

MINUTES OF THE ANNUAL AND REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
July 16, 2019

The Commissioners of the Chicago Housing Authority held its Annual and Regular Meeting of the Board of Commissioners on Tuesday, July 16, 2019, at approximately 10:15 a.m. at the Charles A. Hayes Family Investment Center, 4859 South Wabash in Chicago, IL.

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

Present:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte John Hooker James Matanky Cristina Matos Debra Parker Francine Washington
----------	--

Absent:	Bill Thanoukos
---------	----------------

Also present were Eugene Jones, Chief Executive Officer; Cheryl Colston, 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:

Pursuant to the By-Laws, at the Annual Meeting of the Authority, the election of officers takes place. Chairman Hooker presented a Motion to nominate Commissioner Craig Chico to fill the position of Vice-Chairman. Per Chairman Hooker, he continues to rely on Commissioner Chico's assistance, support and leadership. There being no other nomination on the slate, nominations were then closed and upon Motion made and properly seconded by Commissioner Brewer the voting resulted in unanimous approval for the re-election of Commissioner Chico to the position of Vice-Chairman of the Chicago Housing Authority.

Chairman Hooker then nominated Lee Chuc-Gill to continue to fill the position of Secretary and Custodian of Records. There being no other nomination on the slate, nominations were then closed and upon Motion made and properly seconded by Commissioner Washington the voting resulted in unanimous approval for the re-election of Lee Chuc-Gill as Secretary, Custodian and Keeper of Records for the Board of Commissioners of the Chicago Housing Authority.

Each of the officers so elected were present and accepted the offices to which they were elected.

Craig Chico, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Chico, the Finance & Audit Committee held its regular meeting at 8:30 a.m. today at the Charles A. Hayes Family Investment Center, 4859 South Wabash. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte, Matos, and Washington. Present also but not counted for the quorum were Chairman John Hooker, and Commissioners Matthew Brewer, Mildred Harris, James Matanky and Debra Parker. 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 2 items.

On behalf of the Finance & Audit Committee, Committee Chairman Chico presented an Omnibus Motion for the approval of Items 1 and 1A.

(Item 1)

The resolution for Item 1 approves the extension of the term of the BMO Harris Bank line of credit to a new 60-month term, amends the amount of the facility to \$25 million and approves the use of the facility to invest an amount not to exceed \$5.25 million in a joint venture partnership with CIBC Bank USA

related to the for-sale townhome component of the Parkside 4 Phase 2 development. The current facility has a termination date of March 13, 2020 and a not to exceed aggregate limit of \$50 million. The funds borrowed under the BMO Harris bank line of credit can be used to support the CHA Unit Acquisition Program, to enable the CHA to participate in non-residential related community development initiatives and to provide loans which support residential and community development activities. All transactions and related financing terms along with specific collateral identified in connection with the use of the credit facility shall be subject to 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.

RESOLUTION NO. 2019-CHA-37

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 16, 2019 entitled “RECOMMENDATION FOR AUTHORIZATION TO 1) EXTEND THE BMO HARRIS BANK N.A. LINE OF CREDIT FACILITY (2016-CHA-112) FOR AN ADDITIONAL PERIOD NOT TO EXCEED 60 MONTHS, 2) AMEND THE FACILITY TO AN AGGREGATE AMOUNT OF \$25 MILLION, 3) APPROVE THE USE OF THE FACILITY TO INVEST AN AMOUNT NOT TO EXCEED \$5.25 MILLION IN A JOINT VENTURE PARTNERSHIP WITH CIBC BANK USA RELATED TO THE FOR SALE TOWNHOME COMPONENT OF THE PARKSIDE 4 PHASE 2 DEVELOPMENT (2018-CHA-89) AND 4) EXECUTE ALL NECESSARY DOCUMENTS TO IMPLEMENT THE FOREGOING.

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

THAT, the Board of Commissioners hereby 1) approves an extension of the BMO Harris Bank Line of Credit Facility for an additional 60 months, 2) amends the facility amount to an aggregate amount of \$25 million from \$50 million, 3) approves the use of the facility to invest an amount not to exceed \$5.25 million in a joint venture partnership with CIBC Bank USA related to the acquisition, construction and sales of approximately 56 for sale townhomes as part of the Parkside 2 Phase 4 development and 4) approves the execution of all necessary documents to implement the foregoing.

