

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
MAY 28, 2020
VIA ZOOM CONFERENCING

The Housing Authority of the City of Pittsburgh (HACP) held a regularly scheduled Board meeting on Thursday, May 28, 2020 via ZOOM conferencing. The meeting began @ 10:40 a.m.

Valerie McDonald-Roberts, chaired the meeting and called the meeting to order. The Commissioners in attendance at that time were: Valerie McDonald-Roberts, Enid Miller, Peter Kaplan. Alex Laroco, Rev. Rick Burgess, Janet Evans and Cheryl Gainey were not in attendance at the time of roll call.

Next, the Chair noted that the Board members previously received a copy of the April 23, 2020 Board Meeting Minutes and asked for a motion to approve the minutes. Peter Kaplan 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, Enid Miller and Valerie McDonald-Roberts.

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

Valerie McDonald-Roberts asked for a motion to approve the previously received Activity Reports for April 2020. Peter Kaplan made a motion to approve the Activity Report and Enid Miller seconded the motion.

Michelle Sandidge, Chief Communications Officer, spoke about the recent activities of the agency and its response to the COVID19 pandemic. Check out hacp.org/covid-19 for more information.

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

“AYES”: Peter Kaplan, Valerie McDonald-Roberts and Enid Miller.

“NAYS”: None

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

Public Comments

Next Chair, McDonald-Roberts next stated that there was one public comment posted to the HACP public comment section of the website prior to the meeting: 1. Ms. Choat made a request regarding updating the status of her application for Bentley Drive. *This request was answered by HACP Occupancy Department on 5/28/20.*

At this time Commissioner Cheryl Gainey joined the meeting.

Next, Chair, Valerie McDonald-Roberts introduced the Resolutions:

RESOLUTION No. 19 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Water Transfer Solutions Inc. for Vacant Lot Land Care Services in the Middle Hill District for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority City of Pittsburgh (HACP) owns several vacant lots within the city of Pittsburgh which require maintenance; and

WHEREAS, on March 15, 2020 the HACP issued an Invitation for Bid (IFB # 300-05-20) for Grass Cutting of Vacant Lots in the Middle Hill; and

WHEREAS, Water Transfer Solutions Inc. submitted the lowest, responsive proposal; and

WHEREAS, HACP provided a list of vacant lots to Water Transfer Solutions Inc. (attached) for vacant lot land care services in the Middle Hill District; and

WHEREAS, Water Transfer Solutions Inc. submitted a proposal in the amount of \$373,273.60 for land care services for a term of 1 (one) year initial term, with 2 (two) one-year extension options for a total of 3 (three) years: and

WHEREAS, upon completion of the initial 1 (one) year term, the contract will be reviewed for performance prior to execution of each of the option years; 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 with Water Transfer Solutions Inc. for Grass Cutting of Vacant Lots in the Middle Hill District; and

Section 2. The maximum amount approved by this resolution is \$373,273.60 for 1 (one) year with (2) two (1) one year extensions for a total of (3) three years; and

Section 3. The amount shall be paid from program income and/or Moving-to-Work (MTW) funds.

Attachment A (Middle Hill Listing)

Parcel ID	Sqft	Street Number	Street Name
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1	0010-J-00057-0000-00	986.00	124	ERIN ST	Vacant land
2	0010-J-00058-0000-00	986.00	126	ERIN ST	Vacant land
3	0010-J-00059-0000-00	986.00	128	ERIN ST	Vacant land
4	0010-J-00060-0000-00	1,840.00	130	ERIN ST	Vacant land
5	0010-J-00061-0000-00	1,257.00	132	ERIN ST	Vacant land
6	0010-J-00062-000A-00	1,267.00	134	ERIN ST	Vacant land
7	0010-J-00063-0000-00	1,320.00	136	ERIN ST	Vacant land
8	0010-J-00064-0000-00	1,269.00	138	ERIN ST	Vacant land
9	0010-J-00065-0000-00	1,267.00	140	ERIN ST	Vacant land
10	0010-J-00066-0000-00	1,342.00	142	ERIN ST	Vacant land
11	0010-J-00067-0000-00	1,346.00	142	ERIN ST	Vacant land
12	0010-J-00009-0000-00	1,440.00	2006	WEBSTER AVE	Vacant land
13	0010-J-00275-0000-00	2,100.00	2101	WEBSTER AVE	Vacant land
14	0010-N-00013-0000-00	1,213.00	7	TRENT ST	Vacant land
15	0010-N-00014-0000-00	1,213.00	9	TRENT ST	Vacant land
16	0010-N-00015-0000-00	1,166.00	11	TRENT ST	Vacant land
17	0010-N-00073-0000-00	1,893.00	130	DEVILLIERS ST	Vacant land
18	0010-N-00097-0000-00	1,335.00	1930	WEBSTER AVE	Vacant land
19	0010-N-00098-0001-00	1,387.00	1928	WEBSTER AVE	Vacant land
20	0010-N-00099-0000-00	1,958.00	1924	WEBSTER AVE	Vacant land
21	0011-A-00290-0000-00	8,000.00	0	DEVILLIERS ST	Vacant land
22	0028-P-00220-0000-00	1,879.00	0	HODGE ST	Vacant land
23	0009-M-00127-0000-00	890.00	1811	CLIFF ST	Vacant land
24	0009-M-00131-0000-00	3,642.00	1817	CLIFF ST	Vacant land
25	0009-M-00137-0000-		1829	CLIFF ST	Vacant

