

MINUTES OF THE RESCHEDULED MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
March 30, 2020

The Commissioners of the Chicago Housing Authority held its Rescheduled Meeting of the Board of Commissioners on Monday, March 30, 2020, at approximately 10:15 a.m. at the CHA Corporate Offices, 60 E. Van Buren, 7th Fl., Chicago, Illinois in Chicago, IL.

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

Present in person:	Craig Chico Angela Hurlock James Matanky Debra Parker Francine Washington
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Participating via Phone:	Matthew Brewer Dr. Mildred Harris Meghan Harte Bill Thanoukos
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Absent:	None
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Also physically present were James Bebley, Acting Chief Executive Officer; Cheryl Colston, Chief Legal Officer; and Chicago Housing Authority staff members who intermittently entered the board room.

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

Chairwoman Hurlock proceeded to thank everyone for joining the Livestream video broadcast.

Per Chair Hurlock to protect the public's health in response to the COVID-19 pandemic, and as permitted by Governor Pritzker's Executive Order 2020-07 and 2020-10, four Commissioners are participating in the March 30th meeting telephonically. Also, during the period that both Executive Orders remain in effect, the emergency meeting guidelines supersede CHA's Public Participation Guidelines.

Accordingly, Chairwoman Hurlock presented a Motion pursuant to Executive Order 2020-07 and 2020-10, to hold the March 30th meeting with Commissioners participating remotely and no more than 10 persons in attendance in the board room.

The Motion to proceed with the March 30th meeting in compliance with Executive Order 2020-07 and 10, was seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
Angela Hurlock
James Matanky
Bill Thanoukos
Debra Parker
Francine Washington

Nays: None

There being no Opposed Votes, Abstentions or Recusals, Commissioners proceeded with the meeting in compliance with Executive Order 2020-07 and 10.

Chairwoman Hurlock then provided commissioners and the general public with updates on CHA's response to the COVID-19 pandemic. First Chair Hurlock reiterated that the health and safety of CHA's residents and staff are of the highest priorities and that CHA is working closely with the City in continuing to offer vital information, support and resources to CHA residents as well as staff. As an essential government entity, CHA must continue to operate and provide all essential services to CHA families and seniors. While CHA's offices are closed to the public, most staff are teleworking to ensure that services are being provided to residents, voucher households and applicants via email, regular mail and phone. CHA has made it a point to communicate often with residents and provide them with the information they need to protect themselves from COVID-19. This includes direct communications and signage reminding residents to take precautions against the virus. CHA has translated this information into 13 languages representing the diverse populations it serves. CHA has prioritized communication to its senior population given their vulnerability and have increased engagement and assessments of the home-based services provided, such as meal service. CHA is keeping in touch with voucher households through email blasts, email communication and messages on the call center line. CHA has ongoing communications with staff on a variety of COVID-19 related topics and are providing important updates and notices from the city and health department.

Chairwoman Hurlock then provided an overview of her activities for the months of January and February that included: divisional meeting with CHA Property Staff; convened 2 additional meetings with Section 3/JOC contractors; participated on property tour of the XS Tennis Facility; convened meetings with Commissioners to discuss board governance and audit matters; facilitated meetings between Commissioners and CEO Tracey Scott; attended meeting with Mayor Lightfoot; and attended the Neighborhood Housing Services 45th Annual Awards Dinner.

Chairperson Hurlock then announced that since members of the public were unable to attend the meeting in person, the public had been invited to submit questions or comments online. The one comment received will be read aloud after staff's presentation of board items.

Due to Committee meetings not being scheduled, resolutions for Items 1 through 14 were presented by staff and discussed and voted upon by Commissioners as follows:

(Item 1)

The resolution for Item No. 1 approves the FY2019 Moving to Work (MTW) Annual Report and authorizes the submittal of the report to HUD. Submission of the FY2019 MTW Annual Report fulfills CHA's 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. 2020-CHA-12

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated March 30, 2020, requesting approval of the FY2019 MTW Annual Report and authorization to submit the FY2019 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 FY2019 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 FY2019 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 FY2019 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval.

(Item 2)

CHA and HUD entered into the original MTW Agreement on February 6, 2000, and subsequently entered into an Amended and Restated MTW Agreement as of June 26, 2008. The Amended and Restated MTW Agreement extended CHA's participation in the MTW Demonstration Program through 2018, and on April 14, 2016, HUD further extended the MTW Agreement through 2028. In order to take full advantage of the flexibilities provided by the MTW Agreement, the resolution for Item No. 2 approves execution of the Eighth Amendment to the Amended and Restated Moving to Work Agreement, as proposed by HUD.

RESOLUTION NO. 2020-CHA-13

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 30, 2020 entitled "Recommendation to Execute Amendment to Amended and Restated Moving to Work Agreement."

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

THAT, the Board of Commissioners hereby approves the proposed Eighth Amendment to Amended and Restated Moving to Work Agreement Between U.S. Department of Housing and Urban Development and Chicago Housing Authority.

