

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, October 26, 2017
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, October 26, 2017, 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: Mrs. Valerie McDonald-Roberts, Mr. Richard Butler, Mr. Peter Kaplan, Rev. Ricky Burgess, Ms. Janet Evans and Leroy Morgan and Mrs. Enid Miller.

Next, the Chair noted that the Board members had previously received a copy of the September 28, 2017, Board Meeting Minutes and asked for a motion to approve the minutes. Richard Butler 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”: Rev. Ricky Burgess, Enid Miller, Peter Kaplan, Leroy Morgan,
Valerie McDonald-Roberts, Janet Evans and Richard Butler.

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

The Board had previously received the Activity Reports for September 2017. Ms. McDonald-Roberts asked for a motion to approve the Activity Reports. Janet Evans made a motion and Enid Miller seconded the motion to approve the Activity Reports.

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

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

“NAYS”: None

The Chair declared the motion carried and the Activity Report approved.

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

Resident from Homewood (Murtland and Lang Avenues) came before the board; Shirley Fuller and Denise Russell spoke and expressed their concern for Homewood project/office building projects and Resolution number 57 (agenda item no. 12) to be reviewed by the board

Ms. Valerie McDonald-Roberts asked if there were other public comments. There were none.

At this time Ms. Valerie McDonald-Roberts introduced the following resolutions:

RESOLUTION No. 50 of 2017

A Resolution – Authorizing the Executive Director or his Designee to enter into Contract(s) with Staffmark Holdings, Inc., Mitaja Corp and 22nd Century Tech for Temporary Staffing Services at all HACP facilities/offices

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that temporary staffing services are necessary to ensure the continuity of services and programs by temporarily filling positions for employees on paid time off, temporary and extended leaves of absence, and to address seasonal work; and

WHEREAS, on 06/25/17 the HACP has advertised Request for Proposals (RFP) number RFP 650-25-17 seeking qualified firms to provide temporary staffing services; and

WHEREAS, on July 28, 2017, HACP received six (6) proposals for temporary services in response to the RFP; and

WHEREAS, under the RFP, HACP may award multiple, indefinite quantity, task-order based contracts, whereby HACP will authorize the selected professionals, during a stated time period, to provide temporary staffing services on an as-needed basis through the use of Task Orders; and

WHEREAS, **Staffmark Holdings, Inc., Mitaja Corp and 22nd Century Tech** were qualified based on their experience and capacity; 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 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 temporary staffing services contract(s) with Staffmark Holdings, Inc., Mitaja Corp and 22nd Century Tech for a period of three (3) years with two (2), one-year extension options in an amount not-to-exceed \$250,000.00; and

Section 2. The contracts will be paid from Moving To Work (MTW) funds.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Leroy made a motion to approve the resolution and Peter Kaplan seconded the motion.

After a discussion:

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

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

“NAYS”: None

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

RESOLUTION No. 51 of 2017

A Resolution – Authorizing the Executive Director or his Designee to Enter Into an Intergovernmental Agreement with the Allegheny County Department of Human Services for Senior Living Enhancement Program, Mental Health Counseling Services, Homeownership Program Services and Domestic Violence Prevention/Mediation Services.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has identified the need to provide Domestic Violence Prevention/Mediation services in its communities to encourage residents to seek support in order to retain their housing and to ensure a safe environment for all residents; and

WHEREAS, the HACP has identified the need to provide specific services to enable senior and disabled residents to improve their quality of life and maintain safe, independent living; and

WHEREAS, the HACP has identified the need to provide community mental health and drug and alcohol services in its communities to encourage residents to seek treatment in order to retain their housing and to ensure a safe environment for all residents; and

WHEREAS, the HACP has identified the need to provide homeownership education services for eligible residents as a part of its Moving To Work (MTW) Homeownership Program to encourage and support residents to pursue self-sufficiency and homeownership; and

WHEREAS, the HACP has partnered with the Allegheny County Department of Human Services to expand the scope of existing programs to provide enhanced levels of Senior Living Enhancement Program, Mental Health Counseling Services, Homeownership Program Services and Domestic Violence Prevention/Mediation Services in HACP communities; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) authorizes the use of Intergovernmental Agreements and has issued regulations governing such agreements; and

WHEREAS, the HACP’s support of the foregoing services will complement and leverage additional support provided by private foundations and other government sources, including the Senior Living Enhancement Program, Mental Health Counseling Services, Homeownership Program Services and Domestic Violence Prevention/Mediation Services as provided by Allegheny County Department of Human Services.

