

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
November 20, 2018

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, November 20, 2018, at approximately 10:45 a.m. at the Charles A. Hayes Family Investment Center, 4859 South Wabash in Chicago, IL.

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

Present:	Craig Chico Dr. Mildred Harris Meghan Harte John Hooker James Matanky Cristina Matos Debra Parker Francine Washington
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Absent:	Matthew Brewer Bill Thanoukos
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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, 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, 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 five items.

On behalf of the Finance & Audit Committee, Committee Chairman Chico presented an Omnibus Motion for the approval of Items 1 through 5.

(Item 1)

The resolution for Item 1 approves submittal of the FY2019 Comprehensive Budget to HUD. The FY2019 Comprehensive Budget totaling \$1.104 billion includes the following fund categories: **MTW Fund**. Total sources for FY2019 is \$836.5 million. The MTW Fund combines the Low-Rent, Capital and Section 8 programs into a block grant as allowed by HUD under the Amended and Restated MTW

agreement. Total MTW Fund revenues consist of Housing Assistance Subsidy, Capital Grant Funds, Operating Subsidy, MTW Reserves, Block Grant, Dwelling Rental Income, RAD, Interest Income and Other Income. **Section 8 Fund (Non-MTW)**. Total sources for this program is \$19.3 million. These contracts provide appropriations for approximately \$7.5 million of Mod Rehab vouchers, \$11.4 million Veteran's Affairs Supportive Housing (VASH) vouchers, and \$471.1 thousand Mainstream vouchers for housing assistance based on annual contributions contracts from HUD. **Hope VI Fund**. Total sources equal \$400 thousand. These funds are used for revitalization and community and supportive services programs. **Other Funds**. Total sources are \$247.5 million. \$109.7 million of proceeds from the \$325 million bond issue that closed in September 2018 will be used to fund capital maintenance and repairs at CHA public housing and provide loans to mixed-income developments. Additionally, other federal and local grants will be used to enhance or augment funding for critical programs and services that the CHA provides to its residents. The estimated sum of all sources for FY2019 is equal to the estimated sum of all expenditures to be made/incurred during FY2019.

RESOLUTION NO. 2018-CHA-76

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled "Approval of FY2019 Comprehensive Budget",

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

THAT, The Board of Commissioners, hereby approves the attached, FY2019 COMPREHENSIVE BUDGET", and finds with respect to said Budget:

1. That the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. That the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving to Work Demonstration Agreement of the Chicago Housing Authority with the US Department of Housing and Urban Development.

THAT, the Chief Executive Officer or his designee and Chief Finance Officer are authorized to execute and forward to the US Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

(Item 2)

In September 2017, the CHA Board of Commissioners adopted an Amended and Restated Retirement Plan clarifying the terms of participation. The Board of Commissioners previously approved such participation to certain CMHDC employees under the conditions specified in the Participation Agreement which expires December 31, 2018. The resolution for Item 2 approves the extension of this participation for the period January 1, 2019, thru December 31, 2019. This extension would be under

similar terms and conditions with respect to payroll contributions as updated along with a flat fee surcharge for actuarial services.

RESOLUTION NO. 2018-CHA-77

WHEREAS, the CHA Board of Commissioners has adopted an Amended and Restated Retirement Plan effective September 21, 2017;

WHEREAS, the Amended and Restated Retirement Plan clarifies the terms of participation under the Plan with respect to persons to whom the CHA and the Board of Trustees may extend participation under the Plan via resolution, by providing that an executed Participation Agreement may be requested;

WHEREAS, the CHA Board of Commissioners has determined to extend participation to the CMHDC full-time employees listed below contingent upon CMHDC's adoption and the timely execution of the attached Participation Agreement, the provisions of which are hereby incorporated in this Resolution; and

WHEREAS, the CHA Board of Commissioners wishes to approve and authorize continued participation through calendar year 2019 in the Retirement Plan of the full time CMHDC employees who, as of December 31, 2017, participated in the Plan subject to the adoption and execution of the attached Participation Agreement;

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

THAT, Contingent upon execution of the attached Participation Agreement by CMHDC and the Retirement Plan's Board of Trustees no later than February 21, 2018, the Commissioners hereby approve and authorize the participation of the following full-time CMHDC Employees in the Retirement Plan under the terms specified in the Participation Agreement, including:

1. Participation is limited to: Elizabeth Crayton, Kristie Harper (née Thornton), Rafael Leon, Edward Lee, and Kristin Horne.
2. Participation of the individuals listed in Paragraph 1 shall be for the period from January 1, 2019 through December 31, 2019.