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer to execute the proposed Eighth Amendment to Amended and Restated Moving to Work Agreement Between U.S. Department of Housing and Urban Development and Chicago Housing Authority.

(Item 3)

The resolution for Item 3 approves amendment of the CHA Procurement Policy to align it with the U.S. Department of Housing and Urban Development's (HUD) recent issuance of revised procurement standards in its Code of Federal Regulations. The revised procurement standards are generally consistent with the previous standards but include a change in dollar thresholds for both Micro-Purchases, which has been increased from \$3,000 to \$10,000, and the Simplified Acquisition Threshold, which has been increased from \$150,000 to \$250,000 and establishes the limit for the use of small purchase procedures.

RESOLUTION NO. 2020-CHA-14

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 30, 2020, entitled "RECOMMENDATION TO AMEND CHICAGO HOUSING AUTHORITY PROCUREMENT POLICY and concurs in the recommendation contained therein.

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 implement the amended Chicago Housing Authority Procurement Policy.

(Item 4)

The resolution for Item No. 4 approves a license, support and maintenance agreement with e-Builder, Inc. in an amount not to exceed \$1,109,295. In 2015, the CHA selected the e-Builder Enterprise software as the solution for web-based construction management system and professional implementation services. After receiving a direct quote for the proprietary software licenses from e-Builder in January 2020, the CHA published notification of a Sole Source procurement on its website. No other vendors responded to provide the subscription-based software licenses. E-Builder provides configuration, business process automation and e-mail notifications that are needed to streamline critical business process approvals, providing transparency and accountability for the Capital Construction Department. The e-Builder License Support and Maintenance agreement includes technical support and product maintenance including fixes and updates to the software.

RESOLUTION NO. 2020-CHA-15

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 30, 2020 entitled “AUTHORIZATION TO ENTER INTO A LICENSE, SUPPORT AND MAINTENANCE AGREEMENT WITH e-BUILDER, INC. “

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 three (3) year base term with (2) one-year options for a license, support and maintenance agreement with e-Builder, Inc., in an amount not to exceed \$1,109,295. The Board delegates authority to the Acting Chief Executive Officer or appointed Chief Executive Officer to use his/her discretion to exercise the option terms.

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 No. 5 approves purchase of insurance coverage for the Chicago Housing Authority’s Property Managers’ Insurance Program (PMIP) through its insurance broker of record, Arthur J Gallagher & Company, for the period of April 1, 2020 through March 31, 2021 for an aggregate not-to-exceed amount of \$1,303,964.00, based on a fixed-rate contract comprised of the following: (1) A CHA self-insurance program with Zurich Insurance Group as the fronting insurer for a premium amount of \$114,000.00, in addition to a collateral deposit requirement of \$400,000.00 ; (2) Lead Excess Liability coverage written through General Star Indemnity Company for a premium amount of \$629,964.00; and (3) Secondary Excess Liability written through Allied World Assurance Company (“AWAC”) for a premium amount of \$160,000.00. The specifications were submitted to 60 insurers for consideration on either the primary or excess layers.

RESOLUTION NO. 2020-CHA-16

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 30, 2020 entitled: AUTHORIZATION TO PURCHASE INSURANCE COVERAGES FOR CHA’S PROPERTY MANAGERS’ INSURANCE PROGRAM.

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

THAT, the Board of Commissioners authorizes the Acting Chief Executive Officer, or his designee, to purchase insurance coverage for the Chicago Housing Authority’s Property Managers’ Insurance Program through its insurance broker of record, Arthur J Gallagher & Company , for the period of April 1, 2020 through March 31, 2021 for an aggregate not-to-exceed amount of \$1,303,964.00, based on a fixed-rate contract comprised of the following:: (1) A CHA self-insurance program with Zurich Insurance Group as the fronting insurer for a premium amount of \$114,000.00, in addition to a collateral deposit requirement of \$400,000.00; (2) Lead Excess Liability coverage written through General Star Indemnity Company for a premium amount of \$629,964.00; and (3) Secondary

Excess Liability written through Allied World Assurance Company for a premium amount of \$160,000.00.

This award is not subject to MBE/WBE/DBE or Section 3 compliance requirements.

(Item 6)

The resolution for Item No. 6 approves the revised CHA Ethics Policy. Following a review of similar entities, CHA determined that the function of the Ethics officer would no longer be handled by an independent contractor. Insourcing this role will enhance the functions of the Ethics Officer and provide a more focused understanding of CHA's culture and inter-department relationships, will provide CHA employees with full-time, onsite access to the Ethics Officer and will allow for regularly scheduled ethics trainings. The Ethics Policy has been updated to reflect these changes.

RESOLUTION NO. 2020-CHA-17

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 30, 2020 entitled: **“AUTHORIZATION TO IMPLEMENT A REVISED CHA ETHICS POLICY”**

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

THAT, the Board of Commissioners approves the attached, revised CHA Ethics Policy and authorizes the Acting Chief Executive Officer, or his designee, to implement the revised CHA Ethics Policy on March 30, 2020.

