

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, SEPTEMBER 29, 2016
200 Ross Street
13th Floor Wherrett Room
Pittsburgh, PA 15219

The Housing Authority of the City of Pittsburgh (HACP) held a regular Board meeting on Thursday, September 29, 2016 at 200 Ross Street; 13th Floor, Wherrett Room, Pittsburgh, Pennsylvania 15219 at 10:30 a.m.

Ms. Valerie McDonald-Roberts, Chairperson, called the meeting to order. The Commissioners in attendance were: Ms. Enid Miller, Ms. Valerie McDonald-Roberts, Mr. Peter Kaplan, Leroy Morgan and Mr. Richard Butler, Ms. Janet Evans; Rev. Ricky Burgess was not in attendance.

Next, the Chairwoman noted that the Board members had previously received a copy of the July 28, 2016 Board Meeting Minutes and asked for a motion to approve the minutes. Janet Evans made a motion to approve the minutes and Leroy Morgan seconded the motion.

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the minutes approved.

Next the Chair noted that the board received a copy of the Activity Report.

David Weber, COO, gave a brief statement on the activity report. Ms. McDonald-Roberts asked for a motion to approve the Activity Report. Enid Miller made a motion and Leroy Morgan seconded the motion to approve the Activity Report, after which a vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

The Chair next asked if there were any comments or questions from Tenant Council Presidents, Section 8 Representatives or other public comments.

There being no speakers or comments, Ms. McDonald-Roberts introduced the following resolutions:

RESOLUTION NO. 32 OF 2016

**A Resolution-Approving the Fiscal Year 2017 Budget for the
Housing Authority of the City of Pittsburgh**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has prepared its Fiscal Year 2017 Budget; and

WHEREAS, the HACP finds the proposed total expenditures necessary for an efficient and economical operation, the provision of resident services, and the continuation of modernization and development activities; and

WHEREAS, the projected total revenue provides sufficient funds to support the Authority's activities as follows:

2017 Total Budget Sources	\$	147,615,749
Contribution from Reserves	\$	14,884,487
Total Budgeted Sources	\$	162,500,236
2017 Total Budget Uses	\$	161,101,101
2017 Net Surplus/(Deficit)	\$	1,399,135

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Fiscal Year 2017 Budget in the amount of \$162,500,236 is hereby approved; and

Section 2. The Executive Director is hereby authorized and shall take such measures as may be necessary to place the fiscal year 2017 Budget into effect.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Enid Miller made a motion to approve and Janet Evans seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the "Ayes and "Nays" were as follows:

"AYES": Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

"NAYS": None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 33 OF 2016

A Resolution – Authorizing the Executive Director or his Designee to Ratify a Contract with Wheels Mechanical Contracting, Inc. for Smoke Detector and Fire Extinguisher Upgrades at the Glen Hazel Family Community

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is in its best interests to install additional battery operated smoke/CO2 detectors in the bedrooms and fire extinguishers in kitchens to resolve code compliance issues at the Glen Hazel Family Community; and

WHEREAS, On February 9, 2016, HACP issued a task order to D&D Engineering Inc. to perform professional design services to define the appropriate efforts necessary to resolve the existing smoke detector and fire extinguisher code compliance issues at the Glen Hazel Family Community; and

WHEREAS, On May 9, 2016, HACP advertised an Invitation for Bids (IFB)#600-28-16 and on May 27, 2016, HACP received zero (0) bids for the installation of additional battery operated smoke/CO2 detectors in the bedrooms and fire extinguishers in kitchens; and

WHEREAS, On June 26, 2016, HACP advertised an IFB#600-28-16 Rebid and on July 15, 2016, HACP received two (2) bids for the installation of additional battery operated smoke/CO2 detectors in the bedrooms and fire extinguishers in kitchens; and

WHEREAS, Wheels Mechanical Contracting, Inc. is the lowest responsive and responsible bidder with a bid amount of \$55,000.00 which is 93% of the independent cost estimate (ICE) of \$59,150.00; and

WHEREAS, in order to expedite this code compliance matter, the Executive Director and Chairperson of the Board of Commissioners approved issuance of an award letter to allow the contractor to prepare for all pre-mobilization activities and after ratification of this action herein, a formal Notice to Proceed will be issued to start the construction work; and

