

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, June 28, 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, June 28, 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, Mr. Leroy Morgan & Ms. Valerie McDonald-Roberts. A quorum was met. Mrs. Enid Miller, Mr. Peter Kaplan, Mr. Richard Butler and Rev. Ricky Burgess were not in attendance.

Next, the Chair noted that the Board members previously received a copy of the April 26, 2018, Board Meeting Minutes and asked for a motion to approve the minutes. Janet Evans made a motion to approve the minutes and Leroy Morgan seconded the motion.

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

“AYES”: Janet Evans, Valerie McDonald-Roberts and Leroy Morgan.

“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 April and May 2018. Ms. McDonald-Roberts asked for a motion to approve the Activity Reports. Leroy Morgan made a motion to approve the report and Janet Evans seconded the motion.

Michelle Sandidge spoke about the United Way and the 412 Food rescue. The 412 Food Rescue was presented with a check from the Housing Authority of the City of Pittsburgh for \$20,000.00.

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

“AYES”: Janet Evans, Valerie-McDonald Roberts and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the Activity Report(s) approved.

Valerie McDonald-Roberts next asked if there were any comments or questions from Tenant Council Presidents, Section 8 Representatives or other public comments. Three people addressed the Board:

1. Rick Johnston 211 Belleau – Fineview. Mr. Johnston spoke about the drugs, shootings, public safety and HACP’s responsibilities regarding same. Staff will meet with Mr. Johnston for further discussion.
2. Sherman Hopson – Bedford resident, addressed the Board regarding the MOU for the grant and the tenants’ legal counsel/representative.
3. Ronnell Guy – Tenant Advocate - spoke regarding the choice development and demolition of homes and the city is already lacking affordable housing. Also Ms. Guy spoke about a developer managing the planning process.

Chair, McDonald-Roberts introduced the following resolutions:

RESOLUTION No. 26 of 2018

A Resolution - Authorizing the Executive Director or his Designee to enter into a Professional Services contract with Emergent Financial Services, LLC for Investment Advisor Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority City of Pittsburgh (HACP) has identified a need for Investment Advisor Services; and

WHEREAS, the HACP issued a Request for Proposals (RFP) for Investment Advisor Services and received five (5) responses; and

WHEREAS, Emergent Financial Services, LLC submitted the lowest responsive, responsible 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 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 \$124,500.00 with Emergent Financial Services, LLC for Investment Advisor Services for a term of three (3) years with two (2) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of \$124,500.00 shall be payable from Moving To Work (MTW) funds.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution 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 and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 27 of 2018

A Resolution - Authorizing the Executive Director or his Designee to enter into contracts to J&S Handyman Services and Dream Chasers Painting LLC for the priming and painting of occupied units and common areas for the Housing Authority of the City of Pittsburgh.

WHEREAS, the Housing Authority City of Pittsburgh (HACP) paints all units and common areas in HACP facilities on a set schedule approximately once every five years; and

WHEREAS, contracted painting companies are utilized to supplement HACP staff painters to ensure timely completion of routine and as needed painting authority-wide; and

WHEREAS, on April 16, 2018, HACP issued Invitation for Bids (IFB) #300-19-18 seeking qualified firms for the priming and painting of occupied units and common areas; and

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

WHEREAS, J&S Handyman Services and Dream Chasers Painting, LLC submitted the lowest responsive, responsible bids; 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 \$375,000 with J&S Handyman Services and to enter into a contract in the amount of \$375,000 with Dream Chasers Painting, LLC for priming and painting of occupied units and common area. Each contract shall be for a term of two (2) years.

Section 2. The total two (2) year authorized amount for the two contracts of \$750,000 shall be payable from the operating budgets of the sites and departments who utilize the services.