(Item 3)

Infor (US), Inc. is the sole source provider for support and maintenance for their proprietary Enterprise Resource Planning (ERP) system. The CHA utilizes Infor's ERP software in the following business areas: procurement, general ledger, accounts payable, human resources and payroll. Accordingly, the resolution for Item 3 approves the award of contract to Infor Inc. in an aggregate amount of \$1,225,314 consisting of an original contract value of \$1,225,314 for a 3-year base term from January 1, 2019, through December 31, 2021.

RESOLUTION NO. 2018-CHA-78

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled "AUTHORIZATION TO ENTER INTO A

THREE (3) YEAR SUPPORT AND MAINTENANCE AGREEMENT WITH INFOR (US), 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 support and maintenance agreement with Infor (US), Inc., effective from January 1, 2019 through December 31, 2021, in an amount not to exceed \$1,225,314.

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

(Item 4)

In 1999, CHA created a Modification Fund, which consists of a pool of money set-aside for the construction and installation of accessibility features and devices like grab bars, lifts, ramps, and sensory equipment, for HCV participants who need such features to utilize their vouchers in the private market. In order to successfully implement such a program, CHA sought to find an entity that possessed expert knowledge in accessibility modifications and employed staff that was capable of overseeing on-site modification work in private units throughout the City of Chicago. The Mayor’s Office for People with Disabilities (MOPD’s) HomeMod program is in line with the goals the CHA has established with its Modification Fund. MOPD has experienced staff who administer the HomeMod program and the types of modifications made under the HomeMod program include kitchen and bathroom modifications, and the addition of interior and exterior lifts and ramps. Furthermore, MOPD has agreed to provide the aforementioned services at no administrative cost to CHA. Accordingly, the resolution for Item 4 approves an Intergovernmental Agreement with MOPD for a four-year term in the amount of \$92,000.00 per year with the option to extend the IGA for one additional year.

RESOLUTION NO. 2018-CHA-79

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled “Authorization to enter into an Intergovernmental Agreement with the City of Chicago acting through The Mayor’s Office for People with Disabilities”.

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 an Intergovernmental Agreement with MOPD for a four-year term in the amount of \$92,000.00 per year with the option to extend the IGA for one additional year at the discretion of the CEO or his designee subject to funding availability and satisfactory contract performance. The aggregate total for the IGA for the four-year term and a one-year option will be \$460,000.

(Item 5)

The resolution for Item 5 approves award of contracts for CHA’s employee health insurance benefits program to Blue Cross Blue Shield, Guardian, Unum, Davis Vision and AmeriFlex for an aggregate amount not to exceed \$8,760,494 based on the current employee census, for a one-year policy term from

January 1, 2019, through December 31, 2019, with three (3) one-year options to renew with each of the carriers for aggregate amounts not to exceed year over year 5% increases, or Option Year 1 (2020): \$9,198,519; Option Year 2 (2021): \$9,676, 842; and Option Year 3 (2022): \$10,199,392.

RESOLUTION NO. 2018-CHA-80

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018, entitled “Recommendation to Purchase Coverages for Employee Health Insurance Benefits

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 authorize the award of contracts for the Chicago Housing Authority’s employee health insurance benefits to the below listed contractors for an amount not to exceed \$8,760,494 based on the current employee census, for a one-year policy term from January 1, 2019, through December 31, 2019, and (3) one-year option periods to renew with each of the carriers for aggregate amounts not to exceed year over year 5% increases, or Option Year 1 (2020): \$9,198,519; Option Year 2 (2021): \$9,676, 842; and Option Year 3 (2022): \$10,199,392.

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

Coverage	Recommended Insurer	Renewal
Medical	BlueCross BlueShield	\$ 7,923,609
Dental	Guardian	\$ 371,524
Life and AD&D	Guardian	\$ 140,231
Short Term Disability	Guardian	\$ 123,395
Long Term Care	Unum	\$ 68,400
Long Term Disability	Guardian	\$ 65,878
Vision	Davis Vision	\$ 48,441
Flex Spending	AmeriFlex	\$ 15,648
Retiree Life	Guardian	\$ 3,368
Calculated Premium		\$ 8,760,494

The Motion to adopt resolutions for Items 1 through 5 was seconded by Commissioner Matanky and the voting was as follows:

Ayes: 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 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 member then discussed, voted and recommended for approval the two items appearing on the Tenant Services Committee agenda.

