

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS
MEETING MINUTES
FEBRUARY 24, 2022
VIA ZOOM WEBINAR

The Housing Authority of the City of Pittsburgh (HACP) held a regularly scheduled Board meeting on Thursday, February 24, 2022 via ZOOM Webinar conferencing. The meeting began at 10:30 a.m.

Valerie McDonald-Roberts chaired the meeting and called the meeting to order. The Commissioners in attendance were: Mrs. Valerie McDonald-Roberts, Ms. Tammy Thompson, Ms. Janet Evans, Rev. Ricky Burgess and Alex Laroco. Ms. Cheryl Gainey and Mr. Majestic Lane were not in attendance.

Next, the Chair noted that the Board members previously received a copy of the January 27, 2022, Board Meeting Minutes and asked for a motion to approve the minutes. Alex Laroco made a motion to approve the minutes and Tammy Thompson seconded the motion.

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

“AYES”: Valerie McDonald-Roberts, Janet Evans
Tammy Thompson, Alex Laroco and Rev. Burgess.

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

Next the Chair introduced the Activity Report portion of the meeting. She asked for a motion to approve the Activity Report as previously provided to the Commissioners. Alex Laroco made a motion to approve and Tammy Thompson seconded the motion.

Michelle Sandidge presented the February Activity Report:

As of February 18, 2022, the HACP has already received \$110,899.54 in ERAP payments. This makes our 2022 YTD \$179,788.17. Total ERAP assistance received since January 1, 2021 is \$655,665.98.

Outdoor Senior movie nights have been funded once again by Gateway health plan for 2022 at \$40,000,00

VITA income Tax assistance is @Envision center with our partners/Just Harvest are in full swing. Tax assistance is by appointment and they are three days a week including Saturday.

Keep your eyes and ears open for March 15th epic Facebook Live event developed produced by the HACP with our partners CVF.

A “Serenity Now” Wellness discussion featuring the HACP TC Covid ambassadors sponsored by grant funds from Gateway Health. Discussion will be streamed and filmed by our CAC, and

will focus on Stress..Trauma..Domestic violence, child abuse and school and working from home and returning!!!

HUD, CLPHA, NAHRO and PAHRA will be invited to attend and a video produced by our CAC with follow up will be available on YouTube.

This Just In....Supply Chain breakthrough. “Izzy” the newest HACP/412 food distribution truck is on the move in all communities. Continuation to impact food insecurity. In 2021 we received close to 277 thousand pounds of food. We look forward to more distribution this year.

Thanks to housing and urban development /cares act funds HACP MTW funds approved by the board of commissioners.

End of Activity Report.

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

“AYES”: Valerie McDonald-Roberts, Janet Evans
Tammy Thompson, Alex Laroco and Rev. Burgess.

“NAYS”: None

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

PUBLIC COMMENTS: There were no public comments submitted this month.

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

RESOLUTION No. 11 of 2022

A Resolution - Authorizing the Executive Director or his Designee to Negotiate and Enter into an Intergovernmental Cooperation Agreement for the Lexington Project

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) and the Urban Redevelopment Authority of Pittsburgh (URA) intend to negotiate before entering into an Intergovernmental Cooperation Agreement (the Agreement) in an effort to jointly develop mixed-income housing, which includes low income affordable housing, in the Lexington Technology Park site in the Point Breeze North neighborhood of the city of Pittsburgh (the Project); and

WHEREAS, the Agreement is needed in order to establish a mechanism through which the HACP and the URA can collaborate for the Project by utilizing Allies & Ross Management and Development Corporation (ARMDC) and one (1) of its procured co-developers to develop this Project; and

WHEREAS, according to preliminary designs, this site can encompass around 135 housing units of various unit configurations and housing types and the URA has received community support for the Project; and

WHEREAS, the HACP and the URA will negotiate the terms and conditions of the Agreement and outline a preliminary deal structure including, but not limited to, the property ownership, housing program, financial leverages, ownership interests, and responsibilities.

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 and directed, in the name of and on behalf of the HACP, to negotiate and execute an Intergovernmental Cooperation Agreement with the URA related to the Project; and

Section 2. The Executive Director or his Designee is required to submit for the Board’s final approvals (1) the Project’s final ownership structure and (2) the HACP’s firm commitment of its financial investment for the Project.

