

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, April 26, 2018
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, April 26, 2018, at 200 Ross Street; 13th Floor, Wherrett Room, Pittsburgh, Pennsylvania 15219 at 10:30 a.m.

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

Next, the Chair noted that the Board members previously received a copy of the March 22, 2018, Board Meeting Minutes and asked for a motion to approve the minutes. Peter Kaplan made a motion to approve the minutes and Rev. Ricky Burgess seconded the motion.

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

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

“NAYS”:
None

The Chair declared the motion carried and the minutes approved.

The Valerie McDonald-Roberts stated that the Board had previously received the Activity Report for March 2018. Ms. McDonald-Roberts asked for a motion to approve the Activity Report.

Leroy Morgan made a motion to approve the report and Enid Miller seconded the motion. Michelle Sandidge spoke about the activities of the Bloomfield Garfield Corporation and HPOG. She also discussed how many residents were in the employment and drivers education programs.

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

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

“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.

Sherman Hopson addressed the board for three minutes. He discussed Choice and how, in his opinion, the residents have no say in decisions that are being made. He also mentioned that the Tenant Counsel election process is corrupt.

Chair, McDonald-Roberts introduced the following resolutions:

RESOLUTION No. 14 of 2018

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to American Photocopy Equipment Company of Pittsburgh LLC. dba Amcom Office Systems for Copier Machines and Maintenance for the Housing Authority of the City of Pittsburgh

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

WHEREAS, on May 14, 2017, HACP issued a Request for Proposals (RFP) #850-07-17 seeking qualified firms for the purchase of Copier Machines and Maintenance authority-wide; and

WHEREAS, the HACP received five (5) bids in response to the RFP; and

WHEREAS, American Photocopy Equipment Company of Pittsburgh LLC. dba Amcom Office Systems submitted the lowest responsive, responsible bid; and

WHEREAS, HACP seeks authorization to award a contract to American Photocopy Equipment Company of Pittsburgh LLC/dba Amcom Office Systems for a term of five (5) years in an amount not-to-exceed \$500,000.; 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 a contract in the amount of \$500,000 with Amcom Office Systems for the purchase of Copier Machines authority-wide for three (3) years with two (2) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of \$500,000 shall be payable from the operating budgets of the sites and departments who utilize the services.

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

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

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

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 15 of 2018

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Ford Business Machines Inc. for Copier Machine Maintenance for the Housing Authority of the City of Pittsburgh

WHEREAS, when necessary, the Housing Authority City of Pittsburgh (HACP) utilizes copier machines for members of its workforce to improve services to our residents and increase efficiency of operations and those machines need maintenance; and

WHEREAS, on May 14, 2017 HACP issued a Request for Proposals (RFP) #850-06-17 seeking qualified firms for the Maintenance of Copier Machines authority-wide; and

WHEREAS, HACP received one (1) bid in response to the RFP; and

WHEREAS, HACP desires to contract with Ford Business Machines Inc.; and

WHEREAS, HACP seeks authorization to award a contract to Ford Business Machines Inc. for term of five years in an amount not to exceed \$135,750; 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 enter into a contract in the amount of \$135,750 with Ford Business Machines for the maintenance of existing Copier Machines authority wide for three (3) years with two (2) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of \$135,750 shall be payable from the operating budgets of the sites and departments who utilize the services.

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

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

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

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 16 of 2018

A Resolution - Authorizing the Executive Director or his Designee to Award Contracts to Continental Flooring, Interboro Packaging Corporation, Houston Starr Co. Appliance Division, Nicklas Supply, Water Heater Distributors, HD Supply, 84 Lumber Company, Sherwin Williams, L.M. Colker, Taylor Distribution Group, George M. Hall Co., PPG Architectural Finishes Inc., and Equiparts Co. for maintenance materials for the Just-in-Time Inventory System for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority City of Pittsburgh (HACP) has determined that it is financially feasible to purchase inventory items on an as needed just-in-time basis; and