On behalf of the Tenant Services Committee, Commissioner Harte presented an Omnibus Motion for approval of Items 6 and 7.

(Item 6)

A Funding Agreement between CHA and the Central Advisory Council (CAC) is required by HUD for funding provided by a housing authority for a duly-elected resident council. The Funding Agreement will be used to fund tenant participation activities and will also include special programs such as the Section 3 Small Grants Program, which provides small grants for residents in need of business development assistance. In addition, funding has been included in this Board authorization to be set aside solely to procure an independent third-party contractor to conduct Local Advisory Council and Central Advisory Council elections in accordance with HUD regulation. Accordingly, the resolution for Item No. 6 approves a Funding Agreement with the CAC in the amount not to exceed \$1,340,530.00.

RESOLUTION NO. 2018-CHA- 81

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled “Authorization to enter into a Funding Agreement with the Central Advisory Council”.

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 Funding Agreement with the Central Advisory Council for a base term from January 1, 2019 through December 31, 2019 in an amount not to exceed \$1,340,530.00.

(Item 7)

The resolution for Item 7 approves execution of the fourth one-year option term with Centers for New Horizons, Inc. in an amount not-to-exceed \$1,656,195; Employment & Employer Services, Inc. in an amount not-to-exceed \$4,667,710; Heartland Human Care Services, Inc. in an amount not-to-exceed \$2,238,794; Holsten Human Capital Development in an amount not-to-exceed \$446,399; Metropolitan Family Services in an amount not-to-exceed \$3,130,351; Near West Side Community Development Corporation in an amount not-to-exceed \$923,212; and 7 UCAN in an amount not-to-exceed

\$1,437,339, each for the respective contract periods of January 1, 2019, through December 31, 2019. The resolution for Item No. 7 further authorizes reallocation of individual contract amounts within the aggregate not to exceed amount of \$14,500,000. CHA has administered the FamilyWorks program since 2009, to ensure that residents have access to comprehensive social service support not otherwise available through the City of Chicago. The named seven contractors were procured through a competitive procurement in December 2014 and each are assigned to a regional service area or specific housing development. FamilyWorks utilizes a targeted services model focused on outreach to families who have the greatest need for services. Utilizing data-driven metrics and analysis, CHA continues to refine the service model for FamilyWorks. Accordingly, during the next contract term FamilyWorks will have a tiered model for outreach and services, including outreach to families living in scattered site housing and those who await their Right of Return as part of the Relocation Rights Contract. In 2019, CHA plans to continue to enforce the approved MTW activity requiring all residents who are in Safe Harbor or not compliant with the work requirement to participate in FamilyWorks services. In addition, five (5) of the seven (7) FamilyWorks agencies will oversee and operate CHA's Digital Resource Centers. FamilyWorks providers will also implement CHA's Summer Youth Employment Program for more than 1,500 CHA youth, which is part of the Mayor's One Summer Chicago Initiative. Overall more than 9,000 households will have access to services through FamilyWorks.

RESOLUTION NO. 2018-CHA-82

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018, entitled "RECOMMENDATION TO AUTHORIZE THE FOURTH OPTION YEAR TERM OF FAMILYWORKS PROGRAM CONTRACTS".

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

THAT, the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to approve execution of the fourth one-year option term for: 1) Contract No. 11524 with Centers for New Horizons, Inc. in an amount not-to-exceed \$1,656,195; 2) Contract No. 11525 with Employment & Employer Services, Inc. in an amount not-to-exceed \$4,667,710; 3) Contract No. 11526 with Heartland Human Care Services, Inc. in an amount not-to-exceed \$2,238,794; 4) Contract No. 11527 with Holsten Human Capital Development in an amount not-to-exceed \$446,399; 5) Contract No. 11528 with Metropolitan Family Services in an amount not-to-exceed \$3,130,351; 6) Contract No. 11529 with Near West Side Community Development Corporation in an amount not-to-exceed \$923,212; and 7) Contract No. 11530 with UCAN in an amount not-to-exceed \$1,437,339, each for the respective contract periods of January 1, 2019 through December 31, 2019. The Board further authorizes reallocation of individual contract amounts within the aggregate not to exceed amount of \$14,500,000.