Ms. 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 brief discussion:

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

“AYES”: Janet Evans, Valerie-McDonald Roberts and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 28 of 2018

A Resolution - Authorizing the Executive Director or his Designee to enter into a contract with Horizon Information Systems to provide Security Camera System Maintenance

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for maintenance of its state of the art video surveillance camera system; and

WHEREAS, the current contract with Johnson Controls, Inc. for these services expires on June 30, 2018; and

WHEREAS, on 04/22/2018, the HACP advertised RFP No. 350-50-17 REBID to provide security camera system maintenance at all Low Income Public Housing (LIPH) sites and other locations as designated by the HACP; and

WHEREAS, on 05/18/2018 five (5) proposals were received; and

WHEREAS, Horizon Information Systems was the highest scoring responsive, responsible and qualified firm to provide security camera system maintenance; 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 Horizon Information Systems to provide security camera system maintenance for a three (3) year term with two (2) one (1) year extension options, for a five (5) year total not to exceed an amount of \$1,642,435.00.

Section 2. The contracts shall be payable from Moving To Work (MTW) funds.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution 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 and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 29 of 2018

A Resolution - Authorizing the Executive Director or his Designee to amend an existing contract with Johnson Controls, Inc. to provide additional funds for maintenance services for the video camera surveillance system, and to support installation of security camera infrastructure for the Northview Heights Police Mini-station

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has implemented a state of the art video camera surveillance system; and

WHEREAS, in October, 2013, the HACP approved a contract with Johnson Controls, Inc. (JCI) to provide maintenance, repair, and upgrade services for the video camera surveillance system; and

WHEREAS, the Authority has utilized the contract with JCI to acquire and install video camera and video camera monitoring capabilities at the Northview Heights Police Mini-station which is currently under construction; and

WHEREAS, the HACP Public Safety Department has identified an additional financial gap in the required projects and services rendered by JCI in the amount of \$150,000.00 due to additional camera maintenance costs and the implementation of the police mini-station being built within the Northview Heights Family Community; 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 execute and amend the existing contract, increasing the not-to-exceed total by \$150,000.00, for a new not-to-exceed total of \$2,873,206.00.

Section 2. The contract will be extended beyond its current expiration date of June 30, 2018 until September 30, 2018 only for the purpose of completing installation of security camera infrastructure at the Northview Heights Police Mini-station.

Section 3. The additional cost will be paid from MTW funds.

Ms. 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 brief discussion:

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

“AYES”: Janet Evans, Valerie-McDonald Roberts and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 30 of 2018

A Resolution - Amending Resolution No. 1 of 2018 Authorizing the Executive Director or his Designee to Make an Additional Investment of Loan Funds for the City’s Edge Project-Based Voucher (PBV) and Gap Financing Project

WHEREAS, by order of Resolution No. 52 of 2017, the Housing Authority of the City of Pittsburgh’s (HACP) Board of Commissioners authorized the selection of multiple Owners/Developers for a new HACP initiative, the Project-Based Voucher (PBV) and Gap Financing program, aimed to preserve and increase affordable housing units throughout the City of Pittsburgh; and

WHEREAS, in furtherance of the HACP mission, the HACP also selected its non-profit instrumentality, Allies & Ross Management and Development Corporation (ARMDC), to assist the HACP to achieve its objectives; and

WHEREAS, the HACP selected Mid-Point Group of Companies (Mid-Point) to participate in the PBV and Gap Financing program specifically for the development of the City’s Edge project; and

WHEREAS, City’s Edge, located in the Uptown/Lower Hill Neighborhood of Pittsburgh will entail the new construction of a nine (9) story, mixed-use building with one hundred six (106) residential units, commercial space, business incubation space, and a parking garage; and

WHEREAS, Mid-Point applied for and obtained four percent (4%) Low-Income Housing Tax Credit (LIHTC) allocations administered by the Pennsylvania Housing Finance Agency (PHFA) for the seventy-four (77) affordable units, which will be further supported by PBVs for residents at or below twenty percent (20%) and fifty percent (50%) of the Area Median Income (AMI); and