(Item 7)

In May 2019 a Request for Proposal was released soliciting financial advisory and consulting services. Six proposals were received and scored based on the published criterion. A negotiation meeting was conducted with each respondent and updated pricing was requested. After Best and Final Offers were evaluated and scored, the evaluation committee recommended award of contract to the following three firms: TAG; Crowe, LLP; and Duvernay and Brooks. Accordingly, the resolution for Item No. 7 approves award of contract to the three listed firms. Services to be provided include but are not limited to financial statement preparation, tax credit compliance for syndicated partnership and strategic consulting for revenue generation and partnerships.

RESOLUTION NO. 2020-CHA-18

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 30, 2020 entitled **“RECOMMENDATION TO AWARD CONTRACTS FOR FINANCIAL ADVISORY AND CONSULTING SERVICES”**.

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

THAT. the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to execute contracts with: 1) Crowe, LLP for an aggregate not-to-exceed amount of \$256,750, 2) TAG Associates, Inc. for an aggregate not-to-exceed amount of

\$208,400, and 3) Duvernay & Brooks, LLC for an aggregate not-to-exceed amount of \$97,500. Each contract shall be for a two-year base term and three (3) one-year option terms, to provide financial advisory and consulting services. The Board delegates authority to the Acting Chief Executive Officer to use his discretion to exercise the option terms. Each option term shall only be exercised individually, and at the time of the expiration of the prior contract term.

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

(Item 8)

The resolution for Item No. 8 approves the negotiation of a purchase and sales agreement with a partnership between Center Court Development LLC (CCD LLC) and Chicago Housing Consulting Services, Inc. NFP (CHCS) for specific vacant Robert Taylor land on State Street between 51st Place and 53rd Street, Chicago, Illinois. CCD LLC is partnering with CHCS ("the Partnership" or "Developer") in order to reimagine the site through one or more projects, including an indoor world-class basketball/soccer facility as well as other appropriate urban infrastructure including educational, retail and residential mixed-use facilities which will drive local employment and neighborhood investment. CCD LLC and CHCS are currently developing financial and operational resources to construct and operate new athletic facilities, thereby making this State Street corridor an urban mecca for athletic training and tournaments driving an economic engine into the surrounding local businesses.

Commissioner Harte recused from voting on Item No. 8.

RESOLUTION NO. 2020-CHA-19

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 30, 2020 entitled "AUTHORIZATION TO NEGOTIATE A PURCHASE AND SALES AGREEMENT WITH A PARTNERSHIP BETWEEN CENTER COURT DEVELOPMENT LLC ("CCD LLC") AND CHICAGO HOUSING CONSULTING SERVICES, INC. NFP ("CHCS") FOR SPECIFIC VACANT ROBERT TAYLOR LAND ON STATE STREET BETWEEN 51ST PLACE AND 53RD STREET, CHICAGO, ILLINOIS ("CHA LAND").

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

THAT, the Board of Commissioners hereby authorizes negotiation of a purchase and sales agreement with a partnership between Center Court Development LLC ("CCD LLC") and Chicago Housing Consulting Services, Inc. NFP ("CHCS") for specific vacant Robert Taylor land on State Street between 51st Place and 53rd Street, Chicago, Illinois ("CHA land").

THAT, Development activities for subject property and/or surrounding site(s) must be proposed with residential components that include CHA replacement housing.

THAT, Residential construction activities must commence within 24 months of any non-residential facility completion.

THAT, the purchase and sale agreement will be subject to consideration and approval by the Board.

(Item 9)

