

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**  
**March 19, 2019**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, March 19, 2019, at approximately 10:45 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 Bill Thanoukos 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:

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. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte, Matos, Thanoukos and Washington. Present also but not counted for the quorum were Chairman John Hooker, and Commissioners 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 three items.

**(Item 1)**

The resolution for Item No. 1 approves the FY2018 Moving to Work (MTW) Annual Report and authorizes the submittal of the Report to HUD. Submission of the FY2018 MTW Annual Report fulfills CHA's annual MTW reporting requirements and supports CHA's goal of successful continued compliance with the obligations of HUD's MTW Demonstration Program. As part of the MTW Agreement, CHA is required to submit an Annual Report to HUD, due 90 days after the end of CHA's fiscal year. The MTW Annual Report provides information necessary for HUD to assess CHA's performance in FY2018 in its operations as well as activities authorized by the MTW Program. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance. CHA has complied with the requirements of the Amended and Restated MTW Agreement and HUD regulations regarding the submission of annual reports.

**RESOLUTION NO. 2019-CHA-11**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated March 19, 2019, requesting approval of the FY2018 MTW Annual Report and authorization to submit the FY2018 MTW Annual Report to HUD attached hereto;

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

**THAT,** The Board of Commissioners hereby approves the FY2018 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary; such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

**THAT,** This approval of the FY2018 MTW Annual Report supersedes any and all conflicting language found in prior CHA MTW Annual Reports;

**THAT,** The Board of Commissioners grants authorization to submit the FY2018 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval.

**(Item 2)**

In February 2015, the CHA replaced its legacy document management solution by implementing a new Enterprise Content Management System (known as iFile Phase I). This effort included the migration of over ten million documents from the legacy system into iFile. The solution increased customer service delivery and operational efficiencies by providing rapid, intuitive records search and retrieval capability as well as providing an integrated means to scan, capture, store, manage and retain information assets across departments in the Authority. To further expand the use of the central document repository and improve business processes, CHA will further enhance its current SharePoint Enterprise Content Management System (ECMS). The requested enhancement of the current ECMS is referred to as iFile Phase II. With iFile Phase II, CHA will upgrade the software and expand the use and capabilities of CHA's iFile system, identify and create new document types and document libraries for selected departments, and optimize existing business process into electronic workflows. Accordingly, the resolution for Item 2 approves the award of a contract to Electronic Knowledge Interchange Company to provide services for the upgrade and expansion of the CHA's Enterprise Content Management System for a two year base term with compensation in the not-to-exceed amount of \$2,799,240.00, plus three one-year options for staff augmentation and support with compensation for each option term in the not-to-exceed amount of \$466,782.00, resulting in total compensation for the cumulative base and option terms in the not-to-exceed amount of \$4,199,586.00.

**RESOLUTION NO. 2019-CHA-12**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 19, 2019 entitled "RECOMMENDATION TO AWARD CONTRACT FOR AN UPGRADE AND EXPANSION OF THE ENTERPRISE CONTENT MANAGEMENT SYSTEM."

**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 Electronic Knowledge Interchange Company in the aggregate not-to-exceed amount of \$4,199,586 to provide services for the upgrade and expansion of the CHA's Enterprise Content Management System for a two (2) year base term, and with three (3) one-year options for staff augmentation and support services reserved to the CHA.

This award is 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 purchase of insurance coverage for CHA's Property Managers Insurance Program (PMIP) through its insurance broker of record, Arthur J Gallagher & Company (AJG), for the period of April 1, 2019 through March 31, 2020 for an aggregate amount of \$894,992.00. The Property Managers Insurance Program (PMIP) was created in 1999 to provide liability protection for the Authority and its property management firms. In 2001 the CHA received an exemption from HUD allowing it to purchase insurance through a licensed insurance broker. This is the fourth PMIP insurance placement conducted by Arthur J Gallagher, the CHA's current broker of record. The process included submitting insurance specifications, claims data, and resident demographics to underwriters to formulate pricing for insurance coverage. The specifications were submitted to 44 insurers, some of which quoted multiple lines of coverage. By purchasing insurance, the Authority and its Property

Managers are granted coverage for certain liabilities associated with the operation of the portfolio that exceed \$250,000.00.