WHEREAS, by order of Resolution No. 01 of 2018, the HACP Board of Commissioners approved a grant of \$3,500,000.00 from Moving to Work (MTW) and/or program income to the ARMDC, which ARMDC will then loan to Mid-Point as a permanent/construction loan for Gap Financing for the City’s Edge development; and

WHEREAS, according to the Request for Proposal (RFP) #600-35-17, the HACP investment of gap financing funds will not exceed \$87,500 per affordable unit of approved development with City’s Edge maintaining \$64,935.06 per affordable unit; and

WHEREAS, in order to address an increased gap created by change in market trends, increased construction costs, and financial impact of federal legislations, the HACP will increase the financing provided by an amount not to exceed \$1,500,000.00; and

WHEREAS, this additional investment will be repaid to the HACP on an accelerated schedule separate from the initial investment.

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

Section 1. This resolution will serve as an amendment to Resolution No. 01 of 2018, authorizing the Executive Director or his Designee to increase the existing \$3,500,000.00 grant to the ARMDC by an amount not-to-exceed \$1,500,000.00 for an aggregate loan investment of up to \$5,000,000.00. The ARMDC will utilize the investment in the construction of the residential component of the City’s Edge development in the Uptown/Lower Hill neighborhood of the City of Pittsburgh; and

Section 2. The Executive Director or his Designee shall execute a Grant Agreement with the ARMDC that enables ARMDC to make a permanent loan to Mid-Point to utilize for the City’s Edge at the Applicable Federal Rate (AFR) or a reasonable interest rate should the owner entity have sufficient cash flow to service the ARMDC loan; and

Section 3. All other terms and conditions of Board Resolution No. 52 of 2017 and Board Resolution No. 01 of 2018 remain unchanged.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution 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 and Leroy Morgan.

“NAYS”:
None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 31 of 2018

A Resolution - Authorizing the Commitment of PBV Units and Allocation of Funds for the Western Restoration PBV and Gap Financing Project

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, by order of Resolution No. 52 of 2017, the Board of Commissioners authorized the selection of multiple Owners/Developers as a part of the HACP’s new initiative, the Project-

Based Voucher (PBV) and Gap Financing program, aimed to preserve and increase affordable housing units throughout the City of Pittsburgh; and

WHEREAS, the HACP selected Ralph Falbo, Inc. (Ralph Falbo) to participate in the PBV and Gap Financing program specifically for the development of the Western Restoration project; and

WHEREAS, Western Restoration, located in the Bedford Dwellings, Hill District Neighborhood of Pittsburgh will entail the rehabilitation of three (3) former Tuberculosis Hospital of Pittsburgh buildings with twenty-four (24) senior affordable housing residential units and commercial space for senior support services; and

WHEREAS, Ralph Falbo applied for and obtained four percent (4%) Low-Income Housing Tax Credit (LIHTC) allocations administered by the Pennsylvania Housing Finance Agency (PHFA) for the twenty-four (24) affordable units, which will be further supported by PBVs for residents up to fifty percent (50%) of the Area Median Income (AMI); and

WHEREAS, the Western Restoration proposal was approved for the requested \$1,312,500.00 in Gap Financing funds; and

WHEREAS, in order to address an increased gap created by change in market trends, increased construction costs, and financial impact of federal legislations, Ralph Falbo requested \$242,038.00 in additional funding, and

WHEREAS, this additional investment will be repaid to the HACP on an accelerated schedule separate from the initial investment; and

WHEREAS, according to the Request for Proposal (RFP) #600-35-17, the HACP investment of gap financing funds will not exceed \$87,500 per affordable unit of approved development with Western Restoration maintaining \$64,772.42 per affordable unit; and

WHEREAS, the HACP is in agreement to provide total Gap Financing by an amount, to be determined, but not-to-exceed \$1,554,538; and

WHEREAS, in furtherance of the HACP mission, the HACP also selected its non-profit instrumentality, Allies & Ross Management and Development Corporation (ARMDC), to assist the HACP to achieve its objectives; and

WHEREAS, the HACP will grant the ARMDC the approved total funding from Moving to Work (MTW) and/or Program Income, which the ARMDC will then loan to Ralph Falbo as a permanent/construction loan at the Applicable Federal Rate; and

WHEREAS, Ralph Falbo will utilize the loan, in accordance with the regulations established by the U.S. Department of Housing and Urban Development (HUD), HACP, ARMDC, and all Project-related documents for the construction/permanent financing of the residential component of Western Restoration; and

WHEREAS, the transactions associated with the construction of these affordable housing units are subject to the approval of HUD.