WHEREAS, this procurement was performed in accordance with applicable State and Federal regulations and the procurement policies and procedures of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The issuance of the award letter is hereby ratified and Executive Director or other Authorized Officer is hereby authorized to Contract with Wheels Mechanical Contracting, Inc. in the amount of \$55,000.00 for the installation of additional battery operated smoke/CO2 detectors in the bedrooms and fire extinguishers in kitchens to resolve code compliance issues at the Glen Hazel Family Community, and

Section 2. The amount of the contract shall be paid from MTW and/or capital funds.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Enid Miller made a motion to approve and Peter Kaplan seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 34 OF 2016

A Resolution - Authorizing the Executive Director or his Designee to Enter into a General Construction Contract with Pittsburgh Property Maintenance, LLC for Window Replacements at Homewood North

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that Window Replacements at Homewood North are needed to maintain their safety and functionality; and

WHEREAS, HACP issued a task order to Tusick & Associates Architects, Inc. to perform professional design services to define the appropriate efforts necessary for the Window Replacements at Homewood North; and

WHEREAS, on May 2, 2016, the HACP advertised an Invitation for Bids (IFB) #600-27-15-REBID and on June 2, 2016, HACP received four (4) bids for general construction work in response to the Invitation for Bids; and

WHEREAS, Pittsburgh Property Maintenance, LLC submitted the lowest responsive bid in the amount of \$665,000.00 which is 80.35% of the independent cost estimate (ICE) of \$827,628.00; and

WHEREAS, HACP has performed financial capacity reviews for Pittsburgh Property Maintenance, LLC and reference checks for the firm’s prior work on similar projects and all references indicated that the selected firms had performed to their satisfaction; and

WHEREAS, this procurement was performed in accordance with applicable State and Federal regulations and the procurement policies and procedures of the Housing Authority of the City of Pittsburgh.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1: That The Executive Director or other Authorized Officer is hereby authorized to enter into a general construction contract with Pittsburgh Property Maintenance, LLC in the amount of \$665,000.00 for Window Replacements at Homewood North; and

Section 2: The amount of the contract shall be paid from MTW Funds.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Janet Evans made a motion to approve and Leroy Morgan seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 35 OF 2016

A Resolution – Authorizing the Executive Director or his Designee to Issue a Task Order Notice to Proceed to Renaissance 3 Architects, P.C. (“R3A”) for Professional Architectural /Engineering Services for Caliguri Plaza Interior and Site Upgrades

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is in the process of designing several construction projects through the use of professional Architectural/Engineering services; and

WHEREAS, in Board Resolution 50 of 2013, the Board approved the pre-qualification of eight-(8) Architectural/Engineering (A/E) firms under Professional Services Task Order contracts, and any individual Task Order exceeding \$50,000 are subject to Board approval; and

WHEREAS, on May 31, 2016, HACP issued two (2) Request for Task Order Proposals (RFTO”) to two (2) firms under contract with HACP to submit proposals to provide professional A/E Services for design of Various Interior Upgrades, including but not limited to, all common areas, lobbies, community rooms, painting of resident units and Site Upgrades to Caliguri Plaza; and

WHEREAS, on July 25, 2016, HACP received two (2) proposals for professional Architectural/Engineering (A/E) Services in response to the RFTOPs; and

WHEREAS, an evaluation committee was assembled to evaluate the RFTOP responses received for the professional A/E Services; and

WHEREAS, HACP has determined that R3A as the responsive and responsible respondent, highest ranked A/E for the Caliguirri Plaza Interior and Site Upgrades in the amount of \$73,569.00, which is 93% of the Independent Cost Estimate of \$79,375.38; and

WHEREAS, this procurement was conducted in accordance with applicable Federal, state, and local procurement rules and regulations and the HACP's procurement policies and procedures.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. That the Executive Director or his Designee is hereby authorized to issue a Task Order Notice to Proceed to R3A for Professional Architectural /Engineering Services for Caliguirri Plaza Interior and Site Upgrades; and

Section 2. The task order not-to-exceed amount of \$73,569.00 and shall be paid from MTW funds

Valerie McDonald-Roberts asked for a motion to approve the resolution. Richard Butler made a motion to approve and Enid Miller seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the "Ayes and "Nays" were as follows:

"AYES": Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

"NAYS": None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 36 OF 2016

A Resolution – Authorizing the Commitment of Funds for Addison Phase 4 Development

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is in the process of redeveloping Addison Terrace into a mixed-income community, to be redeveloped in several phases, consisting of a total of 400 units (Addison Development); and