**RESOLUTION NO. 2019-CHA-13**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 19, 2019 entitled: **AUTHORIZATION TO PURCHASE INSURANCE COVERAGE FOR PROPERTY MANAGERS INSURANCE PROGRAM (PMIP).**

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

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to purchase the insurance coverage for CHA's Property Managers Insurance Program ("PMIP") through its insurance broker of record, Arthur J Gallagher & Company ("AJG"), for the period of April 1, 2019 through March 31, 2020 for an aggregate amount of \$894,992.00 based on a fixed-rate contract as follows: (1) Primary General Liability coverage written through First Specialty/Swiss Re American Holding in an amount of \$445,712.00; (2) Umbrella Liability coverage written through General Star Indemnity Company in an amount of \$341,280.00; and (3) Excess Liability written through Allied Word Assurance Company ("AWAC") in an amount of \$108,000.00.

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

The Motion to adopt resolutions for Items No. 1 through 3 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 Bill Thanoukos Debra Parker Francine Washington
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Nays:	None
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There being no questions or discussion, Chairman Hooker thereupon declared said Motion carried and said resolutions adopted.

Committee Chair Meghan Harte, then presented the report for the Tenant Services Committee. 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 James Matanky, Cristina Matos and Bill Thanoukos were also present they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the item appearing on the Tenant Services Committee agenda.

On behalf of the Tenant Services Committee, Commissioner Harte presented a Motion for approval of Item 4.

**(Item 4)**

CHA issued a Request for Proposal (RFP) requesting qualified firms to provide Resident Service Coordination (RSC) program services for CHA senior residents. Seven proposals were submitted and scored by the evaluation committee; four were determined to be in the competitive range. Based on the recommendation of the Evaluation Committee and Best and Final Offers, Catholic Charities of the Archdiocese of Chicago total score was significantly higher than all other Respondents, and they offered a competitive price in line with the cost estimate for this project. Accordingly, the resolution for Item 4 approves a contract award to Catholic Charities in an aggregate amount of \$9,062,645 for a one-year base term and one (1) one-year option term. The three remaining additional one-year options are subject

to future Board authorization. The RSC program links CHA senior residents to the social services and opportunities necessary to maintain a stable and high quality of life and fosters an environment conducive to aging in a place that is welcoming to active seniors, as well as those needing more support. Historically, the Resident Service Coordination program was imbedded in CHA private property management firm contracts based on a model of blended management. However, based upon internal review of programs, the RSC program is better aligned with the mission of Resident Services and should be supported by agencies whose core business and experience includes providing high quality senior services. This separation of property management and services would enable senior residents to receive specific services based on their needs. All 56 senior buildings in CHA's north, central and south regions will receive customized services. There are approximately 9,400 senior designated units throughout CHA's service area, which approximately 54 RSCs will serve.

**RESOLUTION NO. 2019-CHA-14**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 19, 2019 entitled "RECOMMENDATION TO AWARD A CONTRACT FOR THE RESIDENT SERVICE COORDINATOR 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 execute a contract with Catholic Charities of the Archdiocese of Chicago in an aggregate amount of \$9,062,645 for a one-year base term and one (1) one-year option term. The Board delegates authority to the Chief Executive Officer to use his discretion to exercise the option year term. There are three (3) remaining additional one-year options subject to future Board authorization.

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 No. 4 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 Bill Thanoukos Debra Parker Francine Washington
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Nays:	None
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There being no questions or discussion, Chairman Hooker thereupon declared said Motion carried and said 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 Parker, Thanoukos, and Washington were also present, they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval the following five items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 5 through 9.

**(Item 5)**

The resolution for Item 5 approves the renewal of a Preliminary Commitment Letter for 5150 Northwest Apartments approved by the Board of Commissioners at the June 20, 2017 meeting. Initial contract rents will be determined by market comparables and fair market rents applicable at the time the Housing Assistance Payments contract is executed. The letter will be utilized as preliminary support for financing applications. 5150 Northwest Apartments is a new construction, 7-story masonry, elevator building located in an Opportunity and General area in Chicago's Jefferson Park community. The building will offer 75 total units. Property Rental Assistance will assist 30 units: 4 studios, 9 one-bedroom, 7 two-bedroom, and 10 three-bedroom units. 5150 has received approval from the US Department of Veteran's Affairs (VA) to utilize 10 VASH vouchers as part of the PRA voucher commitment. The target population for the 10 VASH units will be homeless veterans that have been approved by the VA and meet VASH requirements. The target population for the remaining 20 PRA units will be families from the CHA waitlist, with a preference for veterans and persons with disabilities. 5150 Northwest LP is a subsidiary of Full Circle Communities Inc. (FCC). FCC is the Managing Agent and General Partner and will contribute 75% of the project's cash flow and developer fee to provide supportive services to tenants of 5150 Northwest Apartments. FCC will provide an on-site service coordinator and will link residents to area programs that support education, health, financial awareness, insurance, and VA benefit assistance.