(Item 1A)

The resolution for Item 1A approves the acceptance of the Single Audit Report, Financial Statement Audit and Comprehensive Annual Financial Report for the year ended December 31, 2018, and authorize the CEO to submit such documents to HUD. The 2018 reports were presented to and approved by the Finance and Audit Committee at its July 16, 2019, 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, 2019, nine months after the end of its fiscal year (December 31, 2018). For the year ended December 31, 2018, the Authority engaged Ernst and Young to audit its results and issue the Comprehensive Annual Financial Report in accordance with HUD requirements.

RESOLUTION NO. 2019-CHA-38

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 16, 2019 “Recommendation to Accept and Submit to HUD the Chicago Housing Authority’s Single Audit Report, Financial Statement Audit and Comprehensive Annual Financial Report for The Year Ended December 31, 2018”

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

THAT, The Board of Commissioners hereby accepts the Authority’s

- 2018 Single Audit Report, and
- Financial Statement Audit and Comprehensive Annual Financial Report for The Year Ended December 31, 2018

THAT, The Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit the Single Audit Report, Financial Statement Audit and Comprehensive Annual Financial Report for the year ended December 31, 2018 for to the U.S. Department of Housing and Urban Development.

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

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
James Matanky
Cristina Matos
Debra Parker
Francine Washington

Nays: None

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

Commissioner Meghan Harte, Chairwoman of the Tenant Services Committee then presented her report. Per Commissioner Harte, the Tenant Services Committee held its monthly meeting earlier today. Commissioner Harte chaired the meeting and the following committee members were present as well: Commissioners Brewer, Harris, Parker and Washington. Although Chairman Hooker and Commissioners Craig Chico, James Matanky, and Cristina Matos were also present they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval the items appearing on the agenda.

On behalf of the Tenant Services Committee, Commissioner Harte presented a Motion for approval of Item 2.

(Item 2)

CHA issued an RFP in February 2019 requesting qualified firms to provide Mobility Counseling Services for CHA residents. Two proposals were submitted and scored by the evaluation committee. Accordingly, the resolution for Item 2 approves execution of a contract with HCP of Illinois, Inc. in an aggregate not-to-exceed amount of \$6,955,894 for a two-year base term and three (3) one-year option terms to provide mobility counseling services. CHA's Mobility Counseling program is a voluntary program available to participants of the HCV program. Mobility counseling, a key component of the program, is the process of educating and empowering HCV participants to make informed housing decisions based on the benefits of accessing well-performing schools, safe, healthy neighborhoods, and the opportunity to work towards breaking the cycle of poverty over time. HCV participants that choose to participate in CHA's Mobility Counseling program can utilize their housing subsidy to move to better neighborhoods within the city of Chicago. Through the Mobility Counseling program, participants receive additional education, support, and assistance to move into CHA-designated Mobility Areas. As of 2018, twenty-one percent of HCV households live in a Mobility Area. Eighty-nine percent of households moving to Mobility Areas have remained in a Mobility Area. During the next contract term, HCP of Illinois, Inc. will support approximately 400 families move to Mobility Areas annually.

RESOLUTION NO. 2019-CHA-39

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 16, 2019 entitled "RECOMMENDATION TO AWARD A CONTRACT FOR MOBILITY COUNSELING 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 execute a contract with HCP of Illinois, Inc. in an aggregate not-to-exceed amount of \$6,955,894 for a two-year base term and three (3) one-year option terms to provide mobility counseling services. The Board delegates authority to the Chief Executive Officer to use his discretion to exercise the option terms. Each option term shall only be exercised at the time of the expiration of the prior contract term and may only be exercised individually.

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 resolution for Item 2 was seconded by Commissioner Matanky and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
James Matanky
Cristina Matos
Debra Parker
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 Chico, Harris, Matanky and Matos. Although Chairman Hooker and Commissioners Harte, Parker, and Washington were also present they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval the four items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 3 through 6.