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 resolutions for Items 6 and 7 was seconded by Commissioner Parker and the voting was as follows:

Ayes: Craig Chico
Dr. Mildred Harris
Meghan Harte

John Hooker
James Matanky
Cristina Matos
Debra Parker
Francine Washington (*Abstained on Item No. 7 only*)

Nays: None

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

(Item 8 - This Number Not Used)

In the absence of the Real Estate Operations Development Committee Chair, Matthew Brewer, Commissioner Chico presented the Real Estate Operations Development committee report. Per Commissioner Chico, the Real Estate Operations Development Committee held its monthly meeting earlier today. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harris, Matanky and Matos. Although Chairman Hooker and Commissioner Harte, Parker and Washington 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 Real Estate Operations Development committee, Commissioner Chico presented an Omnibus Motion for approval of Items No. 9 through No. 15.

(Item 9)

The local distributor of electricity for Chicago, Commonwealth Edison (ComEd), received a U. S. Department of Energy SunShot grant to build a microgrid in the Bronzeville community. ComEd then issued an RFP for Solar Developers to submit proposals to install solar electricity generation facilities within the established boundaries of the Bronzeville microgrid. Two solar developers approached the CHA to assess Dearborn Homes for a potential solar project. However, only VLV Development asked the CHA to partner on submitting a proposal in response to ComEd's solicitation for the installation of an onsite distributed solar generation system at Dearborn Homes. ComEd chose VLV's proposal and awarded them a contract to design, install, operate and maintain this solar system. The next step is for the CHA to enter into a Power Purchase and Lease Agreement (PPLA) with VLV to buy the electricity that the solar installation will generate. The PPLA will be a sole source contract with VLV because they were the only solar developer that chose to partner with the CHA in response to the RFP solicited by ComEd. Accordingly, the resolution for Item No. 9 approves a PPLA with VLV for the supply of renewable electricity at Dearborn Homes. The current technical performance model for the solar installation anticipates that it will generate 15% of Dearborn Homes' annual electrical usage. The PPLA with VLV will detail the responsibilities for operations and maintenance of all equipment and materials that collectively generate renewable energy for a term up to 20 years. This agreement will also confirm a unit price per kWh of electricity generated from the solar installation.

RESOLUTION NO. 2018-CHA-83

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated November 20, 2018 entitled "AUTHORIZATION TO ENTER INTO A POWER PURCHASE AND LEASE AGREEMENT FOR THE SUPPLY OF RENEWABLE ELECTRICITY AT DEARBORN HOMES"

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a Power Purchase and Lease Agreement with VLV Development in an amount not to exceed \$576,000 over the term of the contract for an initial term of up to fifteen (15) years, and with up to five (5) additional one-year options (up to twenty (20) years in total duration), subject to Board approval and/or budget appropriation as necessary.

(Item 10)

The resolution for Item 10 approves a Housing Assistance Payments (HAP) contract under HUD Rental Assistance Demonstration Program Second Component (RAD2) for a) 39 units at Mae Suites and b) 100 PRA units at Lawson House; 2) Preliminary Commitment Letter for 100 PRA units at Lawson House; 3) and Housing Assistance Payments (HAP) contract for 10 PRA units at Focus Apartments. **Mae Suites** is a 39-unit, four-story, walk-up building located at 148 North Mayfield in the Austin community area. The building has participated in CHA's Moderate Rehabilitation (Mod Rehab) portfolio since 2010. As part of the conversion, Mae Suites will undergo rehabilitation which includes upgrades to the common areas, tuckpointing, replacement of windows, roof and gutters, repairs to plumbing, and heating systems, as well as installation of a new wheelchair lift. Tenants can remain in the building during the rehabilitation. The Property Owner/Manager is Mayfield Limited Partnership fully controlled by Heartland Housing, Inc. **Lawson House** is a 22-story, masonry, elevator-served building located at 30 West Chicago Avenue in the Near North community. Currently Lawson offers 583 Single Room Occupancy (SRO) units, including 100 units assisted by CHA's Mod Rehab program. Lawson House is on the National Register for Places. RAD2 units will continue to serve households that have experienced homelessness. Applicants will come from the City's coordinated entry system (HMIS). CHA waitlist applicants that are on HMIS will have first opportunity. Additionally, Lawson House is applying to the City of Chicago, the Illinois Housing Development Authority (IHDA), and other funders for grants and loans to support a \$116 million historical renovation of the building. Conversion will create 400 studio apartments with individual kitchens and bathroom. The renovation is planned to start in 2020 and take approximately two years to complete. Lawson House offers onsite management and supportive services through Holsten Human Capital Development. **Focus Apartments** is the preservation of an existing 3-story, walk-up building located at 165 North Central Avenue in the Austin community in a Limited Area. The development consists of 10 one-bedroom. Two units are accessible. Applicants will come from the CHA waitlist who satisfy the CHA Re-Entry Housing Pilot. All residents shall be male ex-offenders (individuals). The Safer Foundation will provide supportive services and property management. Customized services will be available to residents including employment training and placement, substance abuse and medical treatment, and intensive case management.