	00	3,267.00			land
26	0009-M-00143-0000-00	1,665.00	1835	CLIFF ST	Vacant land
27	0009-M-00146-0000-00	1,638.00	0	CLIFF ST	Vacant land
28	0009-M-00147-0000-00	1,665.00	1839	CLIFF ST	Vacant land
29	0009-M-00173-0000-00	930.00	10	LEDLIE ST	Vacant land
30	0009-M-00180-0000-00	2,745.00	1858	CLIFF ST	Vacant land
31	0009-M-00186-0000-00	1,342.00	1850	CLIFF ST	Vacant land
32	0009-M-00186-000A-00	1,342.00	0	MONACA PL	Vacant land
33	0009-M-00187-0000-00	2,030.00	1848	CLIFF ST	Vacant land
34	0009-M-00188-0000-00	1,508.00	1841	MONACA PL	Vacant land
35	0009-M-00194-0000-00	2,757.00	33	CLIFF ST	Vacant land
36	0009-M-00195-000A-00	1,836.00	25	MONACA PL	Vacant land
37	0009-M-00195-000B-00	1,162.00	1830	CLIFF ST	Vacant land
38	0009-M-00202-0000-00	1,311.00	0	MONACA PL	Vacant land
39	0009-M-00203-0000-00	1,440.00	0	MONACA PL	Vacant land
40	0009-M-00204-0000-00	660.00	0	MONACA PL	Vacant land
41	0009-M-00206-0000-00	660.00	2	MONACA PL	Vacant land
42	0009-M-00207-0000-00	720.00	1	MONACA PL	Vacant land
43	0009-M-00219-0000-00	1,292.00	1734	CLIFF ST	Vacant land
44	0009-M-00246-0000-00	2,910.00	810	CASSATT ST	Vacant land
45	0009-M-00251-0000-00	1,600.00	1815	BEDFORD AVE	Vacant land
46	0009-M-00251-000A-00	680.00	802	CASSATT ST	Vacant land
47	0009-M-00277-0000-00	960.00	58	MONACA PL	Vacant land
48	0009-M-00279-0000-00	885.00	0	LEDLIE ST	Vacant land
49	0009-M-00324-0000-00	2,667.00	1911	WEBSTER AVE	Vacant land

50	0009-S-00231-0000-00	564.00	1819	ENOCH ST	Vacant land
51	0009-S-00231-000B-00	542.00	1817	ENOCH ST	Vacant land
52	0009-S-00231-000A-00	560.00	1815	ENOCH ST	Vacant land

83,320.00

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

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

“AYES”: Peter Kaplan, Cheryl Gainey, Enid Miller and Valerie McDonald-Roberts.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 20 of 2020

A Resolution – Authorizing Payment of Partial Predevelopment Costs to Amani Christian Community Development Corporation (ACCDC) for the Turnkey Development in the Middle Hill District

WHEREAS, on May 22, 2015 the Housing Authority of the City of Pittsburgh (HACP) awarded Amani Christian Community Development Corporation (ACCDC) a contract for the turnkey development of twenty-two (22) new construction scattered site units located in the Middle Hill District (Project); and

WHEREAS, the HACP Board Resolution No. 48 of 2016 approved a total development budget of \$6,300,111.00 for the Project (Project Budget); and

