

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
March 28, 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, March 28, 2019 at 200 Ross Street; 13th Floor, Wherrett Room, Pittsburgh, Pennsylvania 15219 at 10:30 a.m.

Valerie McDonald-Roberts chaired the meeting and called the meeting to order. The Commissioners in attendance were: Peter Kaplan, Enid Miller, Rev. Ricky Burgess, Janet Evans, Valerie McDonald-Roberts and for their first meeting: Cheryl Gainey and Alex Laroco.

The Chair and the board members welcomed the two new board members to the HACP Board of Commissioners.

Next, Ms. McDonald-Roberts noted that the Board members previously received a copy of the January 24, 2019, Board Meeting Minutes and asked for a motion to approve the minutes. Rev. Burgess made a motion to approve the minutes and Enid Miller seconded the motion.

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

“AYES”: Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

Ms. McDonald-Roberts asked for a motion to approve the Activity Reports for January and February 2019. Janet Evans made a motion to approve the Activity Reports and Enid Miller 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”: Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

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

Next, Ms. Valerie McDonald-Roberts asked if there were any public comments.

There were no public comments.

The Chair introduced the following resolutions:

RESOLUTION No. 3 of 2019

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Alliance Technology Group, LLC for Installation, Support and Operation of a Cloud Hosted Telephone System for the Housing Authority of the City of Pittsburgh

WHEREAS, the telephone system in operation at the Housing Authority of the City of Pittsburgh (HACP) was installed in 2007, based on the technology at that time; and

WHEREAS, telephone system and communication technology have improved significantly since procurement of the existing system; and

WHEREAS, it is in the HACP's best interest to procure and implement telephone system and communication technology hosted in the internet cloud; and

WHEREAS, on August 27, 2018, the HACP issued Request for Proposals (RFP) #200-17-18 for a cloud hosted telephone system; and

WHEREAS, the HACP received seven (7) bids in response to the RFP; and

WHEREAS, Alliance Technology Group, 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 with Alliance Technology Group, LLC. for installation, support and operation of a cloud hosted telephone system for three (3) years with two (2) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of \$416,601.00 shall be payable from Moving-to-Work (MTW) and/or Program Income funds.

The Chair asked for a motion to approve the resolution.

Janet Evans made a motion to approve and Enid Miller seconded the motion. After a discussion:

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

“AYES”: Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 4 of 2019

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$79,474.26 from Tenant Accounts Receivable for the months of October 2018 through December 2018

WHEREAS, the net amount of past-due accounts of tenants who are no longer occupying a dwelling unit and who have not responded to collection notices from the Housing Authority of the City of Pittsburgh (HACP) during the months of October 1, 2018 through December 31, 2018 was \$79,474.26; and

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

WHEREAS, the total collection losses written off from the Tenant Accounts Receivables (TARs) balance is \$79,474.26 which is 3.72% of the total rent and associated charges of \$2,135,779.03 for the 4th quarter of 2018.

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

Section 1. The Executive Director’s decision to write off collection losses of \$79,474.26 from the tenant accounts receivable balance for October 1, 2018 through December 31, 2018 is hereby ratified.

The Chair asked for a motion to approve the resolution.

Enid Miller made a motion to approve and Cheryl Gainey seconded the motion. After a discussion:

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

“AYES”: Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 5 of 2019

A Resolution – Approving the Low Income Public Housing Utility Allowance Schedule for Fiscal Year 2019

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that public housing authorities maintain up-to-date Utility Allowance Schedules in accordance to 24 CFR 965.507; and

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

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

WHEREAS, public housing authorities must review their utility allowance schedule each year; and

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

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

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

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

Section 1. The proposed Utility Allowance Schedule is hereby adopted, subject to HUD approval, if required; and

Section 2. The Executive Director of the HACP is hereby authorized to update the Utility Allowance Schedule, effective May 1, 2019.

The Chair asked for a motion to approve the resolution.

Peter Kaplan made a motion to approve and Enid Miller seconded the motion. After a discussion:

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

“AYES”: Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 6 of 2019

A Resolution – Authorizing the Executive Director or his Designee to execute a Contract amendment with Fireman Creative to provide website development, maintenance and hosting services for the Housing Authority of the City of Pittsburgh

WHEREAS, on April 27, 2017, pursuant to Board Resolution #15 of 2017, the Housing Authority of the City of Pittsburgh (HACP) entered into a Professional Services Agreement with Fireman Creative for website development and hosting services; and

WHEREAS, the current version of HACP’s website was launched in December 2018 and there is a need for continued website development work in addition to site hosting and routine maintenance services; and

WHEREAS, over the course of the contract, the development and functions of the website have expanded and changed substantially; and

WHEREAS, the HACP will continue to utilize Fireman Creative for website hosting and maintenance, and will make continued upgrades to the website on an as-needed basis in order to continue to improve and expand its online presence; and

WHEREAS, a contract amendment to increase the dollar amount of the contract by \$198,000.00 is needed to prevent interruption of services and,

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

Section 1. The Executive Director or his Designee is authorized to execute a contract amendment to the contract with Fireman Creative for website development, hosting and maintenance services in an amount not to exceed \$198,000. The amended total contract amount shall not exceed \$423,000.00; and

Section 2. The amount shall be paid from MTW funds.