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 enter into a Grant Agreement with ARMDC providing an amount not to exceed \$1,554,538.00, which ARMDC will utilize to invest in the construction of the residential component of Western Restoration in the Bedford Dwellings, Hill District neighborhood of the City of Pittsburgh; and

Section 2. The Executive Director or his Designee shall execute a Grant Agreement with ARMDC that enables ARMDC to make a permanent loan to Ralph Falbo to utilize for development activities related to the construction of the 24 affordable housing units, subject to HUD's approval; 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 loans to carry out the Western Restoration development of the affordable housing units and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loans to Ralph Falbo to carry out the development activities related to the 24 affordable housing units at Western Restoration, contemplated herein.

Ms. 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 brief discussion:

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

"AYES": Janet Evans, Valerie-McDonald Roberts and Leroy Morgan.

"NAYS": None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 32 of 2018

A Resolution - Authorizing the Commitment of PBV Units and Allocation of Funds for the Lemington Senior Housing PBV and Gap Financing Project

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, by order of Resolution No. 52 of 2017, the Board of Commissioners of the HACP authorized the selection of multiple Owners/Developers as a part of HACP's new initiative, the Project-Based Voucher (PBV) and Gap Financing program, aimed to preserve and increase affordable housing units throughout the City of Pittsburgh; and

WHEREAS, HACP selected Ralph Falbo, Inc. (Ralph Falbo) to participate in the PBV and Gap Financing program specifically for the development of the Lemington Senior Housing project; and

WHEREAS, Lemington Senior Homes, located in the Lincoln-Lemington-Belmar Neighborhood of Pittsburgh will entail the rehabilitation of a mixed-use building with fifty-four (54) affordable senior housing residential units and commercial space for senior support services; and

WHEREAS, Ralph Falbo applied for and obtained four percent (4%) Low-Income Housing Tax Credit (LIHTC) allocations administered by the Pennsylvania Housing Finance Agency (PHFA) for the fifty-four (54) affordable units, which will be further supported by PBVs for residents up to fifty percent (50%) of the Area Median Income (AMI); and

WHEREAS, the Lemington Senior Homes proposal was approved for the requested \$1,550,000.00 in Gap Financing funds; and

WHEREAS, in order to address an increased gap created by change in market trends, increased construction costs, and financial impact of federal legislations, the Ralph Falbo requested \$784,309 in additional funding, and

WHEREAS, this additional investment will be repaid to the HACP on an accelerated schedule separate from the initial investment; and

WHEREAS, according to the Request for Proposal (RFP) #600-35-17, the HACP investment of gap financing funds will not exceed \$87,500 per affordable unit of approved development with Lemington Senior Homes maintaining \$43,227.94 per affordable unit; and

WHEREAS, the HACP is in agreement to provide total Gap Financing by an amount, to be determined, but not-to-exceed \$2,334,309.00; and

WHEREAS, in furtherance of the HACP mission, the HACP also selected its non-profit instrumentality, Allies & Ross Management and Development Corporation (ARMDC), to assist HACP to achieve its objectives; and

WHEREAS, the HACP will grant the ARMDC the approved total funding from Moving to Work (MTW) and/or Program Income, which the ARMDC will then loan to Ralph Falbo as a permanent/construction loan at the Applicable Federal Rate; and

WHEREAS, Ralph Falbo will utilize the loan, in accordance with the regulations established by the U.S. Department of Housing and Urban Development (HUD), HACP, ARMDC, and all Project-related documents for the construction/permanent financing of the residential component of Lemington Senior Housing; and

WHEREAS, the transactions associated with the construction of these affordable housing units are subject to the approval of HUD.