WHEREAS, the ACCDC’s development proposal included working off of the HACP’s inventory of vacant parcels which were then available for the Project and selective Urban Redevelopment Authority (URA) vacant parcels as approved by the HACP; and

WHEREAS, the HACP parcels 10-J-6; 10-J-7; 10-J-7-A; 10-J-9; 9-S-38 and 9-S-37 were later rescinded from the Project due to a duplication of efforts targeted for the parcels (Canceled Parcels), and

WHEREAS, the ACCDC conducted predevelopment activities associated with the Canceled Parcels that are no longer available for the project as a result of the HACP’s delayed decision on the Canceled Parcels (Partial Predevelopment Costs); and

WHEREAS, the ACCDC incurred \$106,115.38 for Partial Predevelopment Costs relating to the predevelopment activities including the environmental assessment, soil investigations, schematic design and project management expenses that were associated with the Canceled Parcels; and

WHEREAS, as a small faith-based, community-based nonprofit entity, the ACCDC has requested reimbursement for the Partial Predevelopment Costs prior to the Project’s financial closing in order to sustain ongoing predevelopment activities.

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 pay the Partial Predevelopment Costs in the amount of up to \$106,115.38 to the ACCDC for the costs incurred on the Canceled Parcels; and

Section 2. The Partial Predevelopment Costs shall be paid from Program Income funds and/or Moving to Work (MTW) funds.

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

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

“AYES”: Peter Kaplan, Cheryl Gainey, Enid Miller and Valerie McDonald-Roberts.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 21 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Enter Into an Intergovernmental Agreement with the Pittsburgh Public Schools (PPS) for the purchase of Laptops or Chrome Books for school-aged children in the Housing Authority of the City of Pittsburgh’s (HACP) family communities; and a Contract with Comcast Cable to provide internet services for the recipients of those Laptops or Chrome Books

WHEREAS, the Housing Authority City of Pittsburgh (HACP) wants to assist its residents in bridging the digital divide. The HACP has partnered with the Pittsburgh Public Schools (PPS) to provide Laptops and or Chrome books to children in the HACP family communities; and

WHEREAS, the HACP provided PPS a list of all family community addresses. The PPS cross-referenced this list to achieve an active list of HACP students attending public schools; and

WHEREAS, the HACP has partnered with the PPS, Heinz Endowments, Grable Foundation, Funds for Excellence, Neighborhood Allies, and the Hillman Foundation to accomplish these educational goals; and

WHEREAS, the HACP agrees to pay the PPS \$275,000.00 for the purchase of Laptops and Chrome Books to be distributed to school-aged children living in the HACP family communities; and

WHEREAS, the HACP agrees to pay Comcast Cable up to \$100,000.00 for the Internet services of Laptops and Chrome Books distributed to school-aged children living in the HACP family communities; and

WHEREAS, the HACP has partnered with the PPS in the past. The U.S. Department of Housing and Urban Development (HUD) authorizes the use of intergovernmental agreements and has issued regulations governing such agreements; and

WHEREAS, 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 an Intergovernmental Agreement with the Pittsburgh Public Schools (PPS) for the purchase of Laptops or Chrome Books and to enter into a contract with Comcast Cable to provide internet services for the recipients of those Laptops or Chrome Books; and

Section 2. The maximum amount approved for the PPS contract by this resolution is \$275,000.00; and

Section 3. The maximum amount approved for the Comcast Cable contract by this resolution is \$100,000.00; and

Section 4. The amount designated shall be paid from program income and/or Moving-To-Work (MTW) funds and/or COVID-19 funds.

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

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

“AYES”: Peter Kaplan, Cheryl Gainey, Enid Miller and Valerie McDonald-Roberts.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

There were no more resolutions.

EXECUTIVE REPORT: The Board has previously received a copy of the Operations, Activity and Executive Reports. Mr. Binion thanked the staff for all of their hard work during the COVID19 crisis. He also spoke about how the HACP stepped up to the task of being prepared for the crisis and working hard to make sure all staff and especially residents were/are taken care of as they have come to expect.

NEW BUSINESS: There was no new business.

At this time Janet Evans joined the meeting.

AJOURNMENT: The Chair asked for a motion to adjourn the meeting. Peter Kaplan made motion to adjourn and Enid Miller seconded the motion.

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

“AYES”: Peter Kaplan, Enid Miller, Cheryl Gainey
Janet Evans and Valerie McDonald-Roberts

“NAYS”: None

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

Recording Secretary