(Item 3)

The resolution for Item 3 approves a Housing Assistance Payments (HAP) contract with Diversey Manor, 5751 S Michigan Apartments, and 5801 S Michigan Apartments. Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy. **Diversey Manor** is an existing, 3-story, walk-up building located in a General area in Chicago’s Logan Square community. The development is near a wide variety of neighborhood services and amenities. Since December 1994, PRA has assisted 50 households at Diversey Manor. The new Housing Assistance Payments (HAP) contract will provide continued affordability for the next 30 years. PRA will continue to assist 50 units: 2 one-bedroom, 34 two-bedroom, and 14 three-bedroom units. The target population are families from CHA waitlists. Diversey Manor, LLC is the ownership entity of the Chicago Metropolitan Housing Development Corporation (CMHDC). Kass Management (KM) provides property management services for Diversey Manor. **5751 S Michigan Apartments** is a 3-story, walk-up building located in a limited area in Chicago’s Washington Park community. Since December 2007, PRA has assisted 11 households. The new Housing Assistance Payments (HAP) contract will provide continued affordability for the next 15 years. PRA will continue to assist 11 units: 5 two-bedroom, 5 three-bedroom and 1 four-bedroom units. Tenants are identified from the CHA waitlist. **5751 S. Michigan Inc** is an S-Corp entity with a sole owner, Steve Thomas. Steve Thomas is a licensed general contractor at 5T Construction Inc and the operations manager at 5T Management Inc (5T). **5801 S. Michigan Apartments** is a 24-unit family housing development located in a limited area in the Washington Park community. Since December 2011, PRA has provided rental assistance for 23 family units: 15 two-bedroom and 8 three-bedroom. The property owner seeks to extend the HAP until July 31, 2034. The property will continue to offer rental assistance to families from the CHA wait lists. **5801 S. Michigan, LLC** is the ownership entity of 5801 S Michigan Apartments and is an S-Corp with a sole owner, Steve Thomas.

RESOLUTION NO. 2019-CHA-40

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 16, 2019 entitled “Recommendation to Execute Housing Assistance Payments Contracts for Diversey Manor and 5751 S. Michigan Apartments; Housing Assistance Payments Amendment for 5801 S Michigan Apartments.”

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) Housing Assistance Payments Contracts for a) Diversey Manor, b) 5751 S Michigan Apartments; 2) Housing Assistance Payments Amendment for 5801 S Michigan Apartments; and 3) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 4)

The resolution for Item 4 ratifies the formation of Ravenswood Senior Housing LLC to serve as a member of Ravenswood Senior Living GP, LLC (General Partner), the General Partner of Ravenswood Senior Living, LP (Owner), which will own Ravenswood ILF LLC and Ravenswood SLF LLC, and rehabilitate, own, and operate the Ravenswood Senior Living project. The Ravenswood Senior Living project (RSL) will be located within the Lincoln Square community area in an Opportunity Area. The development plan is to create a senior “continuum of care” facility, which will provide a 119-unit Supportive Living Facility (SLF) to be owned and operated by Ravenswood SLF LLC, and a 74-unit Independent Living Senior Facility (ILF) to be owned and operated by Ravenswood ILF LLC. The State of Illinois Developed the *Supportive Living Program* (SLP) as an alternative to nursing home care for low-income older persons and persons with physical disabilities under Medicaid. By offering personal care and other services, residents can live independently and take part in decision-making. The model is specifically designed to enable independent seniors to transition directly to the SLF when the need for supportive living services arises. The Developer, Evergreen Real Estate Development Corporation, will rehabilitate and reconfigure the former Ravenswood Hospital into two separate senior facilities: a 74-unit senior ILF on floors 5 through 9 and a 119-unit senior SLF on floors 1 through 4. The Ravenswood Senior Living project will provide 74 Independent Living Senior units for seniors referred by CHA (CHA ILF Units) and the Supportive Living Facility will have a priority for seniors referred by CHA. The CHA-controlled entity, Ravenswood Senior Housing LLC, is anticipated to have a 10% ownership interest in the General Partner and will work with the Developer and Owner, on the construction, financing, management, and senior services required for the long-term operations of the Ravenswood Senior Living project.

RESOLUTION NO. 2019-CHA-41

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 16, 2019 entitled “Ratification of the Formation of Ravenswood Senior Housing LLC and Authorization to Serve as a Member of Ravenswood Senior Living GP, LLC.”