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 Grant Agreement with ARMDC providing an amount not to exceed \$2,334,309.00, which ARMDC will utilize to invest in the construction of the residential component of Lemington Senior Housing in the Lincoln-Lemington-Belmar neighborhood of the City of Pittsburgh; and

Section 2. The Executive Director or his Designee shall execute a Grant Agreement with the ARMDC that enables ARMDC to make a permanent loan to Ralph Falbo to utilize for development activities related to the construction of the 54 affordable housing units, subject to HUD's approval; 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 loans to carry out the Lemington Senior Housing development of the affordable housing units and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loans to Ralph Falbo to carry out the development activities related to the 54 affordable housing units at Lemington Senior Housing, contemplated herein.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution 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 and Leroy Morgan.

"NAYS": None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 33 of 2018

A Resolution – Authorizing the Executive Director or his Designee to Enter into a General Construction Contract with Plavchak Construction Co., Inc. and an Electrical Construction Contract with Bronder Technical Services, Inc. for Interior Renovations (Community Room & Hallway Renovations) at Caliguiri Plaza, AMP-41

WHEREAS, the Housing Authority City of Pittsburgh (HACP) has determined that it is in its best interests to perform Interior Renovations at Caliguiri Plaza; and

WHEREAS, the HACP issued a task order to Renaissance 3 Architects to perform professional design services to define the appropriate efforts necessary for the Interior Renovations at Caliguiri Plaza; and

WHEREAS, on April 15, 2018, the HACP advertised Invitation for Bids (IFB) #600-15-18 and on May 17, 2018, the HACP received three (3) bids for general construction work and four (4) bids for electrical construction, one of which were withdrawn, in response to the IFB; and

WHEREAS, Plavchak Construction Co., Inc., is the lowest responsive and responsible general construction bidder with a bid amount of \$644,800.00 which is 98% of the independent cost estimate (ICE) of \$655,598.88; and Bronder Technical Services, Inc. is the lowest responsive and responsible electrical bidder with a bid amount of \$252,500.00 which is 83% of the Independent Cost Estimate (ICE) of \$305,788.15; 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 total amount of \$644,800.00 with Plavchak Construction Co., Inc. and \$252,500.00 with Bronder Technical Services, Inc. for the Caliguiri Plaza Interior Renovations; and

Section 2. The total amount of the contracts shall be paid from Moving To Work (MTW) funds.

Ms. 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 brief discussion:

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

“AYES”: Janet Evans, Valerie-McDonald Roberts and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 34 of 2018

A Resolution – Authorizing the Executive Director or his Designee to Enter into a General Construction Contract with Iron City Contracting Interior Renovations (Community Room & Hallway Renovations) at Carrick Regency, PA-46

WHEREAS, the Housing Authority City of Pittsburgh (HACP) has determined that it is in its best interests to perform Interior Renovations at Carrick Regency; and

WHEREAS, the HACP issued a task order to Gerard Associates Architects LLC to perform professional design services to define the appropriate efforts necessary for the Interior Renovations at Carrick Regency; and

WHEREAS, on April 15, 2018, the HACP advertised Invitation for Bids (IFB) #600-12-18 and on May 17, 2018 the HACP received three (3) bids for general construction in response to the IFB; and

WHEREAS, Iron City Contracting, is the lowest responsive and responsible general construction bidder with a bid amount of \$288,700.00 which is 92% of the independent cost estimate (ICE) of \$312,190.16; 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 total amount of \$288,700.00 with Iron City for the Carrick Regency Interior Renovations; and

Section 2. The total amount of the contracts shall be paid from Moving To Work (MTW) funds.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution 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 and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 35 of 2018