The resolution for item No. 9 approves a 1) Preliminary Commitment Letter; 2) Agreement to enter into a Housing Assistance Payments (AHAP) Contract; and 3) Housing Assistance Payments (HAP) Contract with the following twelve residential developments: **Big Deahl Apartments** is a 100-unit, new construction residential development in the Near North Side community located in a Gautreaux General Area. The development will contain 50 one-bedroom and 50 two-bedroom units. PRA is requested for 48 family units: 24 one-bedroom and 24 two-bedroom units. Tenants will come from the CHA wait list and will be responsible for all electricity. Big Deahl LP is owned by Evergreen REDevelopment, LLC and Structured Development LLC. **CalMel Family Apartments** is a 68-unit, new construction, mixed-use residential development located in the Avondale community in a Gautreaux General Area. The 6-story, elevator building will contain 34 one-bedroom, 29 two-bedroom, and 5 three-bedroom units. PRA is requested for 17 family units: 7 one-bedroom, 8 two-bedroom units, and 2 three-bedroom units. Tenants will come from the CHA wait list and will be responsible for heat and cooking gas., as well as electricity. CalMel, LLC is owned by Brinshore Development, LLC. **Chicago Lighthouse Residences** is a 9-story, new construction, elevator building in the Near West Side community in a Gautreaux Opportunity Area. The building will contain 76 units: 18 studio, 40 one-bedroom, and 18 two-bedroom units. The ground floor will offer retail and resident amenity spaces. PRA is requested for 19 units: 14 one-bedroom and 5 two-bedroom units. Applicants will come from the CHA wait list. While Chicago Lighthouse for the Blind will offer services to all residents, a specific disability is not a requirement for PRA units. Tenants are responsible for electric. The Chicago Lighthouse Residence, LLC is the ownership entity for Brinshore Development, LLC and The Chicago Lighthouse for the Blind and Visually Impaired, an Illinois Not-for-Profit corporation. Leasing and Management Company, Inc., will provide property management **Encuentro Square Apartments** is a new construction development containing 60 rental units and 14 townhomes located near Lathrop Homes and Chicago's Bloomingdale Trail. The City of Chicago now controls the site containing the former Magid Glove factory. Encuentro Square will offer 20 one-bedroom, 30 two-bedroom, and 24 three-bedroom units; 8 units will be accessible and 8 units adaptable. PRA is requested to assist units: 5 one-bedroom, 11 two-bedroom, and 2 three-bedroom units. Applicants will come from the CHA wait list. EREG Development, LLC and Latin United Community Association, an Illinois Not-for-Profit, have partnered in a joint venture. Evergreen Real Estate Services LLC will provide property management. Supportive services will be provided by Children's Place Association Home-Based Early Learning. **Englewood Family House** is a 13-unit, 3-story, mixed-use masonry, preservation development located in the Englewood community. Ground floor program space will be utilized by Chicago House for property management and supportive services for residents and community members living with HIV and their children. All systems will be renovated including electrical, plumbing, and HVAC. PRA is requested for 7 units: 5 two-bedroom and 2 three-bedroom. Applicants will come from the CHA wait list which is cross-matched with the Chicago Coordinated Entry System with preference for homeless mothers with children who are living with HIV. **Horner Park Lofts Apartments** is a 46-unit, 4-story, new construction development located in the Irving Park community in a Gautreaux General Area. The development will contain 7 studio, 33 1-bedroom, and 6 two-bedroom units; 9 units will be accessible and 34 units adaptable. PRA will assist 11 units: 5 one-bedroom units will be targeted to homeless veterans and 6 two-bedroom units will be available for families from the CHA wait lists. Applicants for the veteran units will be identified by the US Department of Veteran's Affairs and the CHA wait list. Tenants will be responsible for all utilities. Horner Park Lofts, LLC is the ownership entity of MVAH States Development LLC. MVAH

Management, LLC will be responsible for property management. **Magid Glove Redevelopment** is an 85-unit new construction development for families in the Logan Square community and located near the Bloomingdale “606 trail”. The site once held the Magid Glove factory has been acquired by the City of Chicago for redevelopment into affordable housing and public park land. The new development contain 29 one-bedroom, 39 two-bedroom, and 17 three bedroom apartments; 5 units will be accessible and 13 units adaptable. PRA is requested for 21 units: 9 one-bedroom, 10 two-bedroom, and 2 three-bedroom. Residents will come from the CHA wait lists and will be responsible for electric, as well as gas heating and cooking. Magid Glove Redevelopment will be owned and managed by Bickerdike Redevelopment Corporation. **New City Apartments** is the construction of 3 buildings located in the Near North Side community. Each building is 4-stories, with an elevator. The development will contain a total of 48 units. Five units will be accessible and 5 units adaptable. PRA is requested for 24 units: 12 one-bedroom and 12 two-bedroom. Residents will come from the CHA wait list with preference for Cabrini right of return applicants. Residents will be responsible for all utilities. New City Apartments will be held in a new Limited Liability Partnership, Schiller Place LP, between Structured Development LLC and Evergreen REDevelopment LLC. Evergreen Real Estate Services LLC will serve as property manager. Health and Human Development Corporation will provide supportive services to residents. **Sarah’s Circle II Apartments** is a new construction, elevator development providing housing with supportive services to homeless women. Sarah’s Circle II Apartments will contain 24 studio units. All utilities will be provided by the building. PRA is requested for 24 studio units. Residents will meet the HUD-definition for chronically homeless women; 19 units will be identified through the CHA wait list which is cross-matched with the Chicago Coordinated Entry System and 5 units will be identified through the State Referral Network. 4747 N Sheridan LLC will be the ownership entity for Sarah’s Circle II Apartments. The sole member of the Limited Liability Company will be Sarah’s Circle, with a mission to assist homeless women. Sarah’s Circle has retained Brinshore Development, LLC, to facilitate the development process. Sarah’s Circle will provide property management, supportive services. **1201 N California Apartments** is a 64-unit, new construction, 9-story, elevator family building in a Gautreaux General Area in the West Town community. The development will contain 10 one-bedroom, 15 two-bedroom, and 39 three-bedroom units. All units will be adaptable. PRA is requested for 14 units: 4 one-bedroom, 7 two-bedroom, and 3 three-bedroom family units. Applicants will come from the CHA wait list, with 7 units being identified from the State Referral Network. Tenants will be responsible for all utilities. 1201 N California HHDC, LP will be the ownership entity of Hispanic Housing Development Corporation. **1850 S Racine Apartments** is a 37-unit, new construction 5-story, elevator building located in the Lower West Side community in a General Area. The development will contain 13 one-bedroom, 16 two-bedroom and 8 three-bedroom units, with 2 accessible and 8 adaptable units. PRA is requested for 9 family units: 3 one-bedroom, 3 two-bedroom and 3 three-bedroom units. Applicants will come from the CHA wait list. Tenants will be responsible for all utilities. TRP Racine 1850, LLC is the ownership entity of The Resurrection Project. **4715 N Western Apartments** is a new-construction, mixed-use development located in a Gautreaux Opportunity Area in the Lincoln Square community. The property is currently used as a city-metered surface parking lot and is located within on-half block of the CTA station. The development will contain 42 total units including 29 one-bedroom and 13 two-bedroom, units. The ground floor will offer 4,500 square feet of retail space. Nine units will be accessible and 33 units adaptable. PRA is requested for 10 family units: 7 one-bedroom and 3 two-bedroom units. Tenants will come from the CHA wait list and will be responsible for all utilities. 4715 Western Apartments will be owned by The Community Builders, Inc.