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 an Intergovernmental Agreement with the Allegheny County Department of Human Services for the Senior Living Enhancement Program, Mental Health Counseling Services, Homeownership Program Services and Domestic Violence Prevention/Mediation Services for a period not to exceed 12 months; and

Section 2. The Intergovernmental Agreement authorized in Section 1 shall not exceed a total cost of \$410,000, to be paid from MTW funds; and

Section 3. The Intergovernmental Agreement authorized in Section 1 shall conform to the requirements of 24 CFR/ 2 CFR 200 85.37 [b] [5] governing the award of subgrantee agreements.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Leroy made a motion to approve the resolution and Peter Kaplan seconded the motion.

After a discussion:

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

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

“NAYS”: None

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

RESOLUTION No. 52 of 2017

A Resolution – Ratifying the Executive Director’s decision to make preliminary awards, and authorizing the Executive Director or his Designee to Negotiate with Selected Proposers for affordable housing developments that will result in the Increased Utilization of Housing Choice Vouchers and Provide Gap Financing as long as Each Transaction Satisfies HACP’s Requirements

WHEREAS, one of the core objectives of the Housing Authority of the City of Pittsburgh (HACP) is to “expand affordable housing options” within the City of Pittsburgh; and

WHEREAS, in furtherance thereof, HACP selected its non-profit instrumentality, Allies & Ross Management and Development Corporation (ARMDC), to assist HACP to achieve said core objective; and

WHEREAS, there is a tremendous need for affordable housing in the city of Pittsburgh evidenced by the fact there are approximately 7,000 persons on HACP’s various waiting lists for affordable housing; and

WHEREAS, Housing Choice Voucher holders seeking units in the private market have a 28% lease up success rate resulting in approximately 72% of families/individuals who have a voucher are not able to find a unit on the private market to lease; and

WHEREAS, HACP has determined that it is in its best interests to assist private real estate and non-profit developers of affordable housing by providing a gap financing loan product that will assist developers/non-profits to fill financing gaps, to bring more new and rehabbed affordable housing units to market and increase Section 8/HCV utilization; and

WHEREAS, HACP's goal for the Project Based Voucher Plus Gap Financing program is to create two hundred (200) or more additional affordable housing units utilizing Project-Based Vouchers (PBV) and Gap Financing strategies including, using the mixed finance development approach; and

WHEREAS, in furtherance of the foregoing, on July 24, 2017, HACP issued a Request for Proposals (RFP) RFP 600-35-17 for PBV Utilization & Gap Financing and on September 7, 2017, HACP received (9) proposals; and

WHEREAS, under the RFP, once the developers/nonprofits' proposals are evaluated and selected, HACP will engage in due diligence for each transaction and HACP will approve PBVs and gap financing for only those transaction(s) that satisfy HACP's requirements, including, but not limited to, the developer/nonprofit utilizing PBV, securing 4% or 9% Low Income Housing Tax Credit (LIHTC) or other financing, securing any additional gap financing from third parties and/or that the deal is feasible; and

WHEREAS, an evaluation committee reviewed the nine (9) proposals based on experience, capacity of the proposers and other factors plus the characteristics and feasibility of the projects; and selected nine (9) proposals deemed responsive from responsible offerors; and

WHEREAS, HACP has performed reference checks for each developer/nonprofit's previous engagements and all reference have indicated that the firm(s) had performed to their satisfaction; and

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

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

Section 1. The decision by the Executive Director pursuant to RFP #600-35-17 to select and begin negotiations with the following developers/nonprofits to finalize their proposed projects to increase PBV Utilization and Gap Financing for affordable housing units is hereby ratified:

- McCormack Baron Salazar and Hill Community Development Corporation – New Granada
- Mid-Point Group of Companies, Inc. – City's Edge
- Crow Hill Development, Inc. – Heinz Residences
- McCormack Baron Salazar – Civic Arena
- Ralph A. Falbo, Inc. – Western Restoration
- AWK Development and Ralph A. Falbo, Inc. – Lemington Senior Housing

- David Motley and Walnut Capital – North Negley Residences
- Fineview Citizens Council, Perry Hilltop Citizens Council, and OGR Properties LLC – Hilltop Community Homes
- Amani Christian Community Development Corporation – Herron Avenue

Section 2. The Executive Director or his designee is hereby authorized to negotiate with each owner/developer related to the issuance of PBV and/or Gap Financing for selected projects identified in each development proposal subject to approval by the HACP Board of Commissioners. HACP will complete due diligence for each proposal that will allow HACP to engage in development activities in accordance with 24 C.F.R. Part 941 and/or MTW Local Non-Traditional Development Activities guidelines, and negotiate the Development Agreement including all other terms, conditions and costs/fees, and enter into a Development Agreement and spend funds for each development identified pursuant to each proposal received and authorized. The gap financing will be provided from MtW and program income.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Rev. Burgess seconded the motion.

