172 for a one-year base term from October 1, 2016 through September 30, 2017, plus one option year subject to subsequent Board approval, to provide a comprehensive analysis of CHA's Housing Choice Voucher (HCV) program. The selected Contractor will conduct an analysis of the costs and benefits of the current model for administering the HCV program and an analysis of a model by which CHA would administer the program directly. The selected Contractor will also provide assistance in developing best practices on how to improve the HCV program administration. Key deliverables analysis will include a risk analysis, documentation of IT system requirements, an organizational chart and cost analysis, and a comprehensive model for in-house administration of the HCV program.

RESOLUTION NO. 2016-CHA-98

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled “Recommendation to Award a Contract for a Comprehensive Analysis of the Administration of the CHA’s HCV 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 award a contract to Public Consulting Group to provide a comprehensive analysis for the CHA’s HCV program in an aggregate amount of \$225,172 for a one-year base term from October 1, 2016 through September 30, 2017, plus one (1) option year subject to subsequent Board approval.

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

(Item 8 – This Number Not Used)

(Item 9)

The resolution for Item 9 approves an amendment to the professional service agreements with AGB Investigative Services, Inc., Page Security, Inc., and Kates Detective & Security Agency to provide security services at various CHA properties in the amount of \$5,970,024 for the six-month period beginning September 21, 2016. The contract amendment associated with the recommendation is required to address the following issues: the Property Office canceled its first security services solicitation, thereby requiring CHA to issue another solicitation for security services. The current security professional service agreements expire September 20, 2016, which does not allow enough time to re-solicit the services, select vendors, complete contracts, and transition properties from a current firm to a new firm. The Property Office has verified that the amounts proposed to perform the work by the contractors are within an acceptable range of the CHA’s Independent Cost Estimates.

RESOLUTION NO. 2016-CHA-99

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled “CONTRACT AMENDMENT FOR SIX-MONTH EXTENSION OF THE EXISTING PROFESSIONAL SERVICE AGREEMENTS TO PROVIDE SECURITY SERVICES AT VARIOUS CHA PROPERTIES”

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an amendment to the professional service agreements with AGB Investigative Services, Inc., Page Security, Inc., and Kates Detective & Security Agency to provide security services at various CHA properties in the amount of \$5,970,024 for the six-month period beginning September 21, 2016.

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

(Item 10)

The resolution for Item 10 approves submittal of an application to HUD for the acquisition of Nathaniel Pope Elementary School. Nathaniel Pope Elementary School is a decommissioned Chicago Public School building located in Chicago's North Lawndale neighborhood at 1852 S. Albany Avenue and is adjacent to Douglas Park. The CHA anticipates utilizing the Pope School property to provide fourteen accessible residential units to be leased from CHA's waitlist and to provide new office space for the Housing Choice Voucher Program's west satellite office. The Chicago Board of Education and the Public Building Commission have approved the purchase agreement. The Public Building Commission manages the ownership of school properties on behalf of the Chicago Public Schools. The Public Building Commission requires a formal board authorization from the CHA to finalize the conveyance of Nathaniel Pope School. Pope School will serve as an unprecedented redevelopment opportunity to reuse and convert a former school facility into a mixed-use development that will be beneficial for the CHA and the surrounding community.

RESOLUTION NO. 2016-CHA-100

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled "Request for: 1) Authorization to submit application to the U.S. Department of Housing and Urban Development ("HUD") for the acquisition of Nathaniel Pope Elementary School; and 2) 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 submit an application to the U.S. Department of Housing and Urban Development ("HUD") for the acquisition of Nathaniel Pope Elementary School; and 2) Perform such actions as may necessary to implement the foregoing.