Commission Harte abstained from voting on Item 5 only.

**RESOLUTION NO. 2019-CHA-15**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the board letter dated March 19, 2019 entitled "Authorization to Renew and Execute a Preliminary Commitment Letter for 5150 Northwest 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 renew and execute a 1) Preliminary Commitment for Letter for 5150 Northwest Apartments; and 2) all other documents as may be necessary or appropriate to implement the foregoing.

**(Item 6)**

The resolution for Item 6 approves an intergovernmental agreement (IGA) with the City of Chicago's Department of Administrative Hearings (DoAH) to provide formal administrative hearings for CHA residents for the period of April 1, 2019 through March 31, 2022, for an amount not-to-exceed \$50,000.00, and one (1), 2-year option term for an amount not-to-exceed \$30,000.00, for the period of April 1, 2022 through March 31, 2024. CHA's Admissions and Continued Occupancy Policy (ACOP) provides a Grievance Procedure for tenants whose occupancy rights are terminated for various violations of HUD regulations. The Grievance Procedure does not extend to Tenants terminated because of criminal violations. Under the Grievance Procedure, a tenant's grievance is initially heard by CHA's Private Property Manager on an informal basis. If the tenant is dissatisfied with the outcome, that tenant has a right to file for a formal grievance hearing. The average cost of an administrative hearing through DoAH has been approximately \$375 based on five (5) hours for the hearing officer at \$60.00 per hour plus a \$75.00 filing fee for each case. Over the past 5 years, CHA has averaged approximately 40 - 60 formal grievance hearings with DoAH per year.

**RESOLUTION NO. 2019-CHA-16**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter dated March 19, 2019, entitled "AUTHORIZATION FOR INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO'S DEPARTMENT OF ADMINISTRATIVE HEARINGS";

**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 new intergovernmental agreement ("IGA") with the City of Chicago's Department of Administrative Hearings ("DoAH") to provide formal administrative hearings for CHA residents for the period of April 1, 2019 through March 31, 2022, for an amount not-to-exceed \$50,000.00, and one (1), 2-year option term for an amount

not-to-exceed \$30,000.00, for the period of April 1, 2022 through March 31, 2024, which shall be exercised at the discretion of the Chief Executive Officer or his designee, subject to funding availability and satisfactory contract performance before the expiration of the three-year base term.

**(Item 7)**

The resolution for Item 7 approves an inducement resolution for preliminary approval for the issuance of multifamily housing revenue bonds to finance the acquisition, construction, and rehabilitation of 1221 W. Sherwin Avenue. The issuance of the Bonds at a later date will be subject to further action and approval by the Authority following the negotiation of terms and the documentation of the transaction as mutually agreed upon by the Authority and an entity to be determined by the Authority or one of its affiliates. No funding from CHA is required for this action. The Bonds, when and if issued in the future, will be subject to a final approving resolution of the Authority and the Bonds when and if issued will be special limited obligations and will not be a general obligation of the Authority. This Resolution shall be deemed to constitute a declaration of the Authority's official intent pursuant to Treasury Regulation Section 1.150-2 to permit the Borrower to be reimbursed from proceeds of the Bonds for all qualified expenditures for the Project paid during the period beginning sixty (60) days prior to the date hereof until the date of issuance of the Bonds.

**RESOLUTION NO. 2019-CHA-17**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 19, 2019 entitled "Recommendation to approve an inducement resolution for preliminary approval for the issuance of multifamily housing revenue bonds to finance the acquisition, construction, and rehabilitation of 1221 W. Sherwin Avenue."

**WHEREAS,** the Chicago Housing Authority (the "Authority") is organized and validly existing under and by virtue of the laws of the State of Illinois, including without limitation the Housing Authorities Act, 310 ILCS 10/1 et seq., and all laws amendatory and supplemental thereto, including in particular the Local Government Debt Reform Act, 30 ILSCS 350/1 et seq. (the "Act"), is authorized by the laws of the State of Illinois, including without limitation in the Act, to issue its revenue bonds for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance the costs of the development, rehabilitation, and renovation of multifamily rental housing located in the jurisdiction of the Authority.

**WHEREAS,** The Internal Revenue Code of 1986, as amended (the "Code"), and the regulations promulgated thereunder (the "Regulations") provide that bonds may be issued by state and local governmental entities for the purpose of financing qualified residential rental housing and, assuming compliance with the provisions of the Code and the Regulations, interest on such bonds is excludable from gross income for purposes of federal income taxation.