At this time Mr. Binion had each owner/developer (present at the meeting) related to the issuance of PBV and/or Gap Financing for selected projects introduce themselves: P. Nathaniel Boe for Mid-Point Group of Companies, Inc. – City’s Edge, Representative of Ralph Falbo, Inc.; Fineview Citizens Council, Perry Hilltop Citizens Council, and OGR Properties LLC – Hilltop Community Homes; and Amani Christian Community Development Corporation – Herron Avenue.

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

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

“NAYS”: None

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

RESOLUTION No. 53 of 2017

A Resolution - Approving the Housing Choice Voucher Utility Allowance Schedule for Fiscal Year 2018

WHEREAS, the U.S. Department of Housing and Development (HUD) requires that public housing authorities maintain up-to-date Utility Allowance Schedules in accordance with 24 CFR 982.517; and

WHEREAS, public housing authorities must establish Utility Allowance Schedules based upon the typical cost of utilities and services paid by energy conservative households that occupy housing of similar size and type in the same locality; and

WHEREAS, public housing authorities must appropriately classify utilities and services into categories defined by HUD; and

WHEREAS, public housing authorities must review their Utility Allowance Schedule each year; and

WHEREAS, public housing authorities must revise any allowance for a utility category if there has been a change of ten percent (10%) or more in the utility rate since the last time the Utility Allowance Schedule was revised; and

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP), Housing Choice Voucher (HCV) Program, to meet federal guidelines and requirements, contracts with a utility consultant and revises its allowances each year to reflect the most up-to-date cost; and

WHEREAS, staff recommends the adoption of proposed HCV Program Utility Allowance Schedule, attached hereto as Exhibit A.

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

Section 1. The proposed Utility Allowance Schedule is hereby adopted; and

Section 2. The Executive Director of the Housing Authority of the City of Pittsburgh or his Designee is hereby authorized to update the Housing Choice Voucher Program Utility Allowance Schedule effective January 1, 2018.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Peter Kaplan made a motion to approve the resolution and Enid Miller seconded the motion. After a discussion:

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

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

“NAYS”: None

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

RESOLUTION No. 54 of 2017

A Resolution – Authorizing the Executive Director or his Designee to Award a Contract to T-Mobile USA for wireless Communication Service and Hardware.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes wireless communication service for select members of its workforce to improve services to our residents and increase efficiency of operations; and

WHEREAS, HACP issued a Request for Proposals, RFP#200-08-17 for Mobile Devices and related services; and

WHEREAS, HACP received proposals from four (4) companies; and

WHEREAS, HACP desires to contract with T-Mobile USA; and

WHEREAS, the HACP seeks authorization to award a contract to T-Mobile USA Wireless Company for a term of five (5) years in an amount not to exceed \$625,384.60, and

WHEREAS, the 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 contract with T-Mobile USA to provide Mobile devices, Hardware and services beginning October 31, 2017 through October 30, 2022 in an amount not to exceed \$625,384.60; and

Section 2. All amounts shall be payable from Moving To Work (MTW) Funds.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Jane Evans made a motion to approve the resolution and Rev. Burgess seconded the motion. After a discussion:

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

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

“NAYS”:
None

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

RESOLUTION No. 55 of 2017

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$64,983.76 from the Tenant Accounts Receivable for the months of April 2017 through June 2017

WHEREAS, the net amount of past-due accounts of tenants who are no longer occupying a dwelling unit and who have not responded to collection notices from the Housing Authority of the City of Pittsburgh (HACP) during the months of April 1, 2017 through June 31, 2017 was \$64,983.76; and

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

WHEREAS, the total collection losses written off from the tenant accounts receivable balance is \$64,983.76 which is 3.07% of the total rent and associated charges of \$2,117,512.87 for the 2nd quarter of 2017.