RESOLUTION NO. 2018-CHA-84

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled "Authorization to execute 1) Housing Assistance Payments contract under the Second Component of the US Department of Housing and Urban Development Rental Assistance Demonstration Program for (A) Mae Suites and (B) Lawson Housing; 2) Preliminary Commitment for Letter for Lawson House; 3) Housing Assistance Payments contract for Focus Apartments; and 4) execute all other documents as may be necessary or appropriate to implement the foregoing.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute 1) Housing Assistance Payments contract under the Second Component of the US Department of Housing and Urban Development Rental Assistance Demonstration Program for (A) Mae Suites and (B) Lawson Housing; 2) Preliminary Commitment for Letter for Lawson House; 3) Housing Assistance Payments contract for Focus Apartments; and 4) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item 11)

The resolution for Item 11 approves submission of a Demolition Application to HUD for the demolition of property located at 1450 N. Larrabee Street; enter into an Intergovernmental Agreement with the City of Chicago; enter into an Additional Services Agreement with Near North Cabrini, LLC; enter into a Predevelopment Agreement with Near North Cabrini, LLC or other related entity in the amount not to exceed \$1,500,000 for Clybourn and Larrabee; and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing. The 1450 North Larrabee property will be utilized for mixed-income residential development and retail/commercial development. CHA intends to demolish the Near North High School building to prepare the site for the redevelopment activities. CHA and the City will enter into an IGA for CHA to receive \$4 million from the Near North Tax Increment Financing (TIF) district. Funds from the TIF will be used to pay for the demolition activities. CHA will also enter into an Additional Services Agreement with Near North Cabrini, LLC, the developer for the NNHS Property, to cause the developer to perform the demolition activities at the site on behalf of CHA. The developer team will coordinate the demolition planning activities which will save the project money and time. The redevelopment of this land was planned through the Near North Working Group. The overall redevelopment plan for this site consists of public housing units, affordable units and market rate units (and contain approximately 32,900 square feet of retail/commercial space) and a homeownership portion. At a minimum, the Development will contain approximately 482 newly constructed units including approximately 183 public housing units, approximately 71 rental non-public housing affordable units, approximately 142 rental market rate units, approximately 11 affordable (including 4 Choose to Own) homeownership units, and 75 market rate homeownership units. The first phase planned is a 21-story high rise building with approximately 190 units of which approximately 84 units will be for CHA residents, Redevelopment will begin at the southernmost tip of the redevelopment site.

RESOLUTION NO. 2018-CHA-85

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled “Authorization to: 1) Submit a Demolition Application to HUD for demolition of property located at 1450 N Larrabee Street; 2) Enter into an Intergovernmental Agreement with the City of Chicago; 3) Enter into an Additional Services Agreement with Near North Cabrini, LLC; 4) Enter into a Predevelopment Loan Agreement with Near North Cabrini, LLC or other related entity in the amount not to exceed \$1,500,000 for Clybourn and Larrabee; and 5) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.”

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Submit a Demolition Application to HUD for demolition of property located at 1450 N Larrabee Street; 2) Enter into an Intergovernmental Agreement with the City of Chicago; 3) Enter into an Additional Services Agreement with Near North Cabrini, LLC; 4) Enter into a Predevelopment Loan Agreement with Near North Cabrini, LLC or other related entity in the amount of \$1,500,000 for Clybourn and Larrabee; and 5) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 12)