The Chair asked for a motion to approve the resolution.

Enid Miller made a motion to approve and Cheryl Gainey seconded the motion. After a discussion:

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

“AYES”: Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

“ABSTAIN”: Peter Kaplan

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 7 of 2019

A Resolution—Authorizing the Executive Director or his Designee to Purchase Three (3) Vehicles

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to replace three (3) vehicles in its fleet, in order to support operational needs throughout the authority; and

WHEREAS, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement that can be used for the purchase of vehicles and the purchase and installation of additional equipment; and

WHEREAS, through the identified purchasing cooperative agreement, the three (3) vehicles and associated installed equipment specified by the HACP can be purchased for a cost of \$110,924.00; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state and local 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 for the purchase of vehicles and the purchase and installation of additional equipment under the terms of the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement in the amount of \$110,924.00; and

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

The Chair asked for a motion to approve the resolution.

Enid Miller made a motion to approve and Cheryl Gainey seconded the motion. After a discussion:

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

“AYES”: Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

The Chair declared the motion carried and the resolution approved

RESOLUTION No. 8 of 2019

A Resolution – Authorizing the Executive Director or his Designee to enter into a Professional Services Contracts with Phase One Development Corporation for Hazardous Materials Removal for the 125 Apartment Modernization Project at Northview Heights

WHEREAS, the removal of hazardous materials is a necessary part of the 125 apartment Modernization Project at the Northview Heights Community; and

WHEREAS, on December 17, 2018, the Housing Authority of the City of Pittsburgh (HACP) issued Invitation For Bids (IFB)#300-41-18; seeking qualified firms to perform Hazardous Materials Removal at Various Units at Northview Heights; and

WHEREAS, on January 23, 2019, the HACP received three (3) bids for Hazardous Materials Removal Work in response to the IFB #300-41-18; and

WHEREAS, Phase One Development Corporation submitted the lowest responsive, responsible bid for hazardous material removal at Northview Heights; and

WHEREAS, this procurement was conducted in accordance with 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 enter into one (1) year initial term with a one (1) year extension option, at the discretion of the HACP, for a total of two (2) years with Phase One Development Corporation in an amount not-to-exceed, \$194,265.60; and

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

The Chair asked for a motion to approve the resolution.

Enid Miller 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”: Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

The Chair declared the motion carried and the resolution approved

RESOLUTION No. 9 of 2019

**A Resolution - Authorizing Funding Commitment for City's Edge
Project-Based Voucher/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 (City), and Allies & Ross Management and Development Corporation (ARMDC) has assisted HACP to achieve its objectives; and

WHEREAS, by order of Resolution No. 64 of 2018, the Board of Commissioners authorized the selection of multiple owners/developers as a part of HACP’s new initiative, the Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing program, aimed to preserve and increase affordable housing units throughout the City; and

WHEREAS, HACP selected MidPoint Group of Companies, Inc. (MidPoint) as one of the developers to participate in the PBV and Gap Financing program, approving \$5,000,000 in funding for the development of City’s Edge whose owner entity is City’s Edge, LLC, a subsidiary of MidPoint; and

WHEREAS, City’s Edge, located in the Uptown neighborhood of Pittsburgh, will entail the new construction of a ten-story, mixed-use building with one hundred and ten (110) residential units, commercial space, business incubation space, and a parking garage; and

WHEREAS, MidPoint applied for and obtained 4% Low-Income Housing Tax Credit/Tax Exempt Bond allocation for the seventy-seven (77) affordable residential units, which will be further supported by PBVs for residents earning at or below fifty percent (50%) of the area median income; and

WHEREAS, HACP will grant ARMDC \$5,000,000 of MTW Gap Financing funds, which ARMDC will then loan to City’s Edge, LLC as a construction/permanent loan; and

WHEREAS, City’s Edge, LLC will utilize the MTW Gap Financing loan for the construction/permanent financing of the residential component of City’s Edge; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to the approval of the United States Department of Housing and Urban Development (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 grant ARMDC an MTW Gap Financing fund in the amount of up to \$5,000,000.00, which ARMDC will utilize to invest in the construction of the affordable rental housing component of City’s Edge; and

Section 2. The Executive Director or his Designee shall execute a grant agreement with ARMDC that enables ARMDC to make a MTW Gap Financing loan for City’s Edge, LLC to utilize for development activities related to City’s Edge, 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 City’s Edge development and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loans to carry out the development activities related to the 77 affordable housing units at City’s Edge, contemplated herein.