A Resolution – Authorizing the Executive Director or his Designee to Enter into an Electrical Construction Contract with Merit Electrical Group, Inc. For Emergency Generator Replacement at Finello Pavilion, AMP-44

WHEREAS, the Housing Authority City of Pittsburgh (HACP) has determined that it is in its best interests to replace the emergency generator at Finello Pavilion; and

WHEREAS, the HACP issued a task order to D & D Engineering, Inc. to perform professional design services to define the appropriate efforts necessary for the emergency generator replacement at Finello Pavilion; and

WHEREAS, on April 15, 2018, the HACP advertised Invitation for Bids (IFB) #600-11-18 and on May 17, 2018 the HACP received four (4) bids for electrical construction work in response to the IFB; and

WHEREAS, Merit Electrical Group, Inc., is the lowest responsive and responsible electrical construction bidder with a bid amount of \$137,000.00 which is 78% of the independent cost estimate (ICE) of \$175,990.25; 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 total amount of \$137,000.00 with Merit Electrical Group, Inc. for the emergency generator replacement at Finello Pavilion; and

Section 2. The total amount of the contracts shall be paid from Moving To Work (MTW) funds.

Ms. 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 brief discussion:

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

“AYES”: Janet Evans, Valerie-McDonald Roberts and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 36 of 2018

A Resolution – Authorizing the Executive Director or his Designee to Enter into a General Construction Contract with Plavchak Construction Co., Inc. and an Electrical Construction Contract with Allegheny City Electric, Inc., for Improvements at Bedford Hope Center, AMP-02

WHEREAS, the Housing Authority City of Pittsburgh (HACP) has determined that it is in its best interests to perform improvements at the Bedford Hope Center, AMP-02; and

WHEREAS, the HACP issued a task order to Gerard Associates Architects to perform professional design services to define the appropriate efforts necessary for the Improvements at the Bedford Hope Center; and

WHEREAS, on April 15, 2018, the HACP advertised Invitation for Bids (IFB) #600-16-18 and on May 17, 2018 the HACP received three (3) bids for general construction work and two (2) bids for electrical construction in response to the IFB; and

WHEREAS, Plavchak Construction Co., Inc., is the lowest responsive and responsible general construction bidder with a bid amount of \$429,800.00 which is 113% of the Independent Cost Estimate (ICE) of \$380,434.00; and Allegheny City Electric, Inc. is the lowest responsive and responsible electrical bidder with a bid amount of \$205,000.00 which is 87% of the ICE of \$234,690.00; 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 total amount of \$429,800.00 with Plavchak Construction Co., Inc. and \$205,000.00 with Allegheny City Electric, Inc. for the Improvements at the Bedford Hope Center; and

Section 2. The total amount of the contracts shall be paid from Moving To Work (MTW) funds.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution 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 and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 37 of 2018

A Resolution – Authorizing the Commitment of Funds For Bedford Dwellings Planning, Predevelopment and Early Action Activities

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of certain real property and related improvements located in Pittsburgh, Allegheny County, Pennsylvania known as Bedford Dwellings; and

WHEREAS, on June 28, 2016, the HACP and the City of Pittsburgh (City) received U.S. Department of Housing and Urban Development’s (HUD) award of FY2015/2016 Choice Neighborhoods Initiative (CNI) Planning Grant (Planning Grant) in the amount of \$500,000 to

support the development of a comprehensive neighborhood Transformation Plan for Bedford Dwellings and its surrounding area in the Bedford Dwellings/Hill District target neighborhood; and

WHEREAS, the HACP has partnered with the City, Urban Redevelopment Authority of Pittsburgh (URA), governmental agencies and other public/private partners as well as the residents of Bedford Dwellings and the Hill District, to develop a comprehensive neighborhood Transformation Plan for Bedford Dwellings/Hill District community since 2016 under the CNI Planning Grant and will submit a final Transformation Plan to HUD by June 30, 2018; and

