

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, March 26, 2015
200 Ross Street
9TH Floor Board Room
Pittsburgh, PA 15219

The Housing Authority of the City of Pittsburgh (the “HACP”) held a regular Board meeting on Thursday, March 26, 2015 at 200 Ross Street; 13th Floor, Wherrett Room, Pittsburgh, Pennsylvania 15219 at 10:30 a.m.

Valerie McDonald-Roberts, Chairperson, called the meeting to order. The Commissioners in attendance were: Ms. Enid Miller, Ms. Janet Evans, Ms. Valerie McDonald-Roberts, Mr. Leroy Morgan, Mr. Peter Kaplan and Rev. Ricky Burgess

Next, the Chairman, Valerie McDonald-Roberts, noted that the Board members had previously received a copy of the February 26, 2015 Board Meeting Minutes and asked for a motion to approve the minutes. Peter Kaplan made a motion to approve the minutes and Enid Miller seconded the motion.

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

“AYES”: Ms. Janet Evans, Rev. Ricky Burgess, Mr. Leroy Morgan,
Peter Kaplan, Ms. Enid Miller and Ms. Valerie McDonald-Roberts.

“NAYS”: None

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

Chair, Valerie McDonald-Roberts introduced the HACP Activity Report for February (“the Report”) and asked if there was a motion to approve the Report. Rev. Burgess made a motion to approve the Report and Enid Miller seconded the motion.

After a brief oral report by David Weber:

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

“AYES”: Ms. Janet Evans, Rev. Ricky Burgess, Mr. Leroy Morgan,
Ms. Enid Miller, Peter Kaplan and Ms. Valerie McDonald-Roberts.

“NAYS”: None

Chairman McDonald-Roberts then declared the motion carried and the report approved.

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

There were no public comments.

The Chair, Valerie McDonald-Roberts, introduced the resolutions.

RESOLUTION NO. 9 of 2015

A Resolution — Authorizing the Executive Director or his designee award a contract to Allegheny Services LLC to provide fire alarm sensitivity testing Authority wide to the HACP.

WHEREAS, the Housing Authority City of Pittsburgh (HACP) is responsible for fire alarm sensitivity testing, authority wide; and

WHEREAS, fire alarm sensitivity testing is necessary to ensure the safety of residents and to meet City of Pittsburgh code requirements; and

WHEREAS, on January 30th, 2015, the HACP issued an Invitation for Bids, IFB 300-02-15 to provide fire alarm sensitivity testing authority wide; and

WHEREAS, Allegheny Services LLC submitted the lowest, responsive and responsible bid; and

WHEREAS, the Authority desires to award a contract to Allegheny Services LLC in the amount \$347,100 for fire alarm sensitivity testing authority wide for a one (1) year period, with two (2) additional one (1) year options; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state and local regulations as well as 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 enter into a contract with Allegheny Services LLC to provide fire alarm sensitivity testing, authority wide for a one (1) year period, with two (2) additional one (1) year options;

Section 2. The total amount of the contract shall not exceed \$347,100, to be funded by MTW Funds.

The Chair, next asked for a motion to approve the resolution. Peter Kaplan made a motion to approve the resolution and Enid Miller seconded the motion.

At this time there was a brief discussion as to the resolution. After a discussion:

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

"AYES": Ms. Janet Evans, Rev. Ricky Burgess, Mr. Leroy Morgan,
Ms. Enid Miller, Mr. Peter Kaplan, and Ms. Valerie McDonald-Roberts.

"NAYS": None

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

RESOLUTION NO. 10 of 2015

A Resolution – Authorizing the Executive Director or his designee to write off Collection Losses in the amount of \$217,121.69 from the Housing Choice Voucher (HCV) Accounts Receivable from 2010 - 2014.

WHEREAS, the net amount of negative adjustments to landlord accounts for landlords who are no longer under contract to lease a dwelling unit to program participants, and resulting from amounts owed by participants who have been terminated from the Housing Choice Voucher Program for refusing to repay HACP for housing assistance funds overpaid on their behalf, and who have not responded to collection notices from the Housing Authority of the City of Pittsburgh requesting repayment was \$217,121.69; and

WHEREAS, reasonable means of collection have been exhausted against these accounts; and

WHEREAS, the Executive Director has deemed these accounts as uncollectable; and

WHEREAS, the total collection losses written off from the HCV accounts receivable balance is \$217,121.69 which represents all accounts receivable for the period ending December 31, 2014;

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 write off collection losses of \$217,121.69 from the Housing Choice Voucher accounts receivable balance from 2010 - 2014 is hereby ratified.