The Chair asked for a motion to approve the resolution.

Peter Kaplan made a motion to approve and Rev. Ricky Burgess seconded the motion. After a discussion:

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

“AYES”:
Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”:
None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 10 of 2019

A Resolution – Authorizing the Executive Director to Extend the Exigency Contract with Universal Scaffold Systems, Inc. to Abate the Structural Floor Hazard at the DOC Building, AMP-15

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) determined that the subsidence of the Direct Opportunity Center at 1205 Liverpool Street (DOC Building) presented an emergency exigency hazard situation in 2017 and approved a scaffolding rental agreement with the Universal Scaffold Systems (Contractor) in the amount of \$5,000.00 on December 8, 2017 to stabilize the floor hazard, abate the emergency, permit re-occupancy of the DOC Building, and continue daily operations; and

WHEREAS, the HACP has determined that the structural floor hazard at the DOC Building requires an extension of the scaffolding rental agreement with the Contractor to allow the HACP sufficient time required to design permanent repairs, solicit and procure a contractor, and implement permanent repairs as part of a comprehensive modernization project for the DOC Building.

WHEREAS, an addendum was executed for \$1,000.00 or 20% of the original amount bringing the total amount of the PO to \$6,000.00. The Procurement and Disposition Policy of the HACP requires Cumulative change orders greater than \$50,000 or 20% of the original contract amount be presented to the Board.

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 a contract amendment with Universal Scaffold Systems in the amount of \$4,800.00 for a total not to exceed \$10,800.00 while HACP designs, procures, and implements a permanent structural repair to the DOC Building flooring as part of the upcoming comprehensive, modernization of the DOC Building; and

Section 2. The amount shall be paid from Moving to Work (MTW) funds.

The Chair asked for a motion to approve the resolution.

Enid Miller made a motion to approve and Cheryl Gainey seconded the motion. After a discussion:

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

“AYES”:
Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”:
None

The Chair declared the motion carried and the resolution approved

RESOLUTION No. 11 of 2019

A Resolution - Authorizing the Executive Director to Submit an Inventory Removal Application to HUD for the Disposition of 3 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) vacant parcels (Lot/Block No. 9-S-37, 9-S-38, and 9-M-245) referred to as (HACP Parcels), on Bedford Avenue that are proposed for disposition and equates to approximately 7,388 square feet or 0.1696 acres; and

WHEREAS, the non-profit organization named Daisy Wilson Artist Community, Inc. (DWAC) and Mr. Paul A. Ellis Jr. (Project Entity) are pursuing a planned renovation project of its property which is known as August Wilson House (Project) owned by DWAC; the birthplace and childhood home of the late-playwright and Pulitzer Prize winner, Mr. August Wilson; a landmark listed on the National Register of Historic Places, located at 1727 Bedford Avenue (Lot/Block No. 9-S-36); which is adjacent to, nearby and would expand upon the HACP Parcels; and

WHEREAS, Project Entity intends to acquire the HACP Parcels to improve the August Wilson House’s visibility and historic appreciation. The HACP Parcels are directly tied to the Project; and

WHEREAS, the HACP is supportive of the Project Entity’s efforts to renew the August Wilson House, and the commensurate public benefits that this effort will provide to HACP’s low income residents of the Greater Hill District, which consist of:

- a) Employment opportunities where vacant positions exist for residents in the project area

(Section 3, Housing and Urban Development Act of 1968; 24 CFR 135) during the construction activities for the development; and

- b) Waived/discounted fees for public housing residents falling under the jurisdiction of the HACP for distinguished lecture series held on-site at the August Wilson childhood home; and
- c) Waived/discounted admission for public housing residents to public screenings of cinematic outdoor productions and programs; and
- d) Waived/discounted admission for public housing residents attending formal tours; and
- e) Access to technical assistance for public housing residents interested in competing for programming-related fellowships or seeking to apply to be an artist-in-residence; and
- f) Access to technical assistance for public housing residents seeking a programming-related MFA fellowship at a local educational institution or arts facility.

WHEREAS, the HACP has determined that the disposition aligns with the Moving to Work (MTW) plan, and is in the best interest of the HACP and its residents.