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

THAT, 1) The formation of Ravenswood Senior Housing LLC to serve as a member of Ravenswood Senior Living GP, LLC, the General Partner of Ravenswood Senior Living, LP (Owner), which will own Ravenswood ILF LLC and Ravenswood SLF LLC, and rehabilitate, own, and operate the Ravenswood Senior Living project is hereby ratified; 2) Authorization is hereby given for various significant actions to be undertaken by Ravenswood Senior Housing LLC (either in its own capacity or as a member of the General Partner, if necessary). Such actions include the execution and delivery of the operating agreement of Ravenswood Senior Housing LLC, the execution and delivery of the operating agreement of the General Partner, and if necessary, the execution and delivery of the limited partnership agreement and amendment to the limited partnership agreement of the Owner, and the execution and delivery of various financing, acquisition, and other development and/or management documents; 3) Authorization is hereby given to the Chief Executive Officer of CHA or his designee to execute and deliver such documents, certificates and undertakings on behalf of CHA to perform such actions as may be necessary or appropriate to implement the foregoing; and 4) Authorization is hereby given to the designated officers of Ravenswood Senior Housing LLC (RSHLLC Designated Officers) to execute and deliver such documents, certificates and undertakings on behalf of Ravenswood Senior Housing LLC (either in its own capacity or as a member of the General Partner) to perform such actions as may be necessary or appropriate to implement the foregoing.

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

(Item 5)

The resolution for Item 5 grants authorization to loan Chicago Housing Authority funds not to exceed \$14,000,000 for the redevelopment of the site at 2640-2720 North Sheffield. The Sheffield Development will include the Edith Spurlock Sampson Apartments and Annex, located in the Lincoln Park Community. The project entails the redevelopment of the existing Senior Towers, and the new

construction of a 6-story bridge residential apartment building with two floors of amenity spaces in between the two towers. The redevelopment will include new amenity spaces for seniors consisting of a large dining/community room, exterior courtyard, living room and reception areas, meeting room, computer room, second floor laundry rooms, outdoor porch, coffee lounge and game room, and an exercise room. The development will also include 50 surface parking spaces, of which 8 parking spaces will be accessible. The CHA, through a Joint Venture Partnership with PIRHL, will co-develop the Sheffield Development. In November 2017, the CHA Board approved the selection of PIHRL as CHA's joint venture partner for the redevelopment of Edith Spurlock Sampson Apartments and Annex (Spurlock Sampson) located at 2640-2720 North Sheffield. The not-to-exceed total CHA funding of \$14,000,000 will provide funds for CHA's RAD/PBV units in addition to the already approved predevelopment loan funds of \$2,129,775 that were approved by the CHA Board on March 20, 2018. The development budget is subject to HUD RAD rents, CHA PBV, an Illinois Housing Development Authority soft loan, and the construction contract.

RESOLUTION NO. 2019-CHA-42

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 16, 2019 entitled "Authorization to loan Chicago Housing Authority funds not to exceed \$14,000,000 for the redevelopment of the site at 2640-2720 North Sheffield and perform such actions as may be necessary or appropriate to implement the foregoing.

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

THAT, the Chief Executive or his designee is authorized to: 1) Form a limited liability company to act as part of the ownership of the property; 2) Loan CHA funds not to exceed \$14,000,000 for the property at 2640 – 2720 North Sheffield (the "Sheffield Development"); 3) Submit a Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) Financing Plan to the United States Department of Housing and Urban Development (HUD) and enter into a RAD Conversion Commitment for the Sheffield Development; 4) Execute a RAD PBV Housing Assistance Payment (HAP) Contract for up to 405 units and execute such other documents as may be required for the financing and operation of the Sheffield Development; 5) Transfer Property and finance the sale through seller financing to the proposed legal entity, which will own the property; 6) To the extent applicable, loan funds from the Federal Home Loan Bank or ComEd to the Sheffield Development; 7) Enter into an Agreement for Housing Assistance Payments (AHAP) and HAP Contract for up to 50 units; and 8) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

(Item 6)