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

Section 1. The Executive Director’s decision to write off collection losses of \$64,983.76 from the tenant accounts receivable balance for April 1, 2017 through June 30, 2017 is hereby ratified.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Enid Miller made a motion to approve the resolution and Richard Butler seconded the motion.
After a discussion:

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

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

“NAYS”: None

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

RESOLUTION No. 56 of 2017

A Resolution – Authorizing the Executive Director or his Designee to Issue a Task Order Notice to Proceed to D&D Engineering, Inc. for Professional Architectural/Engineering Services to Design Building #74 Upgrades at Northview Heights for the Housing Authority of the City of Pittsburgh

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 (A/E) services; and

WHEREAS, in Board Resolution 50 of 2013, the Board approved the pre-qualification of eight (8) A/E firms under Professional Services Task Order contracts under RFP#600-17-13, and any individual Task Order exceeding \$50,000 are subject to Board approval; and

WHEREAS, HACP previously issued a Task Order Notice to Proceed in the amount of \$5,412.50 to D&D Engineering, Inc. (D&D) for professional A/E Services to conduct a Code Analysis of building #74 in order to ascertain and incorporate any code requirements into the design for upgrading the building; and

WHEREAS, HACP is in possession of the results of the Code Analysis and are ready to move forward with design services; and

WHEREAS, on August 15, 2017, HACP issued a Request for Task Order Proposal (RFTO) to D&D to provide professional A/E Services for design of building #74 upgrades at Northview Heights; and

WHEREAS, on September 20, 2017, HACP received a proposal for professional A/E Services; and

WHEREAS, HACP has determined that D&D's proposal is acceptable in the amount of \$49,951.92, which is 93% of the Independent Cost Estimate (ICE) of \$53,714.02; 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 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 issue a Task Order Notice to Proceed to D&D Engineering, Inc. for Professional Architectural/Engineering Services to design building #74 upgrades at Northview Heights; and

Section 2. The task order is not-to-exceed the amount of \$49,951.92 and shall be paid from Moving To Work (MTW) funds.

At this point the Darrell Davis addressed the Board and asked that this resolution be tabled.

Valerie McDonald-Roberts asked for a motion to table the resolution. Leroy Morgan made a motion and Enid Miller seconded the motion.

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

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

"NAYS": None

Ms. McDonald-Roberts declared the resolution tabled.

RESOLUTION No. 57 of 2017

A Resolution - Authorizing And Approving The Financing For Kelly Hamilton Homes And Approving The Issuance Of Bonds To Finance The Costs Thereof

WHEREAS, the Housing Authority of the City of Pittsburgh (Authority) is a body corporate and politic constituting a public instrumentality of the Commonwealth of Pennsylvania (Commonwealth), created under and pursuant to the Pennsylvania Housing Authorities Law, P.L. 955, May 28, 1937, as amended, 35 P.S. §1541 et. seq. (Act); and

WHEREAS, the Authority is authorized pursuant to the Act to, among other things, develop, acquire, lease and operate low-rent housing and to issue bonds in connection therewith; and

WHEREAS, Authority has determined to redevelop the former Addison Terrace public housing site located in the City of Pittsburgh, Pennsylvania (City) into a proposed 400 unit development, the fourth phase of which will contain 58 units and will be known as Kelly Hamilton Homes (also known as Addison Terrace Phase 4) (Phase 4 Development);

WHEREAS, the Phase 4 Development will be owned by Addison Terrace Phase 4 L.P., a limited partnership created and organized under the laws of the Commonwealth (Borrower), whose members will include Addison Terrace Phase 4 General Partner LLC, an affiliate of Keith B. Key Enterprises, LLC, the project developer; an affiliate of Allies & Ross Management and Development Corporation, the Authority's affiliate; and PNC Bank, National Association or an affiliate thereof, the Phase 4 Development's Low Income Housing Tax Credit (LIHTC) investor; and

WHEREAS, in order to facilitate the Phase 4 Development, the Authority has determined to issue one or more series of its revenue bonds (Bonds) pursuant to a trust indenture (Indenture) between the Authority and a trustee signatory thereto (Trustee), and will loan the net proceeds of the Bonds to the Borrower pursuant to a loan agreement (Loan Agreement) between the Authority and the Borrower, to pay all or a portion of the costs of the Phase 4 Development; and

WHEREAS, the Bond proceeds will be used to make a loan to the Borrower to permit it to undertake the Phase 4 Development and pay certain other costs associated with the Phase 4 Development and the financing thereof as further set forth in the Indenture, including (a) the payment or reimbursement of the costs of construction and equipping of the Phase 4 Development; (b) the funding of any capitalized interest on the Bonds; (c) the funding of a debt service reserve fund for the Bonds, as applicable; and (d) the payment of the costs associated with the issuance of the Bonds; and

