

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS MEETING MINUTES

Thursday, May 22, 2014
200 Ross Street
13th Floor Wherrett Room
Pittsburgh, PA 15219

The Housing Authority of the City of Pittsburgh (the "HACP") held a regular Board meeting on Thursday, May 22, 2014 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: Reverend Ricky V. Burgess, Ms. Janet Evans, Ms. Enid Miller, Ms. Valerie McDonald-Roberts, Mr. Peter Kaplan and Mr. Leroy Morgan.

Election of Officers

Valerie McDonald-Roberts asked for nominations of officers to the Board of Commissioners. Valerie McDonald Roberts asked for a nomination for Vice Chair. Peter Kaplan made a nomination for Janet Evans as Vice-Chairman of the Board of Commissioners and Leroy Morgan seconded the nomination. There were no other nominations. The nominations were closed and Ms. McDonald-Roberts asked for a roll-call vote on the nomination for Janet Evans to serve as Vice-Chairperson of the Housing Authority Board. Rev. Burgess, Valerie McDonald Roberts, Enid Miller, Leroy Morgan and Peter Kaplan answered "AYES" ; there were no "NAYS" form the nomination of Janet Evans as Vice Chair of the Housing Authority of the City of Pittsburgh. Ms. Janet Evans was formally elected as Vice-Chairman of the Housing Authority Board.

Valerie McDonald-Roberts asked for nominations for Treasurer of the Board of the Housing Authority of the City of Pittsburgh. Mr. Kaplan nominated Ms. Enid Miller as Treasurer, Rev. Ricky Burgess seconded the motion. Ms. McDonald-Roberts asked if there were any other nominations. The nominations were closed. A roll-call vote was taken: Rev. Ricky Burgess, Mr. Peter Kaplan, Mr. Leroy Morgan, Ms. Janet Evans and Ms. McDonald- Roberts and unanimously the votes were "AYES" and "NAYS were none for the nomination of Enid Miller as Treasurer. Ms. Enid Miller is formally elected as Treasurer of the Housing Authority Board.

Ms. Valerie McDonald Roberts asked for a nomination for Secretary of the Board of the Housing Authority of the City of Pittsburgh. Ms. Janet Evans nominated Mr. Peter Kaplan as Secretary of the Housing Authority Board. Ms. Enid Miller seconded the motion. Ms. McDonald-Roberts asked if there were any other nominations for Secretary. There were no other nominations. The nominations were closed for Secretary of the board. A roll-call vote was taken; Rev. Ricky Burgess, Ms. Enid Miller, Mr. Leroy Morgan, Ms. Janet Evans and Ms. McDonald- Roberts votes were "AYES" and "NAYS" were none for the nomination of Peter Kaplan as Secretary of the Housing Authority of the City of Pittsburgh Board of Commissioners. Mr. Peter Kaplan was formally elected as Secretary of the Housing Authority Board.

Ms. Valerie McDonald Roberts asked for a nomination for Assistant Secretary for the Housing Authority Board of Commissioners. Ms. Enid Miller nominated Ms. Amy Shaffer as Assistant-Secretary of the Board of Commissioners and Mr. Leroy Morgan seconded the motion. Ms. McDonald-Roberts asked if there were any other nominations for Assistant Secretary. There were no other nominations. A roll-call vote was taken: Rev. Ricky Burgess, Ms. Enid Miller, Mr. Leroy Morgan, Ms. Janet Evans, Mr. Peter Kaplan and Ms. McDonald- Roberts votes were "AYES" and "NAYS" were none for the nomination of Amy Shaffer as Assistant Secretary of the Housing Authority of the City of Pittsburgh Board of Commissioners. Amy Shaffer was formally elected as Vice-Secretary of the Housing Authority Board.

The Elections were closed for Officers of the Housing Authority Board.

At this time, the Chairman, Valerie McDonald-Roberts noted that the Board members had previously received a copy of the April 24, 2014 Board Meeting Minutes and asked for a motion to approve the minutes. Peter Kaplan made a motion to approve the minutes and Janet Evans seconded the motion.