The resolution for Item 6 approves submittal of Disposition Applications to HUD for disposition of Harold Ickes property for the Southbridge Phase 1A and Phase 1B. Southbridge Phase 1 A and Phase 1 B are the first phases of the redevelopment of the former Harold Ickes Homes. Each phase is a 103-unit mixed-income development in the South Loop area. For Phase 1 A, CHA shall enter a long-term (not to exceed 99 years) ground lease with Southbridge 4 Master Owner LLC. After execution of the ground lease, the Sponsor shall assign the ground lease to the Rental Owner, subject to certain regulatory restrictions. The ground lease shall cover land which will be improved with a mixed-income development including 34 CHA-RAD/LIHTC units. For Phase 1 B, CHA shall enter into a long-term (not to exceed 99 years) ground lease with Southbridge 9 Master Owner LLC. After execution of the ground lease, the Sponsor shall assign the ground lease to the Rental Owner, subject to certain regulatory restrictions. The ground lease shall cover land which will be improved with a mixed-income development including 34 CHA-RAD/LIHTC units.

RESOLUTION NO. 2019-CHA-43

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 16, 2019 entitled "Authorization to Submit Disposition Applications to the United States Department of Housing and Urban Development (HUD) for disposition of Harold Ickes Homes property for the Southbridge Phase 1 A and Phase 1 B rental projects."

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

THAT, the Chief Executive Officer or his designee is authorized to submit multiple disposition applications to HUD for the disposition of Harold Ickes property for the Southbridge Phase 1 A and Southbridge Phase 1 B rental projects; and

THAT, 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.

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

(Item No. 7: This Number Not Used.)

The Motion to adopt the resolutions for Items 3 through 6 was seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
James Matanky
Cristina Matos
Debra Parker
Francine Washington

Nays: None

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

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

Immediately following Public Participation and upon Motion made by Chairman Hooker and properly seconded by Commissioner Brewer, 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.

Following Closed Session, Commissioners reconvened in Open Session at approximately 12:25 pm.

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

Present: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
James Matanky
Cristina Matos
Debra Parker
Francine Washington

Absent: Bill Thanoukos

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

Upon motion made by Chairman Hooker and properly seconded by Commissioner Matos, the open and closed minutes for meetings of May 21, 2019, were approved as submitted.

The Chairman then announced that during Closed Session Commissioners discussed Items 8, 9 and 10. A Motion to approve Items No. 8, 9 and 10 was presented by Commissioner Washington.

(Item 8)

RESOLUTION NO. 2019-CHA-44

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 16, 2019 entitled “Ratification of the 6th Amendment of the CHA Corporate Office Lease and Authorization to Approve Costs Associated with Office Renovations”;

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 ratify the 6th Amendment of the CHA Corporate Office Lease and authorizes approval of the costs associated with office renovations not-to-exceed \$2,000,000. The additional funding is to be used for renovation costs above and beyond the original Tenant Improvement Allowance provided for by 333 S. Wabash Partners, LLC. Any unused CHA funds will be returned to the CHA or applied towards future CHA rent payments upon completion of the project.

(Item 9)

RESOLUTION NO. 2019-CHA-45

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 16, 2019, entitled “AUTHORIZATION TO SETTLE THE MATTER OF CHICAGO HOUSING AUTHORITY AND IRONSHORE INDEMNITY, INC.,” which recommends that Chicago Housing Authority enter into a settlement agreement to resolve an insurance coverage dispute with insurer Ironshore Indemnity, Inc., and accept from Ironshore Indemnity, Inc., as settlement, the amount of \$750,000.00, plus incurred costs and attorneys’ fees that are in excess of the self-insured retention.

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

THAT the Board of Commissioners authorizes the Chief Legal Officer, to enter into a settlement agreement and accept from Ironshore Indemnity, Inc., the amount of \$750,000.00, plus incurred costs and attorneys’ fees that are in excess of the self-insured retention, in the matter of Chicago Housing Authority and Ironshore Indemnity, Inc.

(Item 10)

RESOLUTION NO. 2019-CHA-46

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 16, 2019, 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.

The Motion to adopt the resolutions for Items 8, 9 and 10 was seconded by Commissioner Parker and the voting was as follows:

Ayes:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte John Hooker James Matanky Cristina Matos Debra Parker Francine Washington
-------	--

Nays:	None
-------	------

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

There being no further business to come before the Commissioners, upon Motion made by Commissioner Brewer and seconded by Commissioner Matanky, the Annual board meeting of July 16, 2019, was adjourned at approximately 12:30 pm.

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