WHEREAS, Allies and Ross Management and Development Corporation (ARMDC), as HACP's selected developer competitively procured Keith B. Key Enterprises, LLC, an Ohio limited liability company (the Co-Developer), to serve as the co-developer for the revitalization of Addison Terrace pursuant to the terms of a Master Development Agreement (MDA) entered between ARMDC and the Co-Developer on July 27, 2011; and

WHEREAS, Phase 1 renamed as Skyline Terrace rebuilt onsite consisting of 186 mixed-income units was completed in December 2015 and the units are fully leased and occupied; and

WHEREAS, Phase 2 being rebuilt onsite consists of 90 mixed income units that are currently under construction and will be available for lease in the third quarter of 2016; and

WHEREAS, Phase 3 has been bifurcated into two (2) parts: Phase 3 Rental consisting of 52 mixed income rental units to be built off-site and integrated into the fabric of the existing neighborhood and Phase 3 Homeownership consisting of 14 for-sale units to be sold to income eligible buyers; and

WHEREAS, Addison Phase 4 with 58 units will be developed in the Homewood neighborhood of the City of Pittsburgh to include the former Kelly Street Highrise location; and

WHEREAS, Phase 4 will be developed with 4% Low Income Housing Tax Credit (LIHTC) administered by the Pennsylvania Housing Finance Agency (PHFA) in 2017, pursuing a 4% LIHTC for this project creates a financing gap; and

WHEREAS, in order to close the financing gap and move forward with the Addison Phase 4 project, an additional Addison Phase 4 Investment of funds in the amount of \$8,200,000 (hereinafter, the Addison Phase 4 Investment) shall be used for among other things including (i) Phase 4 construction/permanent financing; (ii) site preparation and infrastructure/public improvements for 58 units; (iii) Phase 4 capital contributions, (iv) HACP's acquisition of property for Phase 4 development, (v) demolition and related hazardous materials abatement for any acquired properties, and (vi) other Addison Phase 4 Development-related purposes (hereinafter, collectively, the Addison Phase 4 Development Activities); and

WHEREAS, the sources of funds for the Addison Phase 4 Investment may be HACP Replacement Housing Factor (RHF) Funds or Moving to Work (MtW) Funds; and

WHEREAS, the structure of the transaction relating to the Addison Phase 4 Investment currently contemplates that HACP will make a grant of funds to ARMDC to execute the foregoing Phase Development Activities, excluding the acquisition of property for Phase 4 development purposes, which shall be undertaken by HACP itself; and

WHEREAS, pursuant to the terms of the MDA, the Co-Developer shall cause the formation of one or more Pennsylvania limited liability companies or limited partnerships to serve as the owner entity (Owner Entity) to own, operate and manage each phase of the Development. The Co-Developer or an affiliate of the Co-Developer (Co-Developer Member) will serve as the initial managing member or managing general partner (Managing Member) of the Owner Entity and have a .0051% interest in the Owner Entity. ARMDC or an affiliate (the ARMDC Affiliate) will be a member or non-managing general partner of the Owner Entity and have a .0049% interest in the Owner Entity; and

WHEREAS, ARMDC will submit a monthly grants report to HACP's Board of Commissioners indicating summary disbursements to date of the grant funds authorized in this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh that:

Section 1. The Executive Director or his Designee is hereby authorized to obligate and expend an amount not to exceed \$8,200,000.00 to carry out the Addison Phase 4 Investment for the Addison Phase 4 Development Activities with \$2 million allocated in the 2016 budget and \$6.2 million allocated in the 2017 budget; and

Section 2. The Executive Director or his designee is hereby authorized to enter into a Grant Agreement with ARMDC providing an amount not to exceed \$8,200,000.00 (less the costs of acquiring property for Phase 4 development purposes), which ARMDC shall utilize to fund the Addison Phase 4 Development Activities: and

Section 3. The Executive Director or his designee is hereby authorized and directed, in the name of and on behalf of HACP, to (i) negotiate, execute and deliver all such agreements, documents and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the Addison Phase 4 Development Activities and (ii) complete any and all additional actions , including the disposition of HACP/ARMDC property to the Phase 4 owner entity, that are legally permissible and necessary or advisable to carry out the Addison Phase 4 Development Activities contemplated herein.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Richard Butler made a motion to approve and Enid Miller seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION No. 37 of 2016