The Chair, next asked for a motion to approve the resolution. Rev. Burgess made a motion to approve the resolution and Enid Miller seconded the motion.

At this time there was a brief discussion as to the resolution. After a discussion:

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

“AYES”: Ms. Janet Evans, Rev. Ricky Burgess, Mr. Leroy Morgan,
Ms. Enid Miller, Mr. Peter Kaplan, and Ms. Valerie McDonald-Roberts.

“NAYS”: None

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

RESOLUTION NO. 11 of 2015

A Resolution Authorizing the Executive Director or his designee to Enter into a Plumbing Construction Contract with Investment & Enterprise, Inc. for Bathroom Tub Refinishing and Replacement at Allegheny Dwellings.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that Bathroom Tub Refinishing and Replacement at Allegheny Dwellings are needed to maintain their safety and functionality; and

WHEREAS, HACP’s technical staff defined the appropriate efforts necessary for the Bathroom Tub Refinishing and Replacement at Allegheny Dwellings; and

WHEREAS, on February 1, 2015, the HACP re-advertised an Invitation for Bids #600-35-15-P REBID for Plumbing Construction to complete the Bathroom Tub Refinishing and Replacement at Allegheny Dwellings since no bid was received when the project was advertised in December 2014; and

WHEREAS, on March 2, 2015, the HACP received two-(2) bids for the plumbing construction work in response to the Invitation for Bids; and

WHEREAS, Investment & Enterprise, Inc. submitted the lowest responsive bid in the amount \$114,915.00 which is 103% of the independent cost estimate of \$111,932.16; and

WHEREAS, this procurement was performed in accordance with applicable federal, state and local regulations as well as 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 enter into a plumbing construction contract with Investment & Enterprise, Inc. in the amount of \$114,915.00 for Bathroom Tub Refinishing and Replacement at Allegheny Dwellings; and

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

The Chair, next asked for a motion to approve the resolution. Enid Miller made a motion to approve the resolution and Janet Evans seconded the motion.

At this time there was a brief discussion as to the resolution. After a discussion:

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

“AYES”: Ms. Janet Evans, Rev. Ricky Burgess, Mr. Leroy Morgan,
Ms. Enid Miller, Mr. Peter Kaplan, and Ms. Valerie McDonald-Roberts.

“NAYS”: None

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

RESOLUTION NO. 12 OF 2015

A Resolution – Amending the 2015 Budget to add \$300,000.00 from Reserves and Authorizing the Executive Director to Grant the Funds to Allies & Ross Management and Development Corporation.

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

WHEREAS, HACP engaged the City of Pittsburgh (“**City**”), Urban Redevelopment Authority of Pittsburgh (**URA**), other governmental agencies and other public/private partners as well as neighborhood residents that successfully won a Choice Neighborhoods Implementation Grant from HUD in the amount of \$30 million; and

WHEREAS, the Larimer/East Liberty Transformation Plan (**Choice Neighborhoods Transformation Plan**) requires the development of 334 new rental housing units and also aims to improve the living environment and quality of life for HACP’s residents residing in Hamilton-Larimer, the residents of a project-based rental assistance development known as East Liberty Gardens and the surrounding community; and

WHEREAS, Larimer/East Liberty Phase I with eighty-five (85) units’ financial closing and construction is scheduled to start in June 2015; and

WHEREAS, the planning for the development of Larimer/East Liberty Phase II consisting of up to 164 units is in progress; and

WHEREAS, the City of Pittsburgh has committed \$12 million to the Larimer/East Liberty Choice Neighborhood effort and it is in the process of concluding an implementation/agent agreement with the URA through whom the City's financial commitment to the Choice Neighborhoods redevelopment will be executed; and

WHEREAS, HACP desires to grant \$300,000.00 to ARMDC, which ARMDC will utilize to advance funding for a Phase II Environmental Site Assessment process with the City and HUD, and a Land Recycling Program (also known as Act 2) approval process with the Pennsylvania Department of Environmental Protection, that will in turn enable the City of Pittsburgh to seek a Part 58 Environmental (Request for Release of Funds) approval from HUD that will allow HACP to use Federal funds to acquire the East Liberty Gardens property which is the site of Larimer/East Liberty Phase II;

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

Section 1. The HACP 2015 Budget approved in Resolution 33 of 2014 is hereby amended to add \$300,000.00 from HACP's reserves to be utilized for Larimer/East Liberty Phase II Development; and

Section 2. The Executive Director or his designee is hereby authorized to grant \$300,000.00 to ARMDC, which ARMDC will utilize to advance funding for a Phase II Environmental Site Assessment and Act 2 process with the Pennsylvania Department of Environmental Protection that will in turn enable the City of Pittsburgh to seek a Part 58 Environmental (Request for Release of Funds) approval from HUD that will allow HACP to use Federal funds to acquire the East Liberty Gardens property which is the site of the Larimer/East Liberty Phase II; 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 Grant to ARMDC to carry out the Larimer/East Liberty Phase II's Phase II Environmental Site Assessment and Act 2 process and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the grant to ARMDC to carry out the Larimer/East Liberty Phase II's Phase II Environmental Site Assessment and Act 2 process contemplated herein.