WHEREAS, through the Just-In-Time (JIT) inventory system, the HACP sites are able to order items and receive delivery within 24 to 48 hours; and

WHEREAS, utilization of the (JIT) inventory system allows the HACP to continue reducing inventory on-hand and reducing costs associated with the storage and tracking of inventory items; and

WHEREAS, utilization of the just-in-time inventory system also assists in the standardization of equipment and supplies throughout the HACP; and

WHEREAS, the HACP issued a Request for Proposals (RFP) seeking qualified firms for the purchase of inventory items on an as needed basis authority wide; and

WHEREAS, the HACP received fourteen (14) proposals, one (1) deemed non-responsive in response to the RFP; and

WHEREAS, after review and consideration of the selection criteria, the evaluation committee determined that Continental Flooring, Interboro Packaging Corporation, Houston Starr Co. Appliance Division, Nicklas Supply, Water Heater Distributors, HD Supply, 84 Lumber Company, Sherwin Williams, L.M. Colker, Taylor Distribution Group, George M. Hall Co., PPG Architectural Finishes Inc. and Equiparts Co. provide the best overall value to the HACP; 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 award contracts to Continental Flooring, Interboro Packaging Corporation, Houston Starr Co. Appliance Division, Nicklas Supply, Water Heater Distributors, HD Supply, 84 Lumber Company, Sherwin

Williams, L.M. Colker, Taylor Distribution Group, George M. Hall Co., PPG Architectural Finishes Inc. Equiparts for three (3) years with two (2) one (1) year extension options; and

Section 2. The total amount expended for JIT purchasing shall not exceed \$10,000,000.00 for the five (5) year period.

Section 3. All amounts shall be payable from Moving To Work (MTW) funds.

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

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

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

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 17 of 2018

A Resolution – Authorizing the Executive Director or his Designee to enter into a contract or contracts for purchase and installation of Bullet Resistant Glass at Housing Authority of the City of Pittsburgh Locations

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that there is a necessity for bullet resistant glass installation at various HACP locations, including the planned police mini-station being built within the Northview Heights Family Community; and

WHEREAS, the Commonwealth of Pennsylvania’s CoStars Cooperative Purchasing Program includes a contract that can be used for the purchase and installation of bullet resistant glass; and

WHEREAS, installation of bullet resistant glass at the Northview Heights Police mini-station will provide a space for police department dedicated patrols and other law enforcement professionals and community members to safely assemble and work within the Northview Heights Community and will therefore contribute to an increase in police coverage and subsequent overall crime reduction within HACP properties; and

WHEREAS, the installation of bullet resistant glass within other HACP locations, as identified through security assessments, will provide amplified safety and protection for employees, police, security personnel and others visitors to HACP offices; and

WHEREAS, the installation of bullet resistant glass may be expanded to increase security at additional locations such as the Northview Heights Welcome Booths and some HACP offices; and

WHEREAS, the total amount authorized for expenditures for the cost and installation of bullet resistant glass within HACP locations shall not exceed \$500,000 for five (5) years; and

WHEREAS, this procurement was conducted in accordance with all 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 award a contract or contracts to Ibis Tek, Inc., or to successor firms procured through the CoStars program, for the purchase and installation of bullet resistant glass under the terms of the CoStars Cooperative Purchasing Program agreement; and

Section 2. The cumulative five (5) year amount of all such contract shall not exceed \$500,000.

Section 3. All amounts shall be payable from MTW Funds.