WHEREAS, the HACP selected Allies & Ross Management and Development Corporation (ARMDC) to develop and implement a redevelopment plan for Bedford Dwellings and its surrounding neighborhood, and ARMDC competitively procured TREK Development Group (TREK) to service as the co-developer and planning coordinator for the redevelopment of Bedford Dwellings and its surrounding neighborhood; and

WHEREAS, the HACP is planning to prepare and submit CNI Implementation Grant Application in response to HUD's FY2018 Notice of Funding Availability (NOFA) in order to support the initial phases of mixed-income redevelopment for Bedford Dwellings; and

WHEREAS, under the draft Transformation Plan, the ARMDC and TREK will develop the Phase 1 of Bedford Dwellings housing redevelopment with approximately sixty to one hundred (60-100) mixed-income rental units comprising Bedford Dwellings replacement units and other affordable and market rate units (Bedford Phase 1). The ARMDC and TREK plan to submit a four percent (4%) Low Income Housing Tax Credit (LIHTC) application in 2018; and

WHEREAS, the ARMDC and TREK will collaborate with the HACP and CNI partners and residents to concurrently prepare the FY2018 CNI Implementation Grant application (CNI Grant Application), the Phase 1 of Bedford Dwellings redevelopment, and CNI early action activities in order to demonstrate the HACP and the community's commitment and project readiness to HUD and other funding institutions; and

WHEREAS, the HACP will invest up to \$1,800,000.00 of funds (Bedford Dwellings Planning, Predevelopment, Early Action Investment) for the ARMDC and TREK development partners to support planning, predevelopment, and early action activities including (i) site acquisition activities, (ii) various professional and financial services fees, (iii) FY2018 CNI Grant Application; (iv) CNI early action activities (e.g., homeownership rehabilitation program); and (v) other predevelopment activities for Bedford Phase 1 (Bedford Dwellings Planning, Predevelopment, Early Action Activities); and

WHEREAS, the sources of the Bedford Dwellings Planning, Predevelopment, Early Action Investment may be Program Income and/or Moving to Work (MTW) Funds, and

WHEREAS, the ARMDC will submit a monthly grants report to the 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:

Section 1. The Executive Director or his Designee is hereby authorized to obligate and expend up to \$1,800,000.00 as Bedford Dwellings Planning, Predevelopment, Early Action Investment that will be utilized to fund Bedford Dwellings Planning, Predevelopment, Early Action Activities including (i) site acquisition activities, (ii) various professional and financial services fees, (iii) FY2018 CNI Grant Application; (iv) CNI early action activities (e.g., homeownership rehabilitation program); and (v) other predevelopment activities for Bedford Phase 1; 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 \$1,800,000.00, which ARMDC shall utilize to fund Bedford Dwellings Planning, Predevelopment, Early Action 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 Bedford Dwellings Planning, Predevelopment, Early Action Activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Bedford Dwellings Planning, Predevelopment, Early Action 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 Bedford Dwellings Redevelopment including, without limitation, the execution and delivery of all agreements, writings and documents (and all amendments, changes, modifications and additions thereto).

Ms. 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 brief discussion, a vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”:
Janet Evans, Valerie-McDonald Roberts and Leroy Morgan.

“NAYS”:
None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 38 of 2018

A Resolution – Authorizing the Executive Director or his Designee to Contract for Fort Pitt Playground Courts Renovation at Garfield Heights, AMP-12

WHEREAS, it is necessary to perform renovations to the playground courts at the commonly named Fort Pitt Playground, which is a parcel owned by the Housing Authority of the City of Pittsburgh (HACP) located at Garfield Heights, AMP-12; and

WHEREAS, the Housing Authority of the City of Pittsburgh will utilize the Intergovernmental Agreement between HACP and the City of Pittsburgh under which HACP intends to sub-order

under the City's contract #52254 with Vigliotti Landscape & Construction, Inc. for Fort Pitt Playground Courts Renovation work; and