A Resolution- Authorizing the Executive Director or his Designee to enter into a Bond Counsel Legal Service Agreement for HACP Bond Issuance Activities on the Tax Exempt Bond Development Projects.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has selected Allies & Ross Management and Development Corporation (ARMDC) to revitalize HACP-owned public and federally subsidized housing communities into mixed-income communities utilizing the mixed-finance development approach; and

WHEREAS, ARMDC anticipates various mixed-finance development projects utilizing tax-exempt bonds and 4% Low Income Housing Tax Credit (LIHTC) as sources of funding for the mixed-finance development deals; and

WHEREAS, HACP plans to be the issuer of 4% tax exempt bonds on its future mixed-finance development activities and requires the expert services of a Bond Counsel interested in serving as Bond Counsel to HACP for various redevelopment activities during the next three (3) years; and

WHEREAS, HACP issued a Request for Qualifications (RFQ) for Bond Counsel Legal Services on April 25, 2016 in order to select two (2) legal services firms; and

WHEREAS, on May 17, 2016, HACP received proposals from two (2) law firms, Ballard Spahr LLP and Dinsmore & Shohl LLP; and

WHEREAS, the proposals were evaluated and both Ballard Spahr LLP and Dinsmore & Shohl LLP have been determined responsive, responsible and qualified firms; and

WHEREAS, upon the identification of a bond transaction, HACP will issue a request for task order proposal to the selected firm, the firm will submit a proposal including cost for its services and said cost will be paid as part of the bond transactions; and

WHEREAS, the procurement was conducted in accordance with all applicable federal, state and local rules and regulations and the procurement policies and procedures of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board Counsel of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or his Designee is hereby authorized to enter into a task order contract with both Ballard Spahr LLP and Dinsmore & Shohl LLP, respectively, for Bond Counsel Legal Services for various future mixed-finance redevelopment activities involving bond issuance during a period of three (3) years; and

Section 2. Fees for Bond Counsel Legal Services shall not exceed \$75,000 per bond transaction to be paid out of each development transaction; and

Section 3. The funding source shall be individually identified for each bond transaction in each mixed-finance development project.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Richard Butler made a motion to approve and Enid Miller seconded the motion only on the understanding the all typos will be corrected in this resolution. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 38 OF 2016

A Resolution - Authorizing the Executive Director or his Designee to Enter into Indefinite Quantity Contracts with Professional Service Industries, Inc. and Cosmos Technologies, Inc. for Professional Environmental Services

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes the services of professional environmental service firms to perform services including hazardous material testing, abatement design and monitoring, and environmental site assessments on an as-needed basis; and

WHEREAS, on May 2, 2016, the Housing Authority of the City of Pittsburgh issued a Request for Proposals (RFP) for Professional Environmental Services at Various Communities; and

WHEREAS, on June 17, 2016, the Housing Authority of the City of Pittsburgh received two (2) proposals in response to the Request for Proposals; and

WHEREAS, after evaluating the proposals, the HACP determined that Professional Service Industries, Inc. and Cosmos Technologies, Inc. have the experience and capacity and their proposals are most advantageous to the Housing Authority of the City of Pittsburgh; and

WHEREAS, HACP has performed financial capacity reviews for Professional Service Industries, Inc. and Cosmos Technologies, Inc. and reference checks for the firms' prior work on similar projects and all references indicated that the selected firms had performed to their satisfaction; and

WHEREAS, this procurement was performed in accordance with applicable Federal and State regulations and the procurement policies and procedures of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. That The Executive Director or his Designee is hereby authorized to enter into a contract with Professional Service Industries, Inc. and Cosmos Technologies, Inc. in a total not-to-exceed amount of \$200,000.00 to provide Professional Environmental Services as needed, for up to a three (3) year period, and HACP shall have the option of extending the contracts, with up to two (2) one (1) year extensions.