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

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

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

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 18 of 2018

A Resolution – Authorizing the Executive Director or his Designee to enter into a 60 month lease contract with Pitney Bowes for term rental services of mailing equipment

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is in need of an updated mailing system to satisfy its current mailing requirements; and

WHEREAS, HACP has processed 251,753 mail pieces during the past year covering February 2017 through February 2018; and

WHEREAS, HACP must have the capability to contact all of its residents, landlords, vendors, partners, affiliates, and others; and

WHEREAS, the current mail system cannot maintain the HACP’s projected volume and diversity of mail pieces; and

WHEREAS, the Commonwealth of Pennsylvania’s CoStars Purchasing Program includes and contract with Pitney Bowes that can be used for the provision of term rental services of mailing equipment; 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 a contract with Piney Bowes for term rental services of mailing equipment in an amount not-to-exceed \$75,446.40 for a period of up to 60 months; and

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

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

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

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

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 19 of 2018

A Resolution - Authorizing the Executive Director or his Designee to Award Contracts to Pittsburgh A. Philip Randolph Institute Education Fund and Community Empowerment Association for Construction Trades Training and Job Readiness Training Services for the Housing Authority of the City of Pittsburgh

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP) strives to assist residents to prepare for secure employment and to increase the number of persons employed in opportunities subject to the employment goals of Section 3 of the Housing Act of 1968 and the HACP Section 3 Policy; and

WHEREAS, on January 16, 2018 HACP issued a Request for Proposals (RFP) #550-08-18 seeking qualified firms for Construction Trades Training Programs; and

WHEREAS, on February 9, 2018 HACP received two (2) bids in response to the RFP; and

WHEREAS, in order to provide training options to HACP resident and a range of training programs, HACP seeks to enter into agreements Pittsburgh A. Philip Randolph Institute and Community Empowerment Association, Inc. who submitted responsive and responsible proposals; and

WHEREAS, in order to maximize the impact of the limited budget available for this program and ensure maximum impact of the training programs, HACP is proposing a performance funding mechanism that will reimburse the selected vendors based on enrollments, specific program attainments, graduations and job or advanced training placements achieved by program participants; 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 contracts in the amount not to exceed \$300,000.00 with Pittsburgh A. Philip Randolph Institute Education Fund and Community Empowerment Association for Construction Trades Training Program and Job Readiness Training Services for three (3) years with two (2) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of \$300,000.00 shall be payable from MTW funds.

Valerie McDonald-Roberts asked for a motion to approve the resolution. Enid Miller made a motion to approve and Richard Butler seconded the motion. After a discussion with Rashad Byrdsong from the Community Empowerment Association and DeWitt Walton from the A. Philip Randolph Institute who presented to the board what they do and for whom, a vote being had thereon, the “Ayes and “Nays” were as follows:

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

“NAYS”:
None

The Chair declared the motion carried and the resolution approved.

HACP RESOLUTION No. 20 of 2018

A Resolution – Authorizing the Executive Director or his Designee to Ratify a Contract with Frank J. Zottola Construction Inc. for the Exigency Undertaking of Emergency Work to Stabilize and Remediate a Landslide at Fairmont Apartments, AMP-86

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) experienced a landslide at the rear of Fairmont Apartments; and

WHEREAS, emergency circumstances resulting from the landslide have placed in jeopardy the Fairmont Apartments property and properties adjacent to it, materially impairing their use; and

WHEREAS, the Executive Director and Chairperson of the Board of Commissioners have declared an exigency for HACP to take any and all actions necessary to stabilize and remediate the failed hillside, resolving further earth movement, deterioration, and collateral damage; and

WHEREAS, the HACP has retained Frank J. Zottola Construction, Inc. (FJZ) through its emergency procurement procedures for the performance of the 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 Contract is hereby ratified and the Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of HACP, to take all actions as he shall determine to be necessary, desirable, that are legally permissible and necessary or advisable to carry out the emergency work to stabilize and remediate the landslide at Fairmont Apartments; and

Section 2. The amount of the contract shall be paid from Moving To Work (MTW) 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. After a brief discussion:

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

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

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 21 of 2018

A Resolution - Authorizing the Executive Director or his Designee to Undertake Improvements by Force Account Labor for the Creation of a Pittsburgh Police Substation at Northview Heights, AMP-09 for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is in its best interests to create a Pittsburgh Police Substation at Northview Heights; and

WHEREAS, HACP defined the appropriate efforts necessary for the performance of the improvements; and