(Item 11)

CHA issued a Request for Proposal in July 2016 for professional design services for the Renovation and Conversion of Nathaniel Pope Elementary School. CHA solicited 265 vendors and 388 Section 3 Business concerns. Proposals were evaluated and scored based on the evaluation criteria. It was the recommendation of the evaluation committee to award the contract to Koo, LLC. Accordingly, the resolution for Item 11 approves the award of a contract to Koo, LLC for a not-to-exceed amount of \$962,047.00 to provide professional design services for the renovation and conversion of Pope School. CHA anticipates utilizing the Pope School property to provide fourteen accessible residential units to be leased from CHA's waitlist, new office space for the Housing Choice Voucher Program's west satellite office and a renovated two-story 700 seat auditorium for internal use and external community use. This will eliminate the costs associated with leasing private market rate office space and will provide cost savings to the CHA. The Architect of record will be expected to provide all necessary design and engineering services related to the renovation and conversion of the Nathaniel Pope Elementary School including, but not limited to, the preparation of all drawings and specifications, the preparation of related contract documents, assistance in obtaining construction bids and permits, construction administration activities, and general service as the Architect-of-Record.

RESOLUTION NO. 2016-CHA-101

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled “Recommendation to Award a Contract for Professional Design Services for the Renovation and Conversion of Nathaniel Pope Elementary School”.

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 award a contract to Koo, LLC. to provide professional design services for the renovation and conversion of the Nathaniel Pope Elementary School located at 1852 S. Albany Avenue in a total amount not-to-exceed \$962,047.00.

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

(Item 12)

The resolution for Item 12 approves A Housing Assistance Payment Contract (AHAP) for The Carling Hotel; 2) Housing Assistance Payments Contracts (HAP) for (A) The Carling Hotel and (B) Xavier Apartments; 3) a HAP under the second component of the HUD Rental Assistance Demonstration Program (RAD) for Rebecca Johnson Apartments (Deborah’s Place). All rent determinations will comply with federal regulations and CHA policy. The **Carling Hotel** is a four-story, elevator Single Room Occupancy (SRO) building located in an Opportunity Area in the Near North Side community. The vintage brick building consists of 155 SRO units, 37 of which have private toilets and showers, and the remaining units have only a shower and a sink. The Michaels Development Company I, LP, a New Jersey limited partnership (MDC) plans to reconfigure the building from 155 SRO units to 80 studios, all with kitchens and bathrooms. Target population for PRA units is individuals. PRA assistance will be provided to 39 units, or 49% of the total 80 units. PRA assistance would maintain quality affordable housing in the Near North Side community area. PRA residents will come from CHA waitlists. The major funding sources include \$14.2Million of tax credit equity, a \$4,061,131 first mortgage from IHDA, and a \$6,200,000 second mortgage from the City of Chicago. The property will be owned by Carling LLC, an Illinois limited liability company. **Xavier Apartments** is a new 18-story elevator building at 625 W. Division located in the Near North Side community in a limited area. The property will consist of 77 Studio, 120 one bedroom/one bedroom+den, and 43 two bedroom units. The property will be 80% market rate with 10% affordable for CHA PRA and 10% affordable for City of Chicago residents. The Portland based development firm of Gerding/Edlen Development Company, LLC, an Oregon limited liability company is the developer for Xavier Apartments. Target population for PRA units is families. PRA assistance will be provided to 24 units for CHA families, or 10% of the total 240 units. PRA residents will come from CHA waitlists. The property is owned by 625 West Division, LLC, an Oregon LLC. The **Rebecca Johnson Apartments** has been in CHA’s Mod Rehab portfolio since 2000. It is a five-story elevator building located in the East Garfield Community Area, a limited area. The building is comprised of 90 studio units. The studios are fully furnished, and each unit has its own kitchen and bath. Deborah’s Place has submitted an application to HUD requesting to convert two Mod Rehab contracts to RAD under the Second Component of the program. Subject to HUD and CHA approvals, the 90 units would be preserved as affordable housing under new RAD vouchers issued by HUD. This development would not use any current vouchers allocated to CHA. The property has been consistently in good and stable condition throughout its participation in the CHA Mod Rehab program.

Target population for these units is single women who have experienced homelessness. RAD assistance would maintain quality affordable housing for residents in the East Garfield community area. PRA residents will come from CHA waitlists. The property is owned by Deborah's Place III Limited Partnership, an Illinois limited partnership.