RESOLUTION NO. 2020-CHA-20

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 30, 2020 entitled “Recommendation to Execute a 1) Preliminary Commitment Letter; 2) AHAP Contract; and 3) HAP Contract with a) Big Deahl Apartments, b) CalMel Family Apartments, c) Chicago Lighthouse Residences, d) Encuentro Square Apartments, e) Englewood Family House, f) Horner Park Lofts Apartments, g) Magid Glove Apartments, h) New City Apartments, i) Sarah’s Circle II Apartments, j) 1201 N California Apartments, k) 1850 S Racine Apartments, and l) 4715 N Western 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 a 1) Preliminary Commitment Letter; 2) Agreement to enter into a Housing Assistance Payments (AHAP) Contract; 3) Housing Assistance Payments (HAP) Contract with a) Big Deahl Apartments, b) CalMel Family Apartments, c) Chicago Lighthouse Residences, d) Encuentro Square Apartments, e) Englewood Family House, f) Horner Park Lofts Apartments, g) Magid Glove Apartments, h) New City Apartments, i) Sarah’s Circle II Apartments, j) 1201 N California Apartments, k) 1850 S Racine Apartments, and l) 4715 N Western Apartments; and 4) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 10)

The former Nathaniel Pope Elementary School was a decommissioned Chicago Public Schools building located in Chicago’s North Lawndale neighborhood adjacent to Douglas Park that the CHA purchased in August 2016. In June 2018, the CHA awarded a contract to A.L.L. Masonry Construction Company, Inc., for the conversion and renovation of the First and Second floors of the building to accommodate administrative office areas complete building envelope restoration, completely new mechanical, plumbing and electrical systems and exterior/site work. The contract award amount inclusive of the Board approved contingency was a total not-to-exceed amount of \$14,643,292.00 and constitutes Phase 2 of the project. Phase 1 of the project was awarded under a separate contract and contractor and included all demolition and environmental remediation costs for the entire building. Since the June 2018 Board meeting, the scope of work for Phase 2 needed to change to address numerous discovered conditions that could not have been known until after demolition and environmental remediation were complete including, but not limited to, replacement of interior downspouts, replacement of the water and sewer service coming into the building and replacement of additional areas of masonry. Other necessary additional scope included design owner directed changes to select areas to accommodate additional call center staff, new security cameras and revised room configurations. Accordingly, the resolution for Item No. 10 approves a contract modification to Contract 12258 with A.L.L. Masonry Construction Company, Inc., for the conversion and renovation of 1852 S. Albany for a total not-to-exceed amount of \$6,030,790.22.

RESOLUTION NO. 2020-CHA-21

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 30, 2020 entitled “Authorization to Execute a Contract Modification to Contract 12258 for the Conversion and Renovation of 1852 S. Albany”.

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 modification to Contract 12258 with A.L.L. Masonry Construction Company, Inc., for the conversion and renovation of 1852 S. Albany for a total not-to-exceed amount of \$6,030,790.22.

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

(Item 11)

The resolution for Item No. 11 approved a contract modification to Contract 11980 with Madison Construction Company, for the renovation of Henry Horner town homes annex for a total not-to-exceed amount of \$640,675.48. The CHA awarded a contract to Madison Construction, at the February 2017 Board meeting for renovation of the Henry Horner Town Homes Annex, located at 1810 W. Adams, 1820 W. Adams and 1815 W. Adams, to remove and replace all interior finishes, drywall, doors, flooring, kitchen and bathroom cabinetry and all mechanical, electrical and plumbing systems. The scope also included removal and replacement of the exterior steel stairs and porches and implementation of upgrades to ensure fully accessibility to the 1st floor units. The contract award inclusive of the approved contingency was a total not-to-exceed amount of \$8,307,220.00. Since receipt of the February 2017 Board approval, the project experienced delays associated with limited availability of options for resident relocation and weather. This contract modification recommended for approval is required to compensate the General Contractor for extended general conditions for the additional time and overhead costs required to complete this project.

RESOLUTION NO. 2020-CHA-22

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 30, 2020 entitled "Authorization to Execute a Contract Modification to Contract 11980 for the Renovation of the Henry Horner Homes Town Homes Annex".