WHEREAS, HACP performed a Cost Benefit Analysis, determining that the most efficient and cost effective way to accomplish the work of the project is by Force Account Labor; and

WHEREAS, Force Account Labor’s project proposal is valued at \$270,197.92; and

WHEREAS, HACP’s procurement of project material, equipment, and supplies shall comply with applicable procurement standards; and

WHEREAS, HACP will implement adequate supervision to monitor the work improvements; and

WHEREAS, this procurement was performed 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. That The Executive Director or his Designee is hereby authorized to undertake improvements by Force Account Labor in the amount of \$270,197.92 to create a Pittsburgh Police Substation at Northview Heights; and

Section 2. The work will be paid from MtW Funds.

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

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

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

“NAYS”: None

“ABSTAIN”: Richard Butler

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 22 of 2018

A Resolution – Authorizing the Executive Director or his Designee to Submit an Inventory Removal Application to HUD for Disposition of 3 Vacant Parcels at Bedford Dwellings, AMP-02

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) owns property known as Bedford Dwellings, AMP-02 that includes, but is not limited to three (3) parcels; all of which are vacant land, totaling 0.169605 acres subject of the proposed action; and

WHEREAS, HACP has determined that the development includes the referenced vacant land that exceeds the need of the development; and

WHEREAS, a non-profit named Daisy Wilson Artist Community, Inc. and Mr. Paul A. Ellis Jr. (DWAC) is pursuing a planned renovation project of its property known as August Wilson House; a Historic Landmark, listed on the National Register of Historic Places; and

WHEREAS, the DWAC has requested ownership of the vacant land that is adjacent to and nearby August Wilson House for the inclusion into their renovations for the historic property to increase its visit-ability; and

WHEREAS, the disposition is directly tied to the larger project and but for the land disposition, the larger project could not occur; and

WHEREAS, HACP has determined that the three (3) parcels of vacant land are a portion of the development that there is otherwise no known future development plan and is incidental to, and does not interfere with, the continued operation of the remaining portion of the development; and

WHEREAS, considering the historic landmark location, in conjunction with HACP's vacant parcels, its nearby Bedford Dwellings family community and the new mixed-finance housing redevelopment nearby, the inclusion of HACP's vacant parcels as a part of the renovation of the August Wilson House is believed to be an effort that would provide a commensurate public benefit; and

WHEREAS, HACP is proposing to dispose of a portion of public housing property to DWAC in order to allow for the renovation of August Wilson House; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) approval for a disposition of property is required and such application for approval requires documentation of HACP Board approval.

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 take all actions necessary to obtain U.S. Department of Housing and Urban Development (HUD) approval to dispose of 0.169605 acres of vacant land at Bedford Dwellings to DWAC for the renovation of August Wilson House; and

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

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

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

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

“NAYS”: None

“ABSTAIN” Richard Butler

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 23 of 2018

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

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

WHEREAS, HACP as the lead grantee and the City of Pittsburgh (City) as co-grantee entered into U.S. Department of Housing and Urban Development’s Choice Neighborhoods Implementation (CNI) Grant Agreement to receive \$30,000,000 of CNI Grant funds in order implement Larimer/East Liberty CNI Transformation Plan (Transformation Plan); and

WHEREAS, ARMDC competitively procured McCormack Baron Salazar, Inc. (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 Transformation Plan, as amended, and the CNI Grant Agreement, ARMDC and the Co-developer are developing 334 units in multiple phases; and

WHEREAS, the ARMDC and the Co-Developer will prepare a nine percent (9%) Low Income Housing Tax Credit application in 2018 for the development of approximately forty-nine (49) units of mixed-income housing as Larimer/East Liberty Phase III (Phase III) under the Transformation Plan; and

WHEREAS, the HACP Board Resolution No. 39 of 2016 and ARMDC Board No. 14 of 2016 authorized \$847,801.00 of Phase III Predevelopment Fund to support predevelopment activities; and