WHEREAS, as further security for the Bonds, the Authority will cause certain of its rights under the Loan Agreement to be assigned to the Trustee concurrently with the issuance of the Bonds; and

WHEREAS, in connection with the offering and sale of the Bonds, the Authority will enter into a bond purchase agreement (Bond Purchase Agreement) by and among the Authority, PNC Bank, National Association or a successor Bond purchaser to be designated by the Authority (Bond Purchaser), and the Borrower pursuant to which the Bond Purchaser will offer to purchase the Bonds upon the terms and conditions set forth therein; and

WHEREAS, the Phase 4 Development will constitute a qualified residential rental project pursuant to the requirements of the Internal Revenue Code of 1986, as amended (Internal Revenue Code) ; and

WHEREAS, the Authority as the issuer of the Bonds must comply with certain provisions of the Internal Revenue Code, which require the Authority to conduct a public hearing regarding the Phase 4 Development and publish adequate notice thereof in accordance with the provisions of section 147 of the Internal Revenue Code; and

WHEREAS, said public hearing required under section 147(f) of the Internal Revenue Code, regarding the Phase 4 Development will take place on November 7, 2017; and

WHEREAS, the Authority now desires to authorize and approve the Phase 4 Development, the issuance, execution and delivery of the Bonds in connection therewith, and the execution and delivery of the Indenture, the Loan Agreement, the Bond Purchase Agreement, and such other instruments and documents as shall be necessary or appropriate to effectuate the purposes of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Authority (the Board) as follows:

Approval of Development and the Issuance of the Bonds. The Authority hereby authorizes and approves the undertaking of the Phase 4 Development and the issuance of the Bonds to finance all or a portion of the costs of the Phase 4 Development. The Bonds shall be designated “Housing Authority of the City of Pittsburgh Development Revenue Bonds (Kelly Hamilton Homes) Series 2017”, and shall be issued in one or more series and secured pursuant to the Indenture in an aggregate principal amount not to exceed \$10,000,000. The Bonds shall bear interest at variable or fixed rates of interest and shall contain such other terms, conditions and provisions as Bond Counsel and counsel to the Authority and the Authorized Officer of the Authority executing such Bonds shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Approval of the Indenture. The Authority hereby authorizes and approves the execution and delivery of the Indenture by and between the Authority and the Trustee, containing such terms and provisions as Bond Counsel and counsel to the Authority and the Authorized Officer of the Authority executing the Indenture shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Approval of the Loan Agreement. The Authority hereby authorizes and approves the execution and delivery of the Loan Agreement, containing such terms and provisions as counsel to the Authority and the Authorized Officer of the Authority executing the Loan Agreement shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Sale of the Bonds; Approval of the Bond Purchase Agreement.

The Authority hereby authorizes and approves the sale of the Bonds to the Bond Purchaser. The Bonds shall be sold to the Bond Purchaser at such rates and on such terms and conditions as are set forth in the Bond Purchase Agreement and/or a term sheet (Term Sheet) relating to the Bonds.

The Authority hereby authorizes and approves the execution of the Bond Purchase Agreement and/or Term Sheet containing such terms and provisions as Bond Counsel and counsel to the Authority and the Authorized Officer of the Authority executing the same shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Direction to Authorized Officers.

For purposes of this Resolution, the Executive Director of the Authority shall be deemed to be an “Authorized Officer”.

The Board hereby authorizes and directs the Authorized Officer to negotiate, execute and deliver the Bonds, the Indenture, the Loan Agreement, the Bond Purchase Agreement, and, subject to the approval thereof by counsel to the Authority, to negotiate, execute and deliver any other document, agreement, instrument or certificate required to be executed by the Authority in connection with the issuance of the Bonds, and such execution and delivery shall be conclusive evidence of the approval thereof by the Board.

The Board hereby authorizes and directs the Secretary of the Authority to affix and attest the seal of the Authority to any document as required, and to attest the signature of any Authorized Officer where required.

Further Action. The Authorized Officer, or his designee, is hereby authorized and directed to take such actions and execute such other documents, certificates or filings as may be necessary or appropriate to effectuate the matters contemplated hereby, to implement and complete the Phase 4 Development, to issue and sell the Bonds, or to otherwise effectuate the purposes of this Resolution.