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 modification to Contract 11980 with Madison Construction Company, for the renovation of Henry Horner town homes annex for a total not-to-exceed amount of \$640,675.48.

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

(Item 12)

The CHA's Senior Designated Housing Plan (SDHP) commits select CHA owned public housing units and Rental Assistance Demonstration (RAD1) units to Chicago's elderly population. The proposed updates to the FY2020 SDHP policy are related to 1) evaluation of vacancy rates for the purposes of lowering age eligibility, and 2) the provision of support services by varying contracted service providers

dependent upon which portfolio each senior property belongs. CHA held a 30-day public comment period to allow residents and the community at large to submit oral and written comments regarding the information contained in the proposed FY2020 SDHP. Announcements for the public comment process appeared on CHA's website and in various area newspapers. CHA also mailed resident notices via U.S. Mail to residents living in mixed-income and scattered site properties. CHA hand-delivered resident notices to residents living in traditional family and senior designated properties. HCV participants received resident notices via email. Additionally, CHA held three public hearings during the 30-day comment period on January 30, 2020, February 5, 2020 and February 11, 2020. Accordingly, the resolution for Item 12 approves the updated FY2020 SDHP.

RESOLUTION NO. 2020-CHA-23

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 30, 2020 requesting approval of the proposed FY2020 Senior Designated Housing Plan (SDHP), 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 FY2020 and grants authorization to the Chief Executive Officer or his designee to make any final updates as deemed necessary.

THAT, this approval of the Proposed FY2020 SDHP supersedes any and all conflicting language found in prior CHA SDHPs.

THAT, the Board of Commissioners grants authorization to submit the FY2020 Senior Designated Housing Plan (SDHP) to the U.S. Department of Housing and Urban Development (HUD) upon Board approval.

(Item 13)

The resolution for Item 13 approves a not-to-exceed total CHA funding of \$13,000,000 for Emmet Street Apartments which will provide funds for CHA's RAD/PBV units. Emmett Street Apartments will be located in the Logan Square neighborhood. It will be a 100-unit, 100% affordable transit-oriented development. The building will be seven stories at its highest point. The building design is set back from Emmett Street so that the building fits in with the neighboring residential structures. The project site is presently an approximately 1-acre City of Chicago owned surface parking lot fronting the southwest side of Emmett Street, just west of Kedzie Avenue and immediately northwest of the main CTA Blue Line "L" station in the City of Chicago's Logan Square neighborhood, on the near northwest side. The residential unit mix includes 33 one-bedroom, 49 two-bedroom units, and 18 three-bedroom units. The building will be 100% affordable with 50 RAD/PBV-assisted units and 50 other affordable units. RAD/PBV units will be affordable to residents earning up to 80% AMI. All 100 units will be family units. Emmet Street Apartments will be developed and owned by Bickerdike Redevelopment Corporation.

RESOLUTION NO. 2020-CHA-24

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 30, 2020 entitled "Recommendation to loan Chicago Housing

Authority funds in an amount not to exceed \$13,000,000 for Emmett Street Apartments and enter into a RAD project-based voucher housing assistance payment contract.”

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

THAT, the Acting Chief Executive Officer or his designee is authorized to loan CHA funds not to exceed \$13,000,000 for Emmett Street Apartments.

THAT, the Acting Chief Executive Officer or his designee or his designee is authorized to submit a Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) Financing Plan to the United States Department of Housing and Urban Development (HUD).

THAT, the CHA may enter into a RAD Conversion Commitment for Emmett Street Apartments.

THAT, the Acting Chief Executive Officer or his designee is authorized to execute a RAD PBV Housing Assistance Payment (HAP) Contract for 50 units.

THAT, the Acting 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 subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

(Item 14)

The Resolution for Item No. 14 approves a purchase and sale agreement to purchase a 16% ownership interest in JNB Concord Sheridan LLC, general partner of the residential owner of Concord at Sheridan. CHA will pay a total of up to \$1,600,000 for the share of the ownership interest which was owned by 6418 Residential LLC. Concord at Sheridan located at 6438 N. Sheridan is 7-story new construction mixed-use, mixed-income building with 111 residential units above and approximately 30,000 square feet of ground-level retail space. The Concord at Sheridan building provides 65 RAD project-based voucher assisted units and 46 market rate units. With this purchase a CHA affiliate will be a part of the team that makes decisions regarding property management, budgeting and long-term plan for the building. This action is for the residential portion of the building.

RESOLUTION NO. 2020-CHA-25

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 30, 2020 entitled “Recommendation to enter into a Purchase and Sale Agreement to Purchase the 16% ownership interest in JNB Concord Sheridan LLC, general partner of the residential owner of Concord at Sheridan.”

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

THAT, the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to enter into a Purchase and Sale Agreement to purchase the 16% ownership interest in JNB Concord Sheridan LLC, general partner of the residential owner of

Concord at Sheridan, held by 6418 Residential LLC or held by its successor and/or create a new LLC to own a 16% interest of the GP.