WHEREAS, HACP, ARMDC, and the Co-Developer are in need of an increase of the Phase III Predevelopment Fund by an amount of up to \$692,797.00 to fund the Phase III Predevelopment Activities including (i) site acquisition activities, (ii) various professional and financial services fee, and (iii) other predevelopment activities for the Phase III; and

WHEREAS, the Phase III predevelopment activities including site acquisition costs will be supported by the Phase III Predevelopment Fund in the amount of up to \$1,540,598.00; and

WHEREAS, the sources of the Phase III Predevelopment Fund may be Program Income, Choice Neighborhoods Implementation Grant funds and/or Moving to Work (MTW) Funds, 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 increase the existing Phase III Predevelopment Fund by up to \$692,797 that will be utilized to fund Larimer/East Liberty Phase III Predevelopment Activities; and

Section 2. The Executive Director or his Designee is hereby authorized to enter into an amendment to an existing Grant Agreement for Larimer/East Liberty Phase III Predevelopment Services between HACP and ARMDC to add up to \$692,797 to the existing Predevelopment Fund 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 III Predevelopment 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 III Predevelopment 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 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. Rev. Burgess made a motion to approve and Leroy Morgan seconded the motion. After a brief discussion:

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

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

"NAYS": None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 24 of 2018

**A Resolution – Authorizing the Commitment of
Funds for Larimer/East Liberty Phase IV 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 a mixed-income community utilizing the mixed-finance development approach; and

WHEREAS, HACP as lead grantee and the City of Pittsburgh (City) as co-grantee entered into U.S. Department of Housing and Urban Development’s Choice Neighborhoods Implementation (CNI) Grant Agreement to receive \$30,000,000 of CNI Grant funds in order to implement Larimer/East Liberty CNI Transformation Plan (Transformation Plan); and

WHEREAS, ARMDC competitively procured McCormack Baron Salazar, Inc. (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 Transformation Plan, as amended, and the CNI Grant Agreement, ARMDC and the Co-developer are developing 334 units in four(4) or more phases; and

WHEREAS, ARMDC and the Co-Developer will prepare to submit a four percent (4%) Low Income Housing Tax Credit (LIHTC) application in 2018 for the development of approximately thirty-five (35) units of mixed-income housing as Larimer/East Liberty Phase IV (Phase IV); and

WHEREAS, Larimer/East Liberty Phase IV Predevelopment Fund in the amount of up to \$1,241,421.00 will be utilized to fund Predevelopment Activities including (i) site acquisition activities, (ii) various professional and financial services fees, and (iii) other predevelopment activities for Phase IV; and

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

WHEREAS, the sources of the Phase IV Predevelopment Fund may be Program Income, Replacement Housing Factor (RHF) Funds, Choice Neighborhoods Implementation Grant funds and/or Moving to Work (MTW) Funds, 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 \$1,241,421.00 as Larimer/East Liberty Phase IV Predevelopment Fund that will be utilized to fund Predevelopment Activities including (i) site acquisition activities, (ii) various

professional and financial services fees, and (iii) other predevelopment activities for the Larimer/East Liberty Phase IV; 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 \$1,241,421.00, which ARMDC shall utilize to fund the Larimer/East Liberty Phase IV 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 IV predevelopment 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 IV predevelopment activities contemplated herein; and

Section 4. The Executive Director or his Designee 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 IV 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. After a brief discussion:

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

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

“NAYS”:
None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 25 of 2018

A Resolution – request to increase budget for the Acquisition/Rehabilitation & Turnkey Development of Twenty (20) New Construction Units on Scattered Sites

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) desires to work with community partners in establishing a neighborhood and community revitalization strategy by investing in the development of affordable housing throughout the City of Pittsburgh; and

WHEREAS, preference is given to Community Development Organizations (CDO), Community Based Organizations (CBOs) and Faith Based Organizations (FBO) and/or those working in collaboration with partners that have the capacity to produce and sell to HACP scattered sites units and/or further co-develop scattered sites units in partnership with HACP’s instrumentality Allies and Ross Management and Development Corporation (ARMDC) throughout the city of Pittsburgh over the next five (5) years; and