The resolution for Item 12 approves submission of a Disposition Application to HUD for the disposition of property located at 955 E. 131st Street; enter into a 99-year ground lease with the Chicago Housing Authority Community Support Corporation (CHACSC) or other entity approved by the CHA; enter into a lease for the Altgeld Family Resource Center enter into Sub-Leases between CHA and Center for New Horizons and The City of Chicago (NMTC). The Altgeld Family Resource Center (AFRC) will be located on CHA-owned land in the Altgeld-Murray housing development area, a 168-acre site containing approximately 1,550 units of housing that is eligible for inclusion on the national register of historic places. The Altgeld-Murray site includes an elementary school, high school, property management hub, and social services office. The AFRC will provide the following amenities to the community: 21,000 sq. ft. Early Learning Center; 9,000 sq. ft. Community Space and 10,000 sq. ft. Chicago Public Library. The new center will accommodate up to 130 children with 12 classrooms, a motor skills room, and a music activity space. The facility will provide a parent resource center, indoor recreation space, after school programming, as well as community rooms available for resident and community use. The new state of the art library is expected to serve 60,000 visitors a year. Services will include: free homework assistance for students, resume and job seeking support for adults, programming for seniors, offer high speed internet access, Wi-Fi, computer labs, digital lab for teens, and lending wireless hotspots so that patrons can access the internet at home.

RESOLUTION NO. 2018-CHA-86

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018, entitled Authorization to: 1) Submit a Disposition Application to HUD for the disposition of property located at 955 E. 131st Street; 2) Enter into a 99 year ground lease with Chicago Housing Authority Community Support Corporation (“CHACSC”) or an entity approved by CHA; 3) Enter into a lease for the Altgeld Family Resource Center for a term of 30 Years; 4) Enter into Sub-Leases between CHA and Center for New Horizons and the City of Chicago; 5) Agree to indemnify the NMTC investor(s) against events of recapture and environmental liability as a result of financing; and 6) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Submit a Disposition Application to HUD for the disposition of property located at 955

E. 131st Street; 2) Enter into a 99 year ground lease with Chicago Housing Authority Community Support Corporation (“CHACSC”) or an entity approved by CHA; 3) Enter into a lease for the Altgeld Family Resource Center for a term of 30 Years; 4) Enter into Sub-Leases between CHA and Center for New Horizons and the City of Chicago; 5) Agree to indemnify the NMTC investor(s) against events of recapture and environmental liability as a result of financing; and 6) 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 13)

The resolution for Item 13 approves an intergovernmental agreement (IGA) with the City of Chicago to exchange 6.5 acres of Stateway Gardens land to build a retail/commercial development. In exchange, CHA will receive 6.7 acres of City-owned land, located south of Pershing Road (39th Street) to build a mixed income residential development. The commercial development will be located adjacent to the Park Boulevard community and will benefit the Park Boulevard residents as well as the surrounding neighborhoods. CHA intends to include the transferred City Land into its Stateway Revitalization plan, currently under the oversight of the Stateway Gardens Working Group. In order for the CHA to convey the former Stateway site land to the City and receive the City Land in exchange, CHA needs HUD approval. All applicable HUD requirements for dispositions of CHA Land will be satisfied prior to submission of application to HUD.

RESOLUTION NO. 2018-CHA-87

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018, requesting authorization to: 1) Enter into an Intergovernmental Agreement between the Chicago Housing Authority and the City of Chicago (“City”) for a land exchange within and nearby the former Stateway Gardens Development Area; 2) Submit acquisition and disposition applications to the United States Department of Housing and Urban Development to dispose of approximately 6.5 acres at 3833 S. Federal Street and acquire approximately 6.7 acres at 3919 S. Federal Street; and, 3) Execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing.

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

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Enter into an Intergovernmental Agreement between the Chicago Housing Authority and the City of Chicago (“City”) for Land Exchanges within and nearby the former Stateway Gardens development area; 2) Submit acquisition and disposition applications to the United States Department of Housing and Urban Development to dispose of approximately 6.5 acres at 3833 S. Federal Street and acquire approximately 6.7 acres at 3919 S. Federal Street; and, 3) Execute and deliver such other documents and perform such actions as may be necessary to implement the foregoing.