THAT, the Board of Commissioners authorizes payment of up to \$1,600,000 for the share of the ownership interest.

THAT, the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

As previously announced by Chairwoman Hurlock, the public was invited to submit their questions/comments on-line; the registration timeframe was extended to Sunday, March 29th at 9:00 pm. One comment was received from Ms. Tomiko Holt and was read by the Chair. As is CHA's usual practice, a written response to Ms. Holt's questions will be distributed at the next board meeting.

An omnibus motion was represented by Chair Hurlock to adopt the resolutions for Items 1 through 14. The motion was seconded by Commissioner Matanky and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte (recused on Item No. 8 only)
Angela Hurlock
James Matanky
Bill Thanoukos
Debra Parker
Francine Washington

Nays: None

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

After the approval of the board items, Acting CEO James Bebley provided a brief report on how CHA is responding to the COVID-19 pandemic. CHA is following the lead of the city of Chicago Department of Health when it comes to the COVID-19 pandemic to ensure the safety of CHA residents and staff.

Immediately following Acting CEO's report and upon Motion made by Chairwoman Hurlock and properly seconded by Commissioner Chico, the Commissioners adjourned to Closed Session. Chairwoman Hurlock 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.

Commissioner Matanky, departed the meeting at approximately 12:00 pm.

Following Closed Session, Commissioners reconvened in Open Session.

Chairwoman Hurlock 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
Angela Hurlock
Bill Thanoukos
Debra Parker
Francine Washington

Absent: James Matanky

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

Upon motion made by Chairwoman Hurlock and properly seconded by Commissioner Parker, the open and closed minutes for the meeting of January 21, 2020, were approved as submitted.

Chairwoman Hurlock then announced that during Closed Session Commissioners discussed Item 15.

(Item 15)

Chairwoman Hurlock then made a motion to postpone the voting of Item No. 15, Recommendation to approve the amended Rules of Board of Commissioners, to the May 19 board meeting.

The Motion to postpone the resolution for Item 15 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
Angela Hurlock
Bill Thanoukos
Debra Parker
Francine Washington

Nays: None

There being no questions or discussion, Chairwoman Hurlock thereupon declared said item to be postponed and presented for approval at the May 19th Board meeting.

Also discussed in closed session were Items 16, Personnel Actions, and 18, Delegation of Authority.

(Item 16)

RESOLUTION NO. 2020-CHA-26

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 30, 2020, 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. 2020-CHA-27

WHEREAS, Pursuant to the Illinois Housing Authorities Act, the Board of Commissioners shall organize for the transaction of business and may delegate certain authority to allow for the transaction of CHA business; and

WHEREAS, Pursuant to Article IX of the current CHA By-Laws, the CEO or the Acting CEO has the authority to incur liabilities valued from \$150,001 up to \$500,000 without Board approval, provided that a solicitation process consistent with CHA and the United States Department of Housing and Urban Development procurement policies and regulations has been utilized; and

WHEREAS, As a result the recent state of emergency caused by a new and significant outbreak of Coronavirus Disease 2019 (COVID-19), Executive Order 2020-07 and Executive Order 2020-10 were signed by Illinois Governor JB Pritzker. These Executive Orders encourage all public bodies to temporarily reduce activities and workforce to essential operations where possible to help contain the spread of this highly infectious virus; and

WHEREAS, In compliance with the foregoing Executive Orders and to ensure continuity of CHA operations, it is deemed prudent to delegate authority to the CEO or Acting CEO, upon consultation with the CHA Board Chairperson [and/or] the Vice Chairperson, to execute contracts in excess of the limits specified under Article IX of the CHA By-Laws and take other such actions, including creating and establishing policies necessary and/or appropriate, without Board approval.

WHEREAS, To ensure continuity and efficiency of CHA operations, it is deemed prudent to authorize designated CHA personnel to implement emergency operations plans in connection with COVID-19 mitigation efforts, and to incur expenditures in furtherance of CHA’s operations and COVID-19 mitigation efforts.

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

THAT The CEO or Acting CEO shall have the authority, upon consultation with the CHA Board Chairperson [and/or] the Vice Chairperson, to execute contracts in excess of the limits

specified under Article IX of the CHA By-Laws and take other such actions necessary and/or appropriate without Board approval, to maintain the continuity of CHA operations.

THAT The Board authorizes and delegates the following authority to the CEO or Acting CEO. In the absence of the CEO or Acting CEO, the Board authorizes and delegates authority to any two of the Chief Operating Officer, Chief Legal Officer, Chief Financial Officer, or Deputy Chief Procurement Officer to:

- a. Develop and implement emergency operations plans in furtherance of CHA's operations during the COVID-19 mitigation efforts.
- b. Execute contracts necessary to obtain such necessary supplies, services, and staff to implement CHA's COVID-19 emergency operations plans, which contracts shall be approved as to form by the Chief Legal Officer.
- c. Execute amendments and modifications to existing contracts to procure supplies, services and staff necessary to implement CHA's COVID-19 emergency operations plans, which may include short-term extensions of expiring contracts as permitted by state and federal law.
- d. Issue and approve purchase orders exceeding \$500,000 to obtain such necessary supplies, services, and staff necessary to implement CHA's COVID-19 emergency operations plans.