**WHEREAS,** Regulation Section 1.150-2 provides, among other things, that certain capital expenditures made prior to the issuance of bonds may be later reimbursed from the proceeds of a subsequent issuance of bonds if, within 60 days of such expenditure, the issuer adopts an "official intent" as prescribed in Regulation Section 1.150-2.

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

**THAT,** An entity to be determined by the Authority or one of its affiliates (the "Borrower") will be the Borrower under a loan by the Authority of the proceeds from the issuance of its Multifamily Housing Revenue Bonds, in one or more series, in an aggregate amount not to exceed \$15,000,000 (the "Bonds"), for the acquisition, construction, rehabilitation and equipping of an eight-story multifamily building located at 1221 West Sherwin Avenue in Chicago, Illinois 60626, which will consist of approximately 57 residential rental dwelling units for low-income families (the "Project") to be owned by the Borrower, and the Borrower or the Authority or its affiliate have made or anticipate making certain expenditures of its own funds in connection with the acquisition of the Project that they would like to have reimbursed from the proceeds of the Bonds, when and if the Bonds are subsequently issued.

The Authority is willing to adopt this Resolution for the purpose of expressing its “official intent” pursuant to the Code and the Regulations, to issue the Bonds for purposes of financing the Project, subject to the Authority and the Borrower agreeing to the terms and conditions necessary to issue the Bonds. Should the Authority and the Borrower agree to such terms and conditions satisfactory to the Authority and consistent with applicable law, the issuance of the Bonds would be subject to the adoption by the Authority of one or more final bond resolutions.

At the time of the adoption of this Resolution, it is the Authority’s intention consistent with prior practices and discussions with bond counsel to keep open all options for permanent financing, including the reimbursement of costs spent through a future issuance of tax-exempt bonds.

Based upon the foregoing, the Authority has the reasonable expectation that the Bonds will be issued and a portion of the proceeds from such Bonds will be used to reimburse eligible capital expenditures made by the Borrower or the Authority or its affiliate in connection with the Project. As a result, this Resolution expresses the “official intent” of the Authority pursuant to Regulation Section 1.150-2.

**Implementation.** This Resolution does not constitute any contractual or other obligation of the Authority to finance costs of acquisition, construction, rehabilitation and equipping of the Project.

**Severability.** The provisions of this Resolution are declared to be severable and if any section, phrase or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

**Repeals.** All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Effective Date.** This Resolution shall take effect immediately upon its adoption.

**(Item 8)**

As part of CHA’s unit delivery strategy, the Request for Qualifications (RFQ) for Pre-Qualification for Development Teams (PDTs) was created. The unit delivery strategy builds on CHA’s experience working with private development teams and owners to supply quality housing that enables low-income families to maximize their potential for long-term economic success. CHA refined the scope for PDT’s to engage development partners for the acquisition, development and management of both mixed-finance housing and mixed-use developments. The RFQ provides a method to pre-qualify developers and creates opportunities for CHA to provide capital loans and operating funds for new construction and rehabilitation of multi-family, mixed-income and mixed-use projects that directly benefit CHA residents. Accordingly, CHA released an RFQ for PDTs for mixed-finance housing and mixed-use development delivery. The RFQ was advertised in area newspapers and on the CHA website. Proposals were evaluated and scored based on the evaluation criteria published. A total of eight proposals were received in response to the RFQ. Based on the technical scores and to ensure full and open competition, seven firms met or exceeded the acceptable minimum threshold. The resolution for Item 8 approves the seven respondents as listed below in the resolution.

**RESOLUTION NO. 2019-CHA-18**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 19, 2019 entitled “Approval of Pre-Qualified development teams for mixed-finance housing and mixed-use development.”

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

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve the following seven development teams for mixed-finance housing and mixed-use development delivery through the Pre-Qualified Development Team (PDT) approach:

The following teams are approved for mixed-income and mixed-use developments:

- PIRHL Developers, LLC
- Gorman & Company, LLC
- EREG Development, LLC
- Globetrotters International, Inc.
- Mercy Housing Lakefront
- McCormack Baron Salazar, Inc.
- Related Midwest

**(Item 9)**

The resolution for Item 9 authorizes the CHA to increase funding amount of the Phase 1 predevelopment loan by an amount not to exceed \$1,840,850. The proposed predevelopment loan increase will not exceed 75% of eligible third-party costs for rental units only, consistent with U.S. Department of Urban Development cost control guidelines and regulation. The loan funds will help fund a portion of predevelopment costs which include but are not limited to architect, engineering, design development and construction documents, permit fees, legal services, surveys, and market studies. All predevelopment loan repayment funds to CHA will be converted to construction/permanent loan funds at the Phase 1B and 1C real estate closing transactions. LCP will cover the remaining 25% of eligible predevelopment costs.