(Item 14)

The resolution for Item 14 approves a Tenant Selection Plan (TSP), lease, and lease riders for Southbridge and amends the CHA Housing Choice Voucher Program Administrative Plan; loan

approximately \$3,560,000 in proceeds from the sale of the Illinois Affordable Housing Tax Credits (IAHTCs) to the development; and perform such actions as may be necessary or appropriate to implement the foregoing. The Harold Ickes Homes development (Ickes), now known as Southbridge was originally situated on approximately 18 acres within the near south side community area of the city of Chicago and was located between 22nd Street (North), State Street (East), 25th Street and 24th Street (South) and Dearborn and Federal Street (West). It is understood that the owner has an interest and desire to implement its own lease forms and policy that encourages consistent community standards for the effective management of the Harold Ickes Redevelopment site, Southbridge. At the recommendation of the CEO, the Tenant Selection Plan for Southbridge will be amended to state that relocates will not be subject to rejection due to poor consumer credit payment history. All other credit, criminal and background checks will be made.

RESOLUTION NO. 2018-CHA-88

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled “Authorization to Approve to 1) Approve a tenant selection plan, lease, and lease riders for Southbridge and amend the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto; 2) Loan approximately \$3,560,000 in proceeds from the sale of the Illinois Affordable Housing Tax Credits (IAHTCs) to the development; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.”

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Approve a tenant selection plan, lease, and lease riders for Southbridge and amend the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto; 2) Loan approximately \$3,560,000 in proceeds from the sale of the Illinois Affordable Housing Tax Credits (IAHTCs) to the development; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 15)

The resolution for Item 15 authorize the Chief Executive Officer to: commit CHA funds not to exceed \$22,500,000 for the redevelopment and remediation activities for Parkside 4 Phase 2; submit a Rental Assistance Demonstration (RAD) Financing Plan to HUD; execute RAD project based voucher (PBV) HAP Contracts for up to 54 RAD units and execute such other documents as may be required for the financing and operation of Parkside 4 Phase 2. The not-to-exceed total CHA funding of \$22,500,000 will provide funds for project redevelopment activities, including remediation. The total estimated project budget is \$60,919,075. Parkside 4 Phase 2 is the final phase of the Parkside of Old Town development. This phase is a 190-unit mixed-income development in the Near North area. This phase will complete the first stage of the redevelopment of Cabrini Green. Parkside 4 Phase 2 is comprised of 134 rental units and 56 for-sale townhome units. The 134 rental units will consist of 54 units for CHA residents, 44 affordable units and 36 market rate units. The for-sale phase will consist of 56 townhome market rate units. The rental phase and for-sale phase will close simultaneously. The buildings will provide much-needed CHA replacement housing units in a mixed-income setting. Holsten Real Estate Development Corporation (60% ownership) and the Cabrini Green LAC Community Development Corporation (40% ownership) will form the Parkside Associates, LLC entity.

RESOLUTION NO. 2018-CHA-89

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled “Authorization to: 1) Commit Chicago Housing Authority funds not to exceed \$22,500,000 for the redevelopment and remediation activities for Parkside 4 Phase 2; 2) Submit a Rental Assistance Demonstration (RAD) Financing Plan to the United States Department of Housing and Urban Development (HUD) and enter into a RAD Conversion Commitment; 3) Execute RAD project based voucher (PBV) Housing Assistance Payment (HAP) Contract(s) for up to 54 RAD units and execute such other documents as may be required for the financing and operation of Parkside 4 Phase 2; 4) Loan approximately \$4,781,804 in proceeds from the sale of the Illinois Housing Affordable Tax Credits (IAHTCs) to the development; 5) Enter into a 99-year ground lease for the rental property with the Cabrini Green LAC Community Development Corporation; 6) Deed the property planned to be for-sale to Parkside Old Town II, LLC; and 7) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.”

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Commit Chicago Housing Authority funds not to exceed \$22,500,000 for the redevelopment and remediation activities for Parkside 4 Phase 2; 2) Submit a Rental Assistance Demonstration (RAD) Financing Plan to the United States Department of Housing and Urban Development (HUD) and enter into a RAD Conversion Commitment; 3) Execute RAD project based voucher (PBV) Housing Assistance Payment (HAP) Contract(s) for up to 54 RAD units and execute such other documents as may be required for the financing and operation of Parkside 4 Phase 2; 4) Loan approximately \$4,781,804 in proceeds from the sale of the Illinois Affordable Housing Tax Credits (IAHTCs) to the development; 5) Enter into a 99-year ground lease for the rental property with the Cabrini Green LAC Community Development Corporation; 6) Deed the property planned to be for-sale to Parkside Old Town II, LLC; and 7) 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 Subcontracting and insurance requirements.