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 dispose of the HACP Parcels at Bedford Dwellings, AMP-02 (9-S-37, 9-S-38, and 9-M-245) to the Project Entity by way of disposition in the form of a below fair market value transaction of sale for no less than \$16,800.00, plus applicable transfer costs and commensurate public benefits; 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 necessary to obtain HUD's approval for the proposed disposition; and

Section 3. The Executive Director approves the disposition, subject to HUD's approval of the HACP's application.

The Chair asked for a motion to approve the resolution.

Enid Miller made a motion to approve and Janet Evans seconded the motion. After a discussion:

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

"AYES": Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

"NAYS": None

The Chair declared the motion carried and the resolution approved

RESOLUTION No. 12 of 2019

A Resolution – Authorizing the Executive Director or his Designee to Enter into a Professional Service Contract with Oxford Development Company to Serve as the Property Manager for 412 (f/k/a 420) Boulevard of the Allies

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) along with the Urban Redevelopment Authority (URA), and the City of Pittsburgh (City, and together with the HACP and URA, the Co-Owners) jointly purchased certain real property located at 412 (formerly 420) Boulevard of the Allies (Office Building) in Pittsburgh, Pennsylvania, to be used as administrative office space for the Co-Owners in September of 2018; and

WHEREAS, HACP's ownership interest of the Office Building is currently 39.08%, which is subjected to change during design and build-out; and

WHEREAS, the Co-Owners have determined that it is prudent to obtain property management services for the Office Building; and

WHEREAS, the Co-Owners advertised a Request for Proposal (RFP) #125-08-19 for property management services for an initial term of three (3) years, with two (2) one (1) year extension options, for a total of five (5) years; and

WHEREAS, as of February 20, 2019, the Co-Owners received six (6) proposals for professional services in response to the RFP; and

WHEREAS, an evaluation committee was assembled representing all three (3) Co-Owners to evaluate the proposals for property management services for the Office Building, and selected Oxford Development Company as the responsive and responsible firm; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, local, and HACP procurement rules and regulations.

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 enter into a Professional Services Contract (Contract) with Oxford Development Company in the amount not to exceed \$900,000 for the property management of the Office Building. The HACP, URA and the City of Pittsburgh's portion of the Contract shall be equal to its percentage ownership of the Office Building; and

Section 2. The amount of the Contract shall be paid from Moving to Work (MTW) funds and/or Program Income.

The Chair asked for a motion to approve the resolution.

Peter Kaplan made a motion to approve and Rev. Ricky Burgess seconded the motion. After a discussion:

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

"AYES": Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

"NAYS": None

The Chair declared the motion carried and the resolution approved

RESOLUTION No. 13 of 2019

A Resolution – Authorizing the Executive Director or his Designee to Submit an Inventory Removal Application to HUD for the Disposition of the former St. Clair Community Property

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) owns approximately 107.42 acres of vacant land (Property) located in the St. Clair Neighborhood (Lot/Block No: 0032-G-00001), located on Mountain Street in the 16th Ward, Pittsburgh, PA; and

WHEREAS, the Authority (HACP) desires to transfer a majority of the Property to the Urban Redevelopment Authority (URA) by long-term ground lease (Lease), excluding only the cell tower site and an access easement for the tower, that measures approximately 1.34 acres; and

WHEREAS, the URA's use of the Property will be restricted in a Declaration of Use Agreement which will be recorded on the Property and will set forth the following use restrictions:

- A portion of the Property located on a steep hillside will be sublet to the Allegheny Land Trust and placed in a conservation easement;
- A portion of the Property will be set aside as an urban farm;
- A portion of the Property will contain an event barn which will be restricted to non-profit urban agriculture and community center purposes;
- The balance of the Property will be set aside for the development of a mixed income residential development; and

WHEREAS, on the commencement of the Lease, the URA will pay to the Authority an amount equal to appraisal and legal fees, and will pay the Authority the appraised value of the Property (\$12,657,000) over time through in-kind transfers of real property, cash, and provision of soft loans (Payment); and

WHEREAS, the Authority will provide in the Lease, an option for the URA to purchase the Property once the full Payment is received; and

WHEREAS, the Authority is seeking HUD's authorization for disposition of the Property as described above.

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 further authorized and directed to prepare, execute and submit to HUD all required documentation necessary to obtain HUD's approval for the proposed disposition of the Property; and

Section 2. Upon approval by HUD, the Executive Director or his Designee is authorized and directed to enter into the Lease in consideration of the Payment and to take such actions and execute such other documents in connection with the Lease in order to effectuate the transactions contemplated hereby and, as the Executive Director deems necessary, advisable or appropriate; and

Section 3. The Executive Director or his Designee is hereby authorized, empowered, and directed to take such other action, from time to time, in connection with the transactions contemplated by the foregoing resolutions as the Executive Director or his Designee deems necessary, advisable, or appropriate, including payment of any fees, costs, expenses, assessments, and/or taxes in connection with the foregoing.

