

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
January 24, 2019
200 Ross Street
13th Floor Wherrett Room
Pittsburgh, PA 15219

The Housing Authority of the City of Pittsburgh (HACP) held a regularly scheduled Board meeting on Thursday, January 24, 2019 at 200 Ross Street; 13th Floor, Wherrett Room, Pittsburgh, Pennsylvania 15219 at 10:30 a.m.

Enid Miller, chaired the meeting and called the meeting to order. The Commissioners in attendance were: Peter Kaplan, Enid Miller, Leroy Morgan and Rev. Ricky Burgess. Not in attendance were Valerie McDonald-Roberts, Janet Evans and Richard Butler.

Next, Ms. Miller noted that the Board members previously received a copy of the December 20 2018, Board Meeting Minutes and asked for a motion to approve the minutes. Leroy Morgan made a motion to approve the minutes and Peter Kaplan seconded the motion.

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

“AYES”: Peter Kaplan, Rev, Ricky Burgess,
Leroy Morgan and Enid Miller.

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

Next the Chair asked for a motion to approve the Activity Report for December 2018. Peter Kaplan made a motion to approve the Activity Report and Rev. Burgess seconded the motion.

Next Michelle Sandidge, Chief Communications Officer, spoke about the recent activities of the agency.

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

“AYES”: Rev. Ricky Burgess, Peter Kaplan,
Leroy Morgan and Enid Miller.

“NAYS”: None

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

Next, Ms. Miller asked if there were any public comments.

There were no public comments.

The Chair introduced the following resolutions:

RESOLUTION No. 1 of 2019

A Resolution - Revising the Low Income Public Housing Flat Rent Schedule, as required by the Department of Housing and Urban Development

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) establishes Fair Market Rents (FMR) for each market area in the United States; and

WHEREAS, public housing authorities (PHAs) are required to establish a Flat Rent Schedule for each public housing unit based on market rates, and are required to revise that schedule annually; and

WHEREAS, at recertification, PHA's must offer tenants the option of paying either the Flat Rent or the income-based "Brooke Rent"; and

WHEREAS, HUD Notice PIH 2015-13 requires public housing authorities to review the FMR's published annually, and to modify the previously approved flat rent schedule if the existing flat rents are less than 80% of the FMR; and

WHEREAS, HUD has published the 2019 FMRs increases for all unit sizes, requiring the HACP to modify its Flat Rent Schedule for all unit sizes; and

WHEREAS, the revised Flat Rent Schedule was posted for public comment from October 29, 2018 until November 29, 2018, and public hearings were held on November 6, 2018 at 12:00 noon and 5:30 P.M.; and

WHEREAS, the HACP received no comments on the proposed revised Flat Rent Schedule.

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

Section 1. The revised Flat Rent Schedule for the Low Income Public Housing (LIPH) program, attached hereto as Exhibit A, is hereby approved; and

Section 2. The revised Flat Rent Schedule for the LIPH is effective February 1, 2019. Valerie McDonald-Roberts asked for a motion to approve the resolution.

Rev. Ricky Burgess made a motion to approve 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, Leroy Morgan
Peter Kaplan and Enid Miller.

"NAYS": None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 2 of 2019

A Resolution – Authorizing the Executive Director or his Designee to enter Into a New or Amended Site Agreement with T-Mobile USA Tower LLC by and through CCTMO LLC for use of the cell tower communication facilities at St. Clair Village

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that the current Site Agreement with T-Mobile USA Tower LLC (T-Mobile) at St. Clair Village is nearing its end and it is necessary to enter a new or Amended Site Agreement to set out new terms and extensions; and

WHEREAS, on July 18, 1996, the HACP entered into a Site Agreement with APT Pittsburgh Limited Partnership (APT) for the purposes of operating cell tower communication facilities located at St. Clair Village; and

WHEREAS, T-Mobile is a successor in interest to APT; and

WHEREAS, the Site Agreement is set to expire December 31, 2021; and

WHEREAS, T-Mobile has requested certain amendments to the Site Agreement including a significant time extension; and

WHEREAS, the HACP and T-Mobile desire to enter into a new or Amended Site Agreement with modified terms that mutually benefit both parties.

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 new or Amended Site Agreement with T-Mobile USA LLC by and through CCTMO LLC for use of the cell tower site at St. Clair Village for an additional six (6) six, five (5) year option periods beginning at the end of the current contract which ends December 31, 2021; and

Section 2. The terms of the Agreement extend the length of the Agreement, include increased rental payment terms, agreed upon payment consideration for prior electrical use, and an agreement that T-Mobile will pay to have new electric lines and a meter installed for the exclusive use of the cell tower.

Peter Kaplan made a motion to approve 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, Leroy Morgan
Peter Kaplan and Enid Miller.

“NAYS”: None

The Chair declared the motion carried and the resolution approved

EXECUTIVE REPORT: Mr. Binion thanked his staff for their hard work in 2018 and looking forward to 2019 and 2020. Ms. Miller asked Mr. Binion to brief discuss the impact of the government shut down on the Authority to let everyone know this is front and center for management.

When the board passed the budget, the HACP set aside reserves for anything that happens like that. We will be able to make payroll, we will be able to make Section 8 landlord payments and we should be able to do 90% of our operations. We do have a contingency plan that we will be talking to the board about the near future or today. I do not see the HACP closing at this time. We should be able to sustain ourselves for at least 90 days.

NEW BUSINESS: There was no new business.

AJOURNMENT: The Chair asked for a motion to adjourn the meeting. Rev. Ricky Burgess made a motion to adjourn and Peter Kaplan seconded the motion.

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

“AYES”: Rev. Ricky Burgess, Leroy Morgan
Peter Kaplan and Enid Miller.

“NAYS”: None

The Meeting was Adjourned at 11:00 a.m.

Recording Secretary