WHEREAS, over the next five (5) years, HACP intends to utilize Moving To Work (MTW) funds, four percent (4%) Low Income Housing Tax Credit (LIHTC) equity, 221(d)(4) loans supported by project based vouchers and other funding sources amounting to approximately \$13.7 million, to effectuate the acquisition/rehab, turnkey development and/or co-development of up to 50 scattered sites units; and

WHEREAS, on December 10, 2014, HACP advertised a Request for Proposals (RFP) #600-32-14 seeking qualified community partners to provide services for Acquisition/Rehabilitation and Turnkey Development of Scattered Sites Units; and

WHEREAS, pursuant to the award, HACP worked diligently with the first-ranked East Liberty Development Inc. (ELDI) on the acquisition/rehabilitation and/or development of turnkey development of new construction units constituting two (2) and/or three (3) bedroom unit mix] on scattered sites located within the East Liberty area, and

WHEREAS, identified prospective sites were evaluated against selection criteria that promotes livability and mobility, and accessibility to public transportation, amenities and facilities; perceived selection criteria that would empower and encourage our clients to thrive and prosper in such environmental settings; and

WHEREAS, HACP has vetted and selected scattered sites that meets the identified criteria which will yield up to twenty (20) new construction units [constituting two (2) and/or three (3) bedroom units type], and

WHEREAS, in Resolution 40 of 2015 the budget was hereby approved and amended to \$5,700,000.00 to effectuate the acquisition/redevelopment and turnkey development of twenty (20) new construction units as authorized therein, and

WHEREAS, an increase of up to \$50,000.00 to the approved budget of \$5,700,000.00 was requested by the project team to accommodate additional fees and taxes which were not accounted for in the project proforma; and

WHEREAS, HACP has reviewed the request and found it to be consistent and in keeping with real estate purchase and practices;

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 not exceed \$5,750,000.00 with East Liberty Development, Inc. (ELDI) for the acquisition/redevelopment and turnkey development of twenty (20) new construction units on scattered sites.

Section 2: The HACP 2016 Budget for this purpose is hereby amended to **\$5,750,000.00** (infused capital of \$50,000.00 to HACP 2016 Budget from the previously approved budget of \$5,700,000.00 and increasing this to \$5,750,000.00) to accommodate the additional fees for the acquisition/redevelopment and turnkey development of twenty (20) new construction units as authorized herein.

Section 3. The additional requested amount of the contract shall be paid from MTW 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. After a brief discussion:

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

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

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

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Peter Kaplan made a motion to have two members of the public address the board as they came to the meeting late, after the public comment period. This motion is predicated with the stipulation that this will not be a weekly occurrence for this board.

The “Ayes and “Nays” were as follows:

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

“NAYS”: None

The Chair declared the motion carried and approved.

Ronelle Guy of the Landless Peoples Alliance of the addressed the board for three minutes. Bill Bartlett of the Landless Peoples Alliance also addressed the board.

There were no further resolutions or public comments.

**EXECUTIVE REPORT:** The Executive Report was previously provided to the board. Mr. Binion thanked his staff for all of their hard work.

**NEW BUSINESS:** There was no new business.

**MAYOR’S CITY TASK FORCE ON TREE PROTECTION:**

Pittsburgh Shade Tree Commission (PSTC) addressed the board about the Mayor’s task force on Tree Protection and what it is and what they do; also representatives from the Western Pennsylvania Conservancy, the Department of Public Works Forestry Division and the Tree Vitalization Project addressed the board. They all spoke about their goal of increasing the Urban Canopy. Also discussed was how the City of Pittsburgh Housing Authority and all City Departments need to be in compliance and have accountability with their Contractors and Developers.

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

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

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

“NAYS”: None

Mrs. Roberts declared the motion carried and the meeting adjourned. 12:20 pm

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Recording Secretary