RESOLUTION NO. 2016-CHA-102

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled "Recommendation to Execute 1) an Agreement to enter into A Housing Assistance Payment Contract (AHAP) for The Carling Hotel; 2) Housing Assistance Payments Contracts (HAP) for (A) The Carling Hotel and (B) Xavier Apartments; 3) a Housing Assistance Payment Contract (HAP) under the second component of the United States Department of Housing and Urban Development (HUD) Rental Assistance Demonstration Program (RAD) for Rebecca Johnson Apartments (Deborah's Place) and 4) all other documents as may be necessary or appropriate to implement the foregoing."

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute 1) an Agreement to enter into A Housing Assistance Payment Contract (AHAP) for The Carling Hotel; 2) Housing Assistance Payments Contracts (HAP) for (A) The Carling Hotel and (B) Xavier Apartments; 3) a Housing Assistance Payment Contract (HAP) under the second component of the United States Department of Housing and Urban Development (HUD) Rental Assistance Demonstration Program (RAD) for Rebecca Johnson Apartments (Deborah's Place) and 4) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 13)

CHA released a Request for Proposal (RFP) for Master Planning Technical Services for Oakwood Shores in February 2016. CHA solicited 48 vendors and 385 Section 3 Business Concerns. CHA also directly solicited nine firms. A total of seven proposals were received, however one firm did not fall within the competitive range. After final review and Best and Final Offers were requested, Gensler received the highest score and is the recommended awardee. Accordingly, the resolution for Item 13 approves the award of a contract to Gensler for a firm fixed price in the amount of \$345,450 for a 180-day base term to provide master planning technical services for the area commonly known as Ida B. Wells Homes/Clarence Darrow Homes/Madden Park Homes. Oakwood Shores is a new development containing CHA land that was formerly part of the Ida B. Wells, Darrow Homes, Wells Extension, and Madden Park Homes (Madden/Wells/Darrow) public housing developments. The targeted planning site is approximately 47 acres of undeveloped land located on the south side of Chicago, generally within the Bronzeville neighborhood, with one non-dwelling facility at 3858 South Cottage Grove. Gensler is required to provide a Final Master Site Plan at the end of the planning process which will identify the appropriate number of total units, density levels, housing tenure, new building configurations, associated cost estimates, phasing and estimated development schedule for the target area. The Final Plan will be provided with a Supplemental Report of all its planning principles, findings, and recommendations.

RESOLUTION NO. 2016-CHA-103

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 20, 2016 entitled Authorization to enter into a contract with CHA issued a Request for Proposal in July 2016 for professional design services for the Renovation and Conversion of Nathaniel Pope Elementary School. CHA solicited 265 vendors and 388 Section 3 Business concerns. Proposals were evaluated and scored based on the evaluation criteria. A total of 14 proposals were received before the due date. for a firm fixed price in the amount of \$345,450 to provide Master Planning Technical Services for the area commonly known as Ida B. Wells Homes/Clarence Darrow Homes/Madden Park Homes.

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 Gensler for a firm fixed price in the amount of \$345,450 to provide Master Planning Technical Services for the area commonly known as Ida B. Wells Homes/Clarence Darrow Homes/Madden Park Homes.

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

(Item 14)

In May 2016, CHA issued Request for Proposals for real estate appraisal services on a Request for Services basis. CHA solicited 327 vendors and 388 Section 3 Business Concerns. Two proposals were received, evaluated and scored based on the evaluation criteria. Based on the recommendation of the evaluation committee, Great Realty Advisors and Allstate Appraisals are the recommended awardees. Accordingly, the resolution for Item No. 14 approves Professional Services Agreements for appraisal services for real estate transactions and property acquisitions in an aggregate amount of \$400,000 consisting of an original contract value of \$100,000 for a 2-year base term from October 1, 2016 through September 30, 2018; plus 2 option years in the amount of \$50,000 per year to provide authority wide appraisal services. Access to appraisal services will expedite development tasks and allow staff to perform its redevelopment and acquisition duties more efficiently. CHA will utilize the rotation selection process to select a single Respondent to perform all related services for each task order.