Prior Actions. All actions heretofore taken and all documents and instruments heretofore executed by the Authorized Officer or his designee on behalf of the Authority in connection with the Phase 4 Development and the Bonds are hereby ratified and approved.

Limitation of Liability of Authority and Officials of the Authority. Notwithstanding anything to the contrary contained herein or in any other document executed in connection with the issuance and sale of the Bonds (collectively, the **Bond Documents**), the Bonds shall be limited obligations of the Authority payable solely out of revenues derived from the Loan Agreement, any amounts, including proceeds of the sale of the Bonds, held by the Trustee for the benefit of the holders of the bonds (but subject to the provisions of the Indenture) and from any other collateral as may now or hereafter be given to secure the payment of Bonds; no other property or assets of the Authority shall be subject to levy, execution or other enforcement proceedings for any payment required to be made with respect to the Bonds or under the Bond Documents or for the performance of any of the Authority's covenants, obligations or agreements contained in any Bond Documents. No covenant, obligation or agreement contained in this Resolution or any Bond Documents shall be deemed to be a covenant, obligation or agreement of any board member, officer, attorney, agent or employee of the Authority in his or her individual capacity and neither the board members of the Authority nor any officer executing the Bonds or any Bond Documents shall be liable personally on the Bonds or such Bond Documents or be subject to any personal liability by reason of the issuance, execution and/or performance thereof.

Effective Date of Resolution. This Resolution shall take effect immediately.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Enid Miller made a motion to approve the resolution and Peter Kaplan seconded the motion.

After a brief discussion:

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

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

“NAYS”: None

“ABSTAIN”: Rev. Ricky Burgess abstained from the vote.

Ms. McDonald-Roberts declared the motion carried and the resolution approved with one abstention.

RESOLUTION No. 58 of 2017

A Resolution–Ratifying the Executive Director’s decision to award contracts for Armed and Unarmed Security Services

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security services in its elderly/disabled facilities and family communities as part of its plan to synthesize resources from police, private security, and technology to enhance the safety and security of HACP communities; and

WHEREAS, in June of 2017 the HACP advertised RFP No.350-32-17 to provide armed and unarmed security services for its family communities and three Northside elderly/disabled buildings; and

WHEREAS, on July 13, 2017 six (6) proposals were received; and

WHEREAS, the highest scoring proposal included costs in excess of 110% of the Independent Cost estimate and far exceeded HACP’s budget for the services; and

WHEREAS, the current contractor was unwilling to extend its services at existing contracted rates beyond the current contract end date of October 17; and

WHEREAS, in order to ensure continued provision of security services, two emergency quote requests were issued for 1) Armed Security Guard Services for the Northview High Rise and Welcome Booths; and 2) Unarmed Security Guard Services for the Pressley and Pennsylvania Bidwell High Rises; and

WHEREAS, On October 9, 2017, HACP received five (5) proposals for Armed Security Guard Services and nine (9) proposals for Unarmed Security Guard Services; and,

WHEREAS, Kellington Protection, LLC, was the lowest cost responsive and responsible bidder for both Armed Guard and Unarmed Guard Security Services; and

WHEREAS, this procurement was conducted 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. The Executive Director’s decision to award a contract to Kellington Protection, LLC for Armed Guard Security Services at Northview eights High-Rise and Welcome Booths in an amount not to exceed \$290,160.00 for a five month period is hereby ratified.

Section 2. The Executive Director’s decision to award a contract to Kellintgon Protection, LLC for Unarmed Guard Security Services at Pressley Street High-Rise and Pennsylvania Bidwell High-Rise in an amount not to exceed \$172,608.00 for a five month period is hereby ratified.

Section 2. The contracts shall be payable from MTW funds.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Leroy Morgan seconded the motion.

After a discussion:

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

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

“NAYS”: None

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

There were no further resolutions.

EXECUTIVE REPORT: The Executive Report was previously provided to the Board. Mr. Binion discussed how simple everything looks on the surface but is very complicated to run the agency and its projects.

NEW BUSINESS: There was no new business.

AJOURNMENT: The Chair asked for a motion to adjourn the meeting. Janet Evans made a motion to approve and Rev. Burgess seconded the motion.

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

“AYES”: Rev. Ricky Burgess, Enid Miller, Peter Kaplan, Janet Evans,
Valerie McDonald-Roberts and Richard Butler.

“NAYS”: None

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

Recording Secretary