Section 2. The amount of the contracts shall be paid from MTW Funds.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Janet Evans made a motion to approve and Enid Miller seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 39 OF 2016

A Resolution – Authorizing the Commitment of Funds for Larimer/East Liberty Phase III Housing Development

WHEREAS, Allies & Ross Management and Development Corporation (ARMDC) was selected by the Housing Authority of the City of Pittsburgh (HACP) to revitalize Hamilton-Larimer public housing into mixed-income community utilizing the mixed-finance development approach; and

WHEREAS, the HACP as lead grantee and the City of Pittsburgh (City) as co grantee subsequently received U.S. Department of Housing and Urban Development (HUD’s) Choice Neighborhoods Implementation (CNI) Grant to implement Larimer/East Liberty CNI Transformation Plan (Transformation Plan) to improve the living environment and quality of life for residents residing in HUD-assisted housing sites, i.e., Hamilton-Larimer and East Liberty Gardens, and the Transformation Plan target community; and

WHEREAS, ARMDC competitively procured McCormack Baron Salazar, Inc. (the Co-Developer), to serve as the co-developer for the revitalization of Hamilton-Larimer/East Liberty pursuant to the terms of a Master Development Agreement (MDA) between ARMDC and the Co-Developer; and

WHEREAS, under the MDA and the Transformation Plan, as amended, ARMDC and the Co-developer are developing 334 units in four (four) or more phases; and

WHEREAS, ARMDC and the Co-Developer will prepare a 9% Low Income Housing Tax Credit application for Year 2017 for the development of approximately 45 units of mixed-income housing as Larimer/East Liberty Phase III; and

WHEREAS, a Larimer/East Liberty Phase III Investment of funds in the amount of up to \$847,801.00 (Larimer/East Liberty Phase III Investment Fund) will be utilized to fund Predevelopment Activities including (i) site acquisition and relocation, (ii) design and implementation of demolition/site preparation/public improvement and infrastructure, (iv), site and unit plan, and (vii) other predevelopment activities for Larimer/East Liberty Phase III (hereinafter, collectively, the Larimer/East Liberty Phase III Predevelopment Activities); and

WHEREAS, the Larimer/East Liberty Phase III Investment Fund will be incorporated ultimately into the final budget of Larimer/East Liberty Phase III, and

WHEREAS, the sources of the Predevelopment Investment Fund may be HACP Program Income, Replacement Housing Factor (RHF) Funds and/or Moving to Work (MTW) Funds, and

WHEREAS, pursuant to the terms of the MDA, the Co-Developer shall cause the formation of one or more Pennsylvania limited liability companies or limited partnerships to serve as the owner entity to own, operate and manage each phase of the Development. The Co-Developer or an affiliate of the Co-Developer will serve as the initial managing member or managing general partner of the Owner Entity and have a .0051% interest in the Owner Entity. ARMDC or an affiliate will be a member or non-managing general partner of the Owner Entity and have a .0049% interest in the Owner Entity; and

WHEREAS, ARMDC will submit a monthly grants report to HACP's Board of Commissioners indicating summary disbursements to date of the grant funds authorized in this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh that:

Section 1. The Executive Director or his Designee is hereby authorized to obligate and expend up to \$847,801.00 as Larimer/East Liberty Phase III Investment Fund that will be utilized to fund Predevelopment Activities including (i) site acquisition, (ii) design and implementation of demolition/site preparation/public improvement and infrastructure, (iii), site and unit plan, and (iv) other predevelopment activities for Larimer/East Liberty Phase III with approximately 45 units of mixed-income housing; and

Section 2. The Executive Director or his Designee is hereby authorized to enter into a Grant Agreement with ARMDC for an amount up to \$847,801.00, which ARMDC shall utilize to fund the Larimer/East Liberty Phase III Predevelopment Activities; and

Section 3. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of HACP, to (i) negotiate, execute and deliver all such agreements, documents and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the Larimer/East Liberty Phase II Predevelopment and Development Activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Larimer/East Liberty Phase II Predevelopment and Development Activities contemplated herein; and

Section 4. The Executive Director is hereby authorized and directed to take such other actions, from time to time, that are necessary, advisable or proper in connection with the Larimer/East Liberty Phase III Development including, without limitation, the execution and delivery of all agreements, writings and documents (and all amendments, changes, modifications and additions thereto).