WHEREAS, the Housing Authority of the City of Pittsburgh is specifically authorized and encouraged under 2 CFR 200.318(e), formerly 24 CFR 85.36(b)(5) to enter into local intergovernmental agreements for procurement or use of common goods and services to foster greater economy and efficiency; and

WHEREAS, HACP will sub-order work under the City of Pittsburgh's contract with Vigliotti Landscape & Construction, Inc. at a not-to-exceed amount of \$59,322.47; and

WHEREAS, this procurement was performed in accordance with applicable Federal and state 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 use the intergovernmental agreement between HACP and the City of Pittsburgh to sub-order under the City's contract with Vigliotti Landscape & Construction, Inc. at a not to exceed amount of \$59,322.47 for the Fort Pitt Playground Courts Renovation; and

Section 2. The Not-To-Exceed amount for this work is to be paid from Moving-To-Work (MTW) funds.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution 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 and Leroy Morgan.

"NAYS": None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 39 of 2018

A Resolution – Ratifying the Execution of Collective Bargaining Agreements with the Housing Authority of the City of Pittsburgh Collective Bargaining Units which include Teamsters Local 250; the Teamsters Local 249; and Service Employees International Union (SEIU) Local 32BJ.

WHEREAS, most maintenance staff and various clerical staff at the Housing Authority of the City of Pittsburgh (HACP) are represented by Collective Bargaining Units; and

WHEREAS, those collective bargaining units include the Teamsters Local 250; the Teamsters Local 249; and the SEIU Local 32BJ; and

WHEREAS, the collective bargaining agreements with the above referenced bargaining units expired on December 31, 2017; and

WHEREAS, HACP and each of the unions have reached resolution on all matters raised during collective bargaining; and

WHEREAS, HACP and the unions are prepared to enter into a four (4)-year labor agreement; and

WHEREAS, these agreements were ratified by members of the bargaining units and approval is recommended by the Executive Director.

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 authorized to enter into a four (4) year labor agreement with the Teamsters Local Union 250, Teamsters Local Union 249, and the Service Employee International Union (SEIU) Local 32BJ, effective January 1, 2018. The wage increases will be retroactive to January 1, 2018.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution and Janet Evans seconded the motion. After a brief discussion, vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Janet Evans, Valerie-McDonald Roberts and Leroy Morgan.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 40 of 2018

A Resolution - Ratifying the Execution of Collective Bargaining Agreements with the Housing Authority of the City of Pittsburgh Collective Bargaining Units including the Building and Construction Trades Council; Painters Local #6; and the Operating Engineers Local 95-95A

WHEREAS, most maintenance staff and various clerical staff at the Housing Authority of the City of Pittsburgh (HACP) are represented by Collective Bargaining Units; and

WHEREAS, those collective bargaining units include the Building and Construction Trades Council; the Painters Local #6; and the Operating Engineers Local 95-95A; and

WHEREAS, the collective bargaining agreements with the above mentioned bargaining units expired on December 31, 2017; and

WHEREAS, HACP and the bargaining units have reached resolution on all matters raised during collective bargaining; and

WHEREAS, HACP and the bargaining units are prepared to enter into four (4) year labor agreements; and

WHEREAS, these agreements were ratified by members of the bargaining units and approval is recommended by the Executive Director.

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 authorized to enter into a four (4) year labor agreement with the Building and Construction Trades Council, the Painters Local #6, and the Operating Engineers Local 95-95A, effective beginning January 1, 2018. The wage increases will be retroactive to January 1, 2018.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution 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 and Leroy Morgan.

“NAYS”:
None

The Chair declared the motion carried and the resolution approved.

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.

AJOURNMENT: The Chair asked for a motion to adjourn the meeting. Janet Evans made a motion to adjourn and Leroy Morgan seconded the motion.

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

“AYES”:
Janet Evans, Leroy Morgan, and Valerie McDonald-Roberts

“NAYS”:
None

Mrs. Roberts declared the motion carried and the meeting adjourned. 12:30 pm

Recording Secretary