The Chair asked for a motion to approve the resolution.

Enid Miller made a motion to approve and Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

The Chair declared the motion carried and the resolution approved

RESOLUTION No. 14 of 2019

A Resolution - Authorizing the Executive Director or his Designee to enter into Contracts for Grievance Hearing Officer services for grievances filed in relation to Admissions, the Low Income Public Housing Program, and the Housing Choice Voucher Program

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) requires Grievance Hearing Officer services for grievances filed in relation to Admissions, the Low Income Public Housing (LIPH) Program (LIPH) and the Housing Choice Voucher (HCV) Program; and

WHEREAS, the HACP issued a Request for Proposals (RFP#700-07-19) for Grievance Hearing Officer Services on January 22, 2019; and

WHEREAS, on February 8, 2019, the HACP received four (4) proposals; and

WHEREAS, the HACP desires to award contracts to various firms on an as needed basis to perform services as Grievance Hearing Officers for grievances filed in relation to Admissions, the LIPH and the HCV Programs; and

WHEREAS, the contracts will have a combined dollar limitation of \$145,000.00 for the expenditure of funds; and

WHEREAS, a staff attorney will be assigned to monitor each contract; and

WHEREAS, the procurement was conducted in accordance with the applicable federal, state and local rules and regulations, and the procurement policies and procedures of the HACP.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into contracts with the Law Office of Rosalyn Guy-McCorkle, Esq., Branderic Consulting and Grayson Law Firm as needed for Grievance Hearing Officer services for grievances filed in relation to Admissions, the LIPH and the HCV Programs; and

Section 2. The maximum amount approved by this resolution for the sum of all contracts entered into for two (2) years, with a one (1) year extension option, for a total of three (3) years, is a not-to-exceed amount of \$145,000; and

Section 3. The amount shall be paid from MTW Funds.

The Chair 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”: Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

“NAYS”: None

The Chair declared the motion carried and the resolution approved

RESOLUTION No. 15 of 2019

A Resolution - To extend the Employment Agreement of Caster D. Binion as the Executive Director of the Housing Authority of the City of Pittsburgh

WHEREAS, on September 27, 2012, the Board of Commissioners appointed Caster D. Binion as the Interim Executive Director of the Housing Authority of the City of Pittsburgh (HACP); and

WHEREAS, On February 28, 2013, the Board of Commissioners appointed Caster D. Binion to the position of the Executive Director of the HACP under the terms of an Employment Agreement which expired on March 31, 2015; and

WHEREAS, On December 18, 2014, the Board of Commissioners extended Caster D. Binion’s Employment Agreement to March 31, 2017; and

WHEREAS, On February 23, 2017, the Board of Commissioners extended Caster D. Binion's Employment Agreement to March 31, 2019; and

WHEREAS, the Board of Commissioners has determined it is in the best interest of the HACP to retain Caster D. Binion as Executive Director and such have decided to extend his Employment Agreement and amend certain provisions contained therein.

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

Section 1. Effective April 1, 2019, the Employment Agreement of Caster D. Binion, Executive Director of the HACP, is extended three years, in accordance with the amended terms and conditions of the (Amended) Employment Agreement; and

Section 2. The Chairman of the Board of Commissioners of the HACP is authorized to execute the (Amended) Employment Agreement on behalf of the Authority.

The Chair asked for a motion to approve the resolution and after multiple members vied to make the motion, Enid Miller made a motion to approve and Rev. Ricky Burgess seconded the motion.

Gail Felton, Sandy Almond, Delores Bailey, Janice Taylor and Ethel Johnson, of the tenant council, were in attendance at the meeting to show their support for Mr. Binion.

Mr. Binion addressed the board, staff and his wife Della with thanks and appreciation. After a round of applause and a standing ovation:

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

"AYES": Peter Kaplan, Rev. Ricky Burgess, Enid Miller, Valerie McDonald-Roberts
Janet Evans, Cheryl Gainey and Alex Laroco.

"NAYS": None

The Chair declared the motion carried and the resolution approved.

NEW BUSINESS: There was no new business.

AJOURNMENT: The Chair asked for a motion to adjourn the meeting. Janet Evans a motion to adjourn and Cheryl Gainey seconded the motion.

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

The Meeting was Adjourned at 11:45 a.m.

Recording Secretary