Valerie McDonald-Roberts asked for a motion to approve the resolution. Enid Miller made a motion to approve and Peter Kaplan seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 40 OF 2016

A Resolution—Authorizing the Executive Director or his Designee to purchase seven (7) vehicles.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to replace seven (7) vehicles in its fleet, in order to support operational needs throughout the authority; and

WHEREAS, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement that can be used for the purchase of vehicles and the purchase and installation of additional equipment; and

WHEREAS, through the identified purchasing cooperative agreement, the seven (7) vehicles and associated installed equipment specified by HACP can be purchased for a cost of \$276,469; and

WHEREAS, this procurement was conducted in accordance with applicable Federal, state and local regulations and the procurement policies and procedures of the Housing Authority of the City of Pittsburgh.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or his designee is hereby authorized to award a contract for the purchase of vehicles and the purchase and installation of additional equipment to Day Chevrolet, Inc. under the terms of the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement in the amount of \$276,469.00; and

Section 2. The total amount shall be paid from MTW funds.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Janet Evans made a motion to approve and Enid Miller seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 41 OF 2016

A Resolution – Authorizing the Executive Director or his Designee to enter into a Contract with Signature Sports Flooring for the Installation of a New Basketball Surface at the Northview Heights Gym

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that a replacement Basketball surface and other related improvements are necessary at the Northview Heights Gym; and

WHEREAS, on June 27, 2016, HACP issued Invitation for Bids (IFB) #300-33-16 seeking qualified firms to install a new basketball surface at the Northview Heights Gym and received no bids; and

WHEREAS, after conducting outreach to solicit interest from potential bidders, on August 1st, 2016, the HACP advertised IFB #300-33-16R (Rebid) seeking qualified firms to install a new basketball surface at the Northview Heights Gym; and

WHEREAS, on August 19th, 2016, HACP received one (1) proposal in response to the IFB, and Signature Systems Group, LLC/dba Signature Sports Flooring submitted the lowest responsive and responsible bid; and

WHEREAS, because HACP made two (2) attempts to secure competitive bids on the project and documented outreach to qualified firms soliciting interest in bidding on the work, a non-competitive award is permitted; and

WHEREAS, this procurement was conducted in accordance with applicable Federal, State and local laws and regulations and the procurement policies and procedures of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract with Signature Systems Group, LLC/dba Signature Sports Flooring for an amount not-to-exceed \$56,341.55 to complete the replacement of the basketball surface and related improvements at the Northview Heights Gym; and

Section 2. The contract is to be paid from Insurance Proceeds and MTW funds.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Peter Kaplan made a motion to approve and Richard Butler seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 42 Of 2016

A Resolution – Authorizing the Executive Director or his Designee to enter into a Contract with Salsgiver, Inc. for Data Communications Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has installed security cameras in all Low Income Public Housing (LIPH) Communities; and

WHEREAS, the HACP has installed Voice Over Internet Protocol (VOIP) telephones in all HACP administrative and community offices; and

WHEREAS, the HACP has information systems in all community and staff offices; and

WHEREAS, security cameras, VOIP telephones and information systems require reliable, high speed data communications to function properly; and

WHEREAS, beginning July 31, 2016, the Authority issued Request for Proposals (RFP) #200-34-16 seeking qualified firms to provide data communication services; and

WHEREAS, on August 12, 2016 the Authority received four (4) proposals for data communications services in response to the RFP; and

WHEREAS, Salsgiver, Inc. was the highest ranked firm bases on their experience and capacity; and

WHEREAS, The Authority has performed responsiveness and responsibility determinations for the selected firm, and the firms was determined to be a responsive, responsible and qualified firm; and

WHEREAS, this procurement was conducted in accordance with the applicable federal, state and local procurement rules and regulations and the procurement policies and procedures of the HACP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director or his Designee is hereby authorized to enter into a Data Communications Services Contract with Salsgiver, Inc. for a period of three (3) years, with two (2) one- year options to renew at the discretion of the Housing Authority of the City of Pittsburgh for a maximum of five (5) years in an amount not to exceed \$1,197,840.00; and

Section 2. The contract is to be paid from Moving to Work (MTW) funds.

Next, The Chair asked for a motion to approve the resolution. Peter Kaplan made a motion to approve and Leroy Morgan seconded the motion. Ms. McDonald-Roberts asked if there was any discussion. As there was no discussion:

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None

Chair McDonald-Roberts declared the motion carried and the resolution approved.

EXECUTIVE REPORT: Mr. Binion addressed the board and spoke briefly regarding the reports that were previously provided to the board.

NEW BUSINESS: There was no new business.

AJOURNMENT:

Valerie McDonald-Roberts, Chair, asked for a motion to adjourn the meeting. Janet Evans made a motion to adjourn the meeting and Leroy Morgan seconded the motion. The “AYES” and “NAYS” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts
Richard Butler, Leroy Morgan and Janet Evans.

“NAYS”: None.

Chair McDonald-Roberts declared the motion carried and the meeting adjourned.

Recording Secretary