THAT The foregoing authority is temporary and shall no longer be in effect upon the Chicago Housing Authority's recommencement of normal daily business functions

An omnibus Motion to approve the resolutions for Items 16 and 18 was made by Commissioner Washington and seconded by Commissioner Harte and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
Angela Hurlock
Bill Thanoukos
Debra Parker
Francine Washington

Nays: None

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

(Item 17)

The resolution for Item No. 17 approves the Appointment, Authority and Delegation of Signature Authority of Chief Executive Officer, Tracey Scott. As CEO, Ms. Scott will leverage her more than two decades of experience to lead the CHA into its next chapter as a principal developer and provider of affordable housing for communities across Chicago, a critical component of the Mayor's work to

improve the housing ecosystem in Chicago.

RESOLUTION NO. 2020-CHA-28

WHEREAS, James L. Bebley agreed and was appointed to serve as Acting Chief Executive Officer of the Chicago Housing Authority until the appointment of a new Chief Executive Officer; and

WHEREAS, The Chicago Housing Authority Board of Commissioners has selected Ms. Tracey Scott to serve as the new Chief Executive Officer of the Chicago Housing Authority.

WHEREAS, Ms. Scott has over 25 years of progressive leadership experience working to expand access to housing for low-income persons across the country. She currently serves as the Interim Executive Director and Chief Executive Officer for the Minneapolis Public Housing Authority and has held prior senior roles with the Atlanta Housing Authority.

WHEREAS, The Board of Commissioners finds Ms. Scott to be well qualified to serve as the new Chief Executive Officer of the Chicago Housing Authority.

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

THAT, Tracey Scott is hereby appointed Chief Executive Officer of the Chicago Housing Authority effective May 1, 2020. Ms. Scott is hereby granted supervisory and management responsibility over all Chicago Housing Authority operations, programs and activities, all to be exercised in accordance with the Illinois Housing Authorities Act and approved policies and procedures of the Chicago Housing Authority.

THAT, Tracey Scott shall have the following authority in her capacity as Chief Executive Officer:

- 1) Signatory authority to execute, including but not limited to, bonds, leases, mortgages, contracts, grant applications, grants, correspondence, payroll and operations/bank drafts, transfers of funds and other legal and official documents necessary for the operation of the Chicago Housing Authority; and
- 2) Delegation authority to appoint appropriate Chicago Housing Authority employees as designees to sign contracts, bonds, leases, mortgages, grant applications, grants, correspondence, payroll, operations/bank drafts, transfers of funds and other legal and official documents as he deems necessary for the efficient operation of the Chicago Housing Authority.

THAT, Effective May 1, 2020, all financial institutions are requested and directed to honor checks, drafts, and/or other payment orders that bear the facsimile

signature of Tracey Scott without regard to whom or by what means the actual or purported facsimile signature(s) thereon may have been affixed thereto, if such signature(s) resemble(s) the facsimile specimen(s) of such signature(s) certified to and filed with the financial institution by or on behalf of the Chicago Housing Authority.

THAT, That James L. Bebley shall retain full authority to continue to serve as Acting Chief Executive Officer until the May 1, 2020 effective date of appointment of the new Chief Executive Officer, Tracey Scott.

The Motion to adopt the resolution for Item 17, appointing Tracy Scott to the CEO position, was made by Commissioner Harris and seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
Angela Hurlock
Bill Thanoukos
Debra Parker
Francine Washington

Nays: None

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

After the approval of Item No. 17, Chairwoman Hurlock further added that Ms. Scott has over 25 years of progressive leadership experience working to expand access to housing for low-income families across the country. She serves as the Interim Executive Director and CEO for the Minneapolis Public Housing Authority and has held prior senior roles with the Atlanta Housing Authority. Ms. Scott will continue to draw on her experience from Minneapolis and Atlanta to foster public-private partnerships at the CHA in order to invest in new housing developments and opportunities throughout the City, maintain relationships with federal regulators, and align the agency to better serve the residents of the City.

Chairwoman Hurlock, Vice Chair Chico, and Board Members thanked Acting CEO James Bebley for stepping up during this challenging transitional period. Mr. Bebley will stay on as the Chief Operating Officer. Together, CEO Scott and COO Bebley will continue to build stronger communities by advancing the City's goals of affordable housing for all residents of the City.

Ms. Scott was invited to join the meeting telephonically. She was then congratulated and welcomed to CHA by all board members. Ms. Scott expressed her gratitude to Mayor Lightfoot for her nomination and to the CHA Board of Commissioners for the appointment. Ms. Scott conveyed her excitement to work closely with CHA staff and collaborating with the City, community partners and CHA's residents.

There being no further business to come before the Commissioners, upon Motion made by Commissioner Parker and seconded by Commissioner Harris the rescheduled board meeting of March 30, 2020, was adjourned.

S/B: Lee Chuc-Gill, Secretary
Custodian and Keeper of Records