The Chair, next asked for a motion to approve the resolution. Rev. Ricky Burgess made a motion to approve the resolution and Peter Kaplan seconded the motion.

At this time there was a brief discussion as to the resolution. After a discussion:

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

“AYES”: Ms. Janet Evans, Rev. Ricky Burgess, Mr. Leroy Morgan,
Ms. Enid Miller, Mr. Peter Kaplan, and Ms. Valerie McDonald-Roberts.

“NAYS”: None

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

RESOLUTION NO. 13 of 2015

A Resolution – Authorizing the Executive Director or his designee to submit an Inventory Removal Application to HUD for Disposition of Vacant Land at Addison Terrace.

WHEREAS, the Housing Authority of the City of Pittsburgh (**HACP**) owns approximately 19.7 acres of vacant land at the former Addison Terrace site (part of Lot/Block No. 11-B-30) that will be improved for the second phase of the Addison Redevelopment; and

WHEREAS, the former Addison Terrace site will be developed by HACP-selected developer, Allies & Ross Management and Development Corporation, and its co-developer, Keith B. Key Enterprises, into a high-quality and sustainable 90-unit mixed-income rental housing community Addison Terrace Phase 2 (the “**Phase 2 Development**”); and

WHEREAS, a 4 %tax credit/tax exempt bond application for Phase 2 was submitted to the Pennsylvania Housing Finance Agency in February of 2015; and

WHEREAS, Phase 2 will include ninety (90) units of mixed-income housing, to be comprised of sixty-four (64) Project Based Voucher units at incomes at or below 60% of Area Median Income (AMI) and twenty-six (26) market rate units; and

WHEREAS, the predevelopment funds for the Phase 2 Development have been approved by U.S. Department of Housing and Urban Development (“**HUD**”) and HACP Board of Commissioners as the housing plan has been fully supported by HACP residents throughout the community planning processes; and

WHEREAS, HACP is seeking HUD authorization for disposition of the vacant land described herein at less than FMV for a long term ground lease for ninety-nine (99) years at \$10 per year with the new development owner entity, Addison Terrace Phase 2 LP.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Executive Director is hereby authorized to dispose of up to 19.7 acres of vacant land which is part of Lot/Block No. 11-B-30 to the owner entity of Addison Terrace Phase 2 mixed-income/mixed-finance development in the form of a long-term ground lease for \$10.00 per year for a term of 99 years; and

Section 2. The Executive Director is hereby further authorized and directed to prepare, execute and submit to HUD all required documentation necessary to obtain HUD's approval for the proposed disposition; and

Section 3. That the disposition based on the terms stated above is approved subject to HUD approval of HACP's application to dispose of the property as described herein.

The Chair, next asked for a motion to approve the resolution. Enid Miller made a motion to approve the resolution and Peter Kaplan seconded the motion.

At this time there was a brief discussion as to the resolution. After a discussion:

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

"AYES": Ms. Janet Evans, Rev. Ricky Burgess, Mr. Leroy Morgan,
Ms. Enid Miller, Mr. Peter Kaplan, and Ms. Valerie McDonald-Roberts.

"NAYS": None

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

EXECUTIVE REPORT: Executive Director Binion gave a brief report on the status of the housing authority.

There being no further discussion, Chair, McDonald-Roberts, asked for a motion to adjourn the meeting. Enid Miller made a motion to adjourn the meeting and Leroy Morgan seconded the motion.

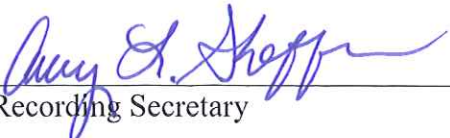
The "Ayes" and "Nays" were as follows:

"AYES": Enid Miller, Janet Evan, Valerie McDonald-Roberts, Peter Kaplan
Rev. Ricky Burgess and Leroy Miller

"NAYS": None

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

The meeting was adjourned at 11:10 a.m.


Recording Secretary