

**REGULAR MEETING
OF
THE BOARD OF COMMISSIONERS**

**Judge Slater Apartments
740 E. 43rd Street, Chicago, IL**

**Tuesday, December 20, 2005
8:30 a.m.**

AGENDA

- I. Centering Thoughts - *Commissioner Harris***
- II. Report from Chief Executive Officer - *Terry Peterson***
- III. Public Participation**
- IV. Closed Executive Session**
- V. Committee Reports and Presentation of Resolutions**
- VI. Adjournment**

Approval of Executive Session Minutes for November 15, 2005.

Approval of Minutes for the Regular Meeting of November 15, 2005.

Resolutions

A-Approved

Executive Session

Discussion

1. Pending/Imminent/Probable Litigation. (*Gail Niemann*)
2. Lease of Real Property for Administrative Office. (*Miroslava Mejia*)

Resolution

1. A. #174 Approval of Personnel Action Reports for the month of November 2005. (*Tish Mercer*)
2. A. #175 Recommendation to approve amendment of contract with Jenner & Block, not-to-exceed \$150,000.00. for the case known as Guzman vs. CHA. (*Chuck Levesque*)
3. A. #176 Approval of Settlement Agreement in the matter of Gordon vs. CHA, 03 L 8556. (*Gail Niemann*)

A Tenant Services Committees

Committee Report

1. A. #177 Recommendation to approve Lease and Tenant Selection Plan and Continued Occupancy Criteria for Cabrini-Green Replacement Housing at the Private Off-Site Development known as the Larrabee and to amend the CHA Admissions and Occupancy Policy to incorporate such documents as an addendum thereto. (*Kellye Keyes*)
2. A. #178 Recommendation to approve the second option to extend the IGA with the Chicago Department on Aging, not-to-exceed \$2,162,598.00, to provide a coordinated supportive social services program for seniors residing in forty-two CHA senior buildings. (*Donna Dixon*)

3. A. **#179** Recommendation to exercise the First one-year option of the Intergovernmental Agreement with the Chicago Department of Human Services, not-to-exceed \$20,563,987.00, to provide supportive services to CHA residents. (*Rayne Martin*)
4. A. **#180** Recommendation to increase the funding of Contract No. 0676 with BMH-1, LLC, not-t-exceed \$273,350.00, for Needs Assessment and Case Management Services to Horner Mid-Rise Residents. (*Rayne Martin*)
5. A. **#181** Recommendation to exercise the first one year option of Contract No. 0675 with the Community Builders, not-to-exceed \$550,000.00, for Community and Supportive Services at the Madden Park/Wells/Darrow Homes Development. (*Rayne Martin*)
6. A. **#182** Recommendation to exercise the Second One Year Option to Extend the Contract with Quadel Consulting, not-to-exceed \$24,000,000.00, for the administration of the Section 8 Programs. (*Sharon Glenn*)
7. A. **#183** Recommendation to exercise the Second Year Option to extend the Resident Relocation Moving Contracts with Big"O" Movers, Reo Movers, Smith Movers and Medley's Moving and Storage, **with no increase in the not-to-exceed contract amount for any of these contracts***. (*Sharon Glenn*)
8. A. **#184** Recommendation to approve revisions to the Administrative Plan for the Housing Choice Vouchers, Project Based Vouchers and Moderate Rehabilitation Programs. (*Sharon Glenn*)
9. A. **#185** Recommendation to enter into an Agreement with MacGray Services, Inc., for the supply and maintenance of washers, dryers and laundry room equipment and services at Lowden Homes Development. (*Duwain Bailey*)

B **Operations & Facilities Committees**
Committee Report

1. A. **#186** Recommendation to award contracts for Authority-wide environmental remediation services, and authorize the increase in funding for environmental reviews and the targeted environmental remediation. Recommended Awardees: Tetra Tech, Environmental Design International, Weston, URS, CCA, CDM, not-to-exceed \$3,700,000.00. (*Carl Byrd*)