The Motion to adopt the resolutions for Items 9 through 13, Amended Item No. 14 and Item No. 15 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Craig Chico Dr. Mildred Harris Meghan Harte John Hooker James Matanky Cristina Matos Debra Parker Francine Washington
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Nays: Francine Washington (*Item No. 13 only*)

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 Harris, 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 90 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.

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

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

Absent: Matthew Brewer
Bill Thanoukos

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 Harris, the open and closed minutes for meetings of September 18, 2018, were approved as submitted.

The Chairman then announced that during Closed Session Commissioners discussed Items 16 through 21. A Motion to approve Items No. 16 through 21 was presented by Commissioner Chico.

(Item 16)

RESOLUTION NO. 2018-CHA-90

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated November 20, 2018, entitled AUTHORIZATION TO INCREASE THE TASK ORDER FOR LEGAL SERVICES WITH RILEY SAFER HOLMES & CANCELA, LLP UNDER CONTRACT NO. 12037, requesting authorization to increase the Task Order in an amount not to exceed \$200,000.

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

THAT, the Board of Commissioners authorizes the Chief Procurement Officer and the Chief Legal Officer, or their designees, to increase the Task Order for legal services with RILEY SAFER HOLMES & CANCELILA, LLP in an amount not to exceed \$200,000.

(Item 17)

RESOLUTION NO. 2018-CHA-91

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 20, 2018, entitled “AUTHORIZATION TO SETTLE THE MATTER OF” NOVAK CONSTRUCTION COMPANY V. CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, Case No. 2017 L 006364, requesting authorization to enter into a settlement in the amount of \$700,000;

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 in the amount of \$700,000 in the matter of Novak Construction Company v. Chicago Housing Authority, an Illinois Municipal Corporation, Case No. 2017 L 006364; and

THAT the Chief Legal Officer and the Chief Executive Officer are further authorized to negotiate, enter into and execute any and all further agreements or orders to effectuate the purposes approved in this Resolution.

(Item 18)

RESOLUTION NO. 2018-CHA-92

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled “REQUEST FOR AUTHORIZATION TO NEGOTIATE AND EXECUTE A 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 authorizes the Chief Executive Officer or his designee to negotiate and execute a Lease Agreement with Overton LLC for the Section 3 Program Office located at 3619 S. State Street, Chicago, IL 60609.

THAT, the Lease Premises is approximately 10,268 sq. ft. of rentable retail space and the first year Total Base Rent amount shall not exceed \$102,665.50 (First Floor - \$11.00 per sq. ft. x 3,413 sq. ft. and Second Floor - \$9.50 per sq. ft. x 6,855 sq. ft.) with no more than four (4) 3% annual escalations. The security deposit required shall be in an amount not to exceed \$17,110.92. 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 \$41,072 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 January 1, 2019 and expiring on December 31, 2023. The Lease Agreement will be subject to a termination option any time after the first six (6) months of the Lease term, at CHA's sole discretion, upon appropriate written notice.

(Item 19)

RESOLUTION NO. 2018-CHA-93

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 20, 2018 entitled "Authorization to Fund Additional Tenant Improvement Allowance Costs Associated with CHA Corporate 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 authorize the addition of CHA funds in an amount not to exceed \$1,600,000.00 to the Tenant Improvement Allowance stipulated in the CHA Corporate Office Lease Agreement. 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. The new aggregate not-to-exceed value of the Tenant Improvement Allowance will now be \$15,449,886.00. Any unused CHA funds will be returned to the CHA or applied towards future CHA rent payments upon completion of the project.

(Item 20)

RESOLUTION NO. 2018-CHA-94

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 20, 2018, 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 21)

RESOLUTION NO. 2018-CHA-95

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled "AUTHORIZATION TO ENTER INTO A NON-COMPETE AGREEMENT WITH THE ROBINSON CONSULTING GROUP, INC. TO PROVIDE BUSINESS PROCESS DESIGN SOLUTIONS"

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 non-compete agreement with the Robinson Consulting Group, Inc., effective from December 1, 2018 through June 30, 2019, in an amount not to exceed \$415,369.60

to provide business process design sessions for a base term of seven (7) months, effective December 1, 2018 to June 30, 2019.

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

The Motion to adopt the resolutions for Items 16 through 21 was seconded by Commissioner Harte and the voting was as follows:

Ayes: 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 Harris and seconded by Commissioner Parker, the board meeting of November 20, 2018, was adjourned.

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records