RESOLUTION NO. 2016-CHA-104

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled "Recommendation to enter into Professional Services Agreements for appraisal services for real estate transactions and property acquisitions with Great Realty Advisors and Allstate Appraisals."

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 Professional Services Agreements for appraisal services for real estate transactions and property acquisitions with Great Realty Advisors and Allstate Appraisals in an aggregate amount of \$400,000 consisting of an original contract value of \$100,000 for a 2-year base term from October 1, 2016 through September 30, 2018; plus 2 option years in the amount of \$50,000 per year to provide authority wide appraisal services. The

Board delegates authority to the Chief Executive Officer to use his discretion to exercise the options. The Chief Executive Officer shall not exercise more than one option in any year.

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

(Item 15)

The resolution for Item 15 approves submission of a Disposition Application to HUD for a long term lease with the National Public Housing Museum (NPHM) at 1322-24 Taylor Street; and enter into a long term lease with NPHM. The lease will have an initial term of 50 years for 18,074 square feet of the premises. NPHM will have additional options to extend the lease up to an aggregate consecutive term of 99 years and will pay \$1.00 annual rent. Beginning in 1993, a coalition of Chicago historic preservation advocates and local public housing residents worked with CHA to identify a single structure that would be retained in the Jane Addams development. Working with HUD, the City of Chicago and the Illinois Historic Preservation Agency (IHPA), CHA drafted a Memorandum of Agreement that would determine the preservation strategy and requirements for the ABLA site. Signed in 1999, the Agreement outlined terms of the redevelopment activity, rehabilitation, on-site new construction, off-site and scattered site replacement housing as well as the demolition of ABLA Homes. While the Agreement expired in 2003, CHA continues to honor the commitment made to HUD and the parties associated with the Agreement. In 2007, the National Public Housing Museum, a 501c3 organization, was formed for the purpose of creating the museum. To date, NPHM has raised a total of \$2.9MM of \$6.3MM needed to complete the project. NPHM has received commitment letters from the Illinois State Department of Natural Resources, Pierce Family Foundation, Woods Lindsey Family, Alphawoods Foundation, Seigle Family Foundation and Ford Foundation. In May 2016, CHA commissioned an appraisal of the site. The "as is" appraisal value for the property is \$410,000. The NPHM has submitted a commensurate benefit plan valued at almost \$1million, which exceeds the value of CHA land.

RESOLUTION NO. 2016-CHA-105

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled Authorization to: 1) Submit a Disposition Application to HUD for a long term lease with the National Public Housing Museum at 1322-24 Taylor Street; 2) Enter into a long term lease with National Public Housing Museum at 1322-24 Taylor Street, 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) Submit a Disposition Application to HUD for a long term lease with the National Public Housing Museum at 1322-24 Taylor Street; 2) Enter into a long term lease with the National Public Housing Museum at 1322-24 Taylor Street, 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/ Section 3 hiring and insurance requirements.

The Motion to adopt the resolutions for Item 7 and Item 9 through 15 was seconded by Commissioner Chico and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Mark Cozzi
Dr. Mildred Harris
John Hooker
Jack Markowski
Francine Washington (*Abstains on Item No. 15 only*)

Nays: None

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

(Item 15a)

The resolution for Item 15a approves a Memorandum of Understanding (MOU) between the CHA and the Arthur M. Brazier Foundation to assist and support the Foundation's creation of a workforce development program, in accordance with the actions approved by the Board in its prior authorization in July 19, 2016. In the July Workforce Development authorization, the Board authorized the CEO to negotiate a Memorandum of Understanding with the Foundation to memorialize the terms and conditions required to fund the workforce development program in conjunction with the program's companion facility redevelopment project. The MOU has been drafted and negotiated with the Foundation. The Arthur M. Brazier Foundation in conjunction with the Network of Woodlawn and its pillar organization, the Woodlawn Partnership for Economic Development (WPED), is creating a social enterprise designed to improve the conditions of the Woodlawn community and surrounding communities through workforce development training and a revenue generation business model. The Foundation plans to create a training facility where qualified participants would enroll in a 50-week workforce development program, which includes layered technical training and certification(s) in the areas of Computer-Aided Drafting (CAD), Industrial Controls and Robotics, as well as related apprenticeship, placement and other employment education efforts. The redeveloped facility and the workforce development program shall respectively be known as *Industrialize to Empowerment* and the *IE Program*, which shall collectively provide training and related workforce development support for up to 90 CHA residents each year for five years.