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

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

"NAYS": None

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

Chairman Valerie McDonald-Roberts introduced the HACP Activity Report for ("the Report") and asked if there was a motion to approve the Report (after a brief oral report by Mr. David Weber). Ms. Enid Miller made a motion to approve the Report and Mr. Leroy Morgan seconded the motion.

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

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

"NAYS": None

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

Chairman 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.

Ms. Valerie McDonald-Roberts introduced the resolutions:

RESOLUTION NO. 19 OF 2014

A Resolution — Authorizing the Executive Director or his designee to enter into a contract with Industrial Elevator Maintenance Co. Inc., dba Industrial Commercial Elevator Company, Inc. for Elevator Repair and Maintenance Services for various Housing Authority locations

WHEREAS, the Housing Authority City of Pittsburgh (HACP) is responsible for maintaining passenger and service elevators in HACP facilities; and,

WHEREAS, the HACP does not employ staff who are skilled in elevator repair and instead contracts for these as needed services; and,

WHEREAS, during mid-January of 2014 the HACP issued Invitation for Bids IFB 300-35-13 for the repair and maintenance of 25 elevators located throughout the HACP; and,

WHEREAS, Industrial Elevator Maintenance Co. Inc, dba Industrial Commercial Elevator Company, Inc. submitted the lowest, responsive bid; and,

WHEREAS, this procurement was conducted in accordance with applicable federal, state and local procurement rules and 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 enter into a three year contract with two (2) one (1) year extension options with Industrial Elevator Maintenance Co. Inc., dba Industrial Commercial Elevator Company, Inc. to provide elevator repair and maintenance services at the following sites: Northview Heights, PA-Bidwell, Glen Hazel High-rise, Finello Pavilion, Morse Gardens, Mazza Pavilion, Pressley Street High Rise, Caliguirri High Rise, Murray Towers, Carrick Regency, Gualtieri Manor, Manchester Family Investment Center, Brighton Place, 201 Kirkpatrick Street, and the Bedford Hope Center.

Section 2. The total amount of the contract shall not exceed \$416,526.00, for a period not to exceed 5 years, to be funded by Moving To Work funds.

After a short discussion, Chairman McDonald-Roberts asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Peter Kaplan seconded the motion.

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

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

“NAYS”: None

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

RESOLUTION NO. 20 OF 2014

A Resolution- Approving an amendment to the HACP 2014 Moving to Work Annual Plan, and authorizing the Executive Director or his designee to submit the Amended Annual Plan to the U.S. Department of Housing and Urban Development

WHEREAS, on November 17, 2000, the Housing Authority City of Pittsburgh and the United States Department of Housing and Urban Development (HUD) executed an agreement authorizing the Housing Authority of the City of Pittsburgh to participate in the Moving to Work (MtW) Demonstration; and

WHEREAS, as a participant in the MtW demonstration, the Housing Authority of the City of Pittsburgh is required to submit an Annual Plan for review and approval by HUD; and

WHEREAS, the Housing Authority of the City of Pittsburgh’s FY 2014 MtW Annual Plan was approved by HUD on March 10, 2014; and

WHEREAS, HACP has proposed an amendment to the 2014 Annual Plan, which was made available for public review and comment from April 22nd to May 21, 2014, and public hearings were held on the proposed Amendment to the 2014 MtW Annual Plan on Tuesday May 6, 2014; and

WHEREAS, the Housing Authority of the City of Pittsburgh gave consideration to all comments received regarding the revised 2014 MtW Annual Plan;

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

Section 1. The Amendment to the Housing Authority City of Pittsburgh’s Fiscal Year 2014 Moving to Work Annual Plan is approved and the Executive Director or his designee is authorized to submit the plan to HUD.

After a short discussion, Chairman McDonald-Roberts asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Peter Kaplan seconded the motion.

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

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

"NAYS": None

Chairman 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.

ADJOURNMENT:

Chairman McDonald-Roberts asked for a motion to adjourn the meeting. Janet Evans made a motion to adjourn the meeting and Rev. Burgess seconded the motion.

The meeting was adjourned at 11:00 a.m.

EXECUTIVE SESSION: Regarding personnel issues and legal matters.


Recording Secretary