**RESOLUTION NO. 2019-CHA-19**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 19, 2019, entitled “Authorization to increase the funding amount of the Lathrop Phase 1 Predevelopment Loan with Lathrop Community Partners LLC”

**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) Increase the funding amount of the Lathrop Phase 1 Predevelopment Loan with Lathrop Community Partners LLC by an amount not to exceed \$1,840,850; 2) Amend the Lathrop Phase 1 Predevelopment Loan Agreement to increase the funding amount and extend the maturity date; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The Motion to adopt the resolutions for Items 5 through 9 was seconded by Commissioner Matanky and the voting was as follows:

Ayes:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte ( <i>Abstained on Item 5 only</i> ) John Hooker James Matanky Cristina Matos Bill Thanoukos Debra Parker Francine Washington
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Nays:	None
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There being no questions or discussion, Chairman Hooker thereupon declared said Motion carried and said resolutions adopted.

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

Commissioner Harte left the meeting in session due to a conflict on her schedule.

Immediately following Public Participation and upon Motion made by Chairman Hooker and properly seconded by Commissioner Brewer, 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 12:35 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  
John Hooker  
James Matanky  
Cristina Matos  
Bill Thanoukos  
Debra Parker  
Francine Washington

Absent: Meghan Harte

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

Upon motion made by Chairman Hooker and properly seconded by Commissioner Parker, the Minutes of the Special Meeting of January 9, 2019, and open and closed minutes for meetings of January 15, 2018, were approved as submitted.

The Chairman then announced that **Item No. 10: Ratification and Amendment of Resolution for the Lease Agreement for office space located at 3619 S. State Street** was previously approved by the Board at the January 15<sup>th</sup> meeting. Subsequently, staff continued to negotiate and was able to reach terms more favorable than those previously approved. Commissioner Washington then presented a motion for the approval of Item No. 10 that ratifies the more favorable terms.

**(Item 10)**

**RESOLUTION NO. 2019-CHA-20**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 19, 2019 entitled “RECOMMENDATION TO AMEND RESOLUTION AND RATIFY LEASE AGREEMENT FOR OFFICE SPACE LOCATED AT 3619 S. STATE STREET, CHICAGO, IL”

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

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into and ratify the Lease Agreement with Overton LLC for the Section 3 Field Office located at 3619 S. State Street, Chicago, IL 60609.

**THAT**, the Lease Premises is approximately 13,180 sq. ft. of rentable retail space and the first year Total Base Rent amount shall not exceed \$125,210.00 at \$9.50 per sq. ft with no more than four (4) 3% annual escalations. The security deposit required shall be in an amount not to exceed \$20,868.33 (equal to two (2) month’s Base Rent) The Total Base Rent is exclusive of a proportionate share of real estate taxes, insurance and Common Area Maintenance (Operating Expenses) which is anticipated not to exceed \$52,720.00 for the first-year term of the Lease. Thereafter, CHA shall be responsible for the payment of its proportionate share of actual incurred Operating Expenses as well as the payment for any Special Assessments assessed or incurred (if any) and additional fees charged for use of additional facilities within the Building beyond those provided in the Lease Agreement.

**THAT**, the term of the Lease shall be for five (5) years commencing on or about March 15, 2019 and expiring on March 14, 2024. The Lease Agreement will be subject to a termination

option any time after the later to occur of (i) the first anniversary of the Commencement Date or (ii) the completion of Tenant’s work in the First Floor Space.

The Motion to adopt the resolution for Item 10 was seconded by Commissioner Matanky and the voting was as follows:

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

Nays: None

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

**(Item 11)**

The resolution for Item No. 11 ratifies the selection and appointment of employees below Grade 74 as follows: offer of employment to 11 candidates for various positions throughout the Authority; compensation study alignment for 13 employees and promotion of 15 employees.

**RESOLUTION NO. 2019-CHA-21**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 19, 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 resolution for Item No. 11 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
John Hooker  
James Matanky  
Cristina Matos  
Bill Thanoukos  
Debra Parker  
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 by Commissioner Chico and seconded by Commissioner Harris, the board meeting of March 19, 2019, was adjourned at approximately 12:45 pm.

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Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records