Commissioner Harris then presented a Motion for the approval of Item No. 15a.

RESOLUTION NO. 2016-CHA-106

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled "RECOMMENDATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE ARTHUR M. BRAZIER FOUNDATION TO ASSIST THE INDUSTRIALIZE TO EMPOWER 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 and execute a Memorandum of Understanding with the Arthur M. Brazier

Foundation to assist the Foundation and its cooperating community partners and government agencies in the development and support of the *Industrialize to Empowerment* workforce development and training program, which assistance includes the CHA's provision of non-federal grant funds for the program in an amount not to exceed \$2,000,000. The grant funds and the Industrialize to Empowerment program shall support the development and redevelopment of property within the area of the CHA to promote uses essential to job training, job development and sound community growth, and shall be utilized to purchase equipment for the redevelopment project.

The Motion to adopt the resolution for Item 15a was seconded by Commissioner Markowski and the voting was as follows:

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

Abstained: Francine Washington

Nays: None

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

(Item 16)

The resolution for Item 16 approves the proposed Rules of the Board of Commissioners of the Chicago Housing Authority. Various operational and authority guidelines of the CHA have been approved separately over the years. This is a first step at updating and centralizing key operational procedures of the CHA. This first step is a compilation of the 1) Board's By-Laws, 2) Board Committee Structure, 3) Significant Action Resolution, 4) Finance and Audit Committee Charter, 5) Internal Audit Charter, 6) Office of the Inspector General Charter and 7) Public Participation Rules for Board and Committee Meetings.

Commissioner Washington then presented a Motion for the approval of the resolution for Item 16.

RESOLUTION NO. 2016-CHA-107

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled "Rules of the Board of Commissioners of the Chicago Housing Authority".

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

THAT, the Board of Commissioners approves the Rules of the Board of Commissioners of the Chicago Housing Authority.

The Motion to adopt the resolution for Item 16 was seconded by Commissioner Markowski 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.

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 immediately reconvened in Open Session since no Closed Session was held.

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:

Chairman Hooker then introduced Items 17 and 18. Commissioner Chico presented an Omnibus Motion for the approval of Items 17 and 18.

(Item 17)

The resolution for Item 17 ratifies the following personnel actions: offer of employment to 16 applicants, promotion of 13 current employees; reclassification of one employee; salary adjustment for one employee; reappointment of 1 employee and termination of one employee.

RESOLUTION NO. 2016-CHA-108

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 20, 2016, 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 18)

RESOLUTION NO. 2016-CHA-109

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 20, 2016 entitled Recommendation to approve:

- 1) A purchase agreement for vacant land consisting of two (2) parcels known as 6800-6824 N. Western Ave. & 2414-2422 W. Pratt Blvd., Chicago, IL;
- 2) Submission of an acquisition package to the U.S. Department of Housing and Urban Development (“HUD”); and
- 3) the Chief Executive Office or his designee’s execution and delivery of such other documents and performance of such other 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: 1) A Purchase Agreement in an amount of \$3,300,000 for two (2) parcels known as 6800- 6824 N. Western Ave. & 2414-2422 W. Pratt Blvd., Chicago, IL, and other costs not to exceed \$110,000 for the development of mixed use housing and retail development; 2) Submission an acquisition package to the U.S. Department of Housing and Urban Development (“HUD”); and 3) the Chief Executive Officer or his designee’s execution and delivery of such other documents and performance of such other actions as may be necessary or appropriate to implement the foregoing.

This award is not 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 Items17 and 18 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 September 20, 2016, was adjourned.

John Hooker, Chairman
Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records