2. **A. #187** Recommendation to submit an Acquisition Application to HUD, enter into a Purchase Agreement for the Redevelopment Site known as the Larrabee Condominiums for four Cabrini Extension North Replacement Units and execute such other documents as necessary to implement the foregoing. *(Carl Byrd)*

3. **A. #188** Recommendation to enter into contract with East Lake/West End Homeownership, LLC or other affiliate of East Lake Management Development Corporation, not-to-exceed \$1,600,316.00, for environmental Remediation Activities in Phase IB For-Sale at Rockwell. *(Carl Byrd)*

4. **A. #189** Recommendation to enter into one or more 99 year Ground Lease with East Lake West end Homeownership or other affiliate of East Lake Management Development and transfer ten CHA parcels Fee Simple, and to execute, deliver and perform such documents and take such actions as may be necessary or appropriate to implement the Rockwell IB For-Sale Development. *(Carl Byrd)*

5. **A. #190** Recommendation to award contract for scavenger services **at various CHA sites.*** Recommended Awardee: Allied Waste Services, not-to-exceed \$310,320.00. *(Duwain Bailey)*

6. **A. #191** Recommendation to approve ratification of Purchase Order No. 40046 issued to Broadway Consolidated Companies, not-to-exceed \$174,500.00, for emergency repair work at three scattered site locations. *(Augie Chidichimo)*

7. **A. #192** Recommendation to award contracts for Prime Design Consultant Services at Washington Park Homes, Low Rise. Recommended Awardees: Nia Architects, in the amount of \$606,960.00 and Fox & Fox, in the amount of \$669,225.00. *(Augie Chidichimo)*

8. **A. #193** Recommendation to amend Contract No. 0593 with Environmental Design International Inc., not-to-exceed \$101,000.00, for professional environmental consulting and testing services. *(Augie Chidicimo)*

9. **A. #194** Recommendation to amend Contract No. 0592 with GSG Consultants, not-to-exceed \$262,700.00, for the provision of Environmental Consulting Services at Altgeld Gardens Family Housing Development. *(Augie Chidicimo)*

10. **A. #195** Recommendation to award contract for General Contractor Services at Britton Budd Apartments. Recommended Awardee: FHP Tectonics Corporation, in the amount of \$19,379,000.00. *(Augie Chidicimo)*

C **Finance & Audit Committee**
 Committee Report

1. **A.** **#196** Recommendation to approve and submit FY2006 Performance Funding System Calculation to HUD. (*Michael Moore*)
2. **A.** **#197** Recommendation to award contract for Professional Brokerage/Consulting Service and Private Managers Insurance Program Consulting Service. Recommended Awardee: AON, not-to-exceed \$510,000. (*Miroslava Mejia*)
3. **A.** **#198** Recommendation to exercise one-year option for Contracts No. 0583 with Calibre CPA Group and Contract No. 0584 with Velma Butler & Company for independent professional auditing services for the Private Property Management Firms and the Resident Management Companies. (*Wanda Evison*)
4. **A.** **#199** Recommendation to approve Collective Bargaining Agreement by and between CHA and the International Union of Operating Engineers of Chicago, Local 399. (*Tish Mercer*)
5. **A.** **#200** Recommendation to approve CHA Domestic Partners Policy. (*Tish Mercer*)
6. **A.** **#201** Recommendation to amend the CHA Employees Retirement Plan and Trust, Amendment No. 10 & 11. (*Jerry Gold*)
7. **A.** **#202** Recommendation to approve ratification of First Option and recommendation to exercise the Second Option to extend the Intergovernmental Agreement with the City of Chicago Department of Administrative Hearings (DoAH), to permit CHA to continue to use DoAH's facilities and independent hearing offices for the formal hearing portion of the CHA's amended Grievance Procedure. (*Chuck Levesque*)

Last Resolution number used-#202

29 Board Items were approved.

* Corrections made to Agenda as requested at Committee.