The Chair asked for a motion to approve the resolution. Alex Laroco made a motion to approve the resolution. Tammy Thompson seconded the motion. After a discussion: A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Valerie McDonald-Roberts, Janet Evans, Alex Laroco
Tammy Thompson, and Rev. Burgess.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 12 of 2022

A Resolution – Authorizing the Commitment of Funds for Manchester Redevelopment Predevelopment Activities

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has selected the Allies & Ross Management and Development Corporation (ARMDC) to revitalize eighty-six (86) existing public housing units (Existing Units) located in the Manchester neighborhood of the City of Pittsburgh (Manchester Redevelopment); and

WHEREAS, the ARMDC Resolution No. 8 of 2016, Resolution No. 31 of 2017, and Resolution No. 9 of 2019 authorized the commitment of \$2,250,000 to the ARMDC for the acquisition of general partnership interests of the owner entity of Manchester Phases I, II, III, and IV and predevelopment activities for the Manchester Redevelopment as follows:

Resolution	Amount
No. 8 of 2016	\$600,000 (acquisition)
No. 31 of 2017	\$500,000 (acquisition & predevelopment)
No. 9 of 2019	\$1,150,000 (predevelopment)
Previously Approved Total	\$2,250,000

WHEREAS, due to (i) higher than anticipated costs for various professional services and (ii) additional fees related to municipal permits and other funding applications, the anticipated

predevelopment cost of the Manchester Redevelopment is \$3,125,000; therefore, the ARMDC requires an additional commitment of funds in an amount not to exceed \$875,000; and

WHEREAS, the sources of funds for the Manchester Redevelopment will be paid from the HACP Moving to Work (MTW) and/or program income funds.

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

Section 1. The Executive Director or his Designee is hereby authorized to increase the Manchester Redevelopment predevelopment budget by \$875,000 to total \$3,125,000; and

Section 2. The Executive Director or his Designee is authorized to amend the existing Grant Agreement with ARMDC for the Manchester Redevelopment, providing an additional grant amount of up to \$875,000, which the ARMDC shall utilize to fund the Manchester Redevelopment; and

Section 3. The Executive Director or his Designee is hereby authorized, in the name of and on behalf of the HACP, to (i) negotiate, execute and deliver all such agreements, documents and instruments and take all such other actions the Executive Director or his Designee shall determine to be necessary or desirable in order to effect the implementation of the Manchester Redevelopment activities, and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the development activities contemplated herein; and

Section 4. The Executive Director or his Designee is hereby authorized to take such other actions, from time to time, which are necessary, advisable, or proper in connection with the Manchester Redevelopment activities including, without limitation, the execution and delivery of all agreements, writings, and documents (and all amendments, changes, modifications, and additions thereto).

The Chair asked for a motion to approve the resolution. Tammy Thompson made a motion to approve the resolution. Rev. Burgess seconded the motion. After a discussion: A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Valerie McDonald-Roberts, Janet Evans, Alex Laroco
Tammy Thompson and Rev. Burgess.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 13 of 2022

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Contract with Mountain Valley Services LLC for the Site Erosion Abatement Contract Authority-Wide

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to ensure safe ground stabilization at properties HACP-wide in accordance with the Department of Housing and Urban Development (HUD) standards; and

WHEREAS, the HACP is currently under contract with Mountain Valley Services, LLC to provide site erosion abatement services throughout the HACP; and

WHEREAS, the monetary value of the contract in the amount of \$100,000.00 with Mountain Valley Services, LLC is exhausted; and

WHEREAS, the HACP currently owes Mountain Valley Services, LLC \$110,388.16 for services rendered during the recent Real Estate Assessment Center (REAC) Inspections at Northview Heights, Homewood North, Bedford Dwellings, and Arlington Heights; and

WHEREAS, the HACP is requesting to add \$110,388.16 to the current zero-balance contract of Mountain Valley Services, LLC to ensure the HACP can pay the outstanding balance owed.

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

Section 1. Authorize the Executive Director or Designee to add funds to the zero-balance contract with Mountain-Valley Services, LLC in an amount not to exceed \$110,388.16; and

Section 2. The additional funds to fulfill the contract with Mountain-Valley Services, LLC will be paid from Moving To Work (MTW) and/or Program Income funds.

The Chair asked for a motion to approve the resolution. Alex Laroco made a motion to approve the resolution. Tammy Thompson seconded the motion. After a discussion: A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Valerie McDonald-Roberts, Janet Evans, Alex Laroco
Tammy Thompson and Rev. Burgess.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 14 of 2022

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Emergency Contract with Advanced Concrete & Excavation for Demolition and Replacement (Grinding, Edging, and Patchwork) at Northview Heights

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to ensure concrete work is devoid of sharp edges and tripping hazards at properties HACP-wide in accordance with the Department of Housing and Urban Development (HUD) standards; and

WHEREAS, the HACP currently owes Advanced Concrete & Excavation \$60,352.00 for services rendered during the recent Real Estate Assessment Center (REAC) Inspections at Northview Heights; and

WHEREAS, the HACP is requesting \$60,352.00 be added to the emergency contract of Advanced Concrete & Excavation to ensure the HACP can pay the outstanding balance owed.

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

Section 1. Authorize the Executive Director or Designee to add funds to the emergency contract with Advanced Concrete & Excavation in an amount not to exceed \$60,352.00; and

Section 2. The additional funds utilized to fulfill the emergency contract with Advanced Concrete & Excavation will be paid from Moving To Work (MTW) and/or Program Income or Non-Federal Funds.

The Chair asked for a motion to approve the resolution. Tammy Thompson made a motion to approve the resolution. Rev. Burgess seconded the motion. After a discussion: A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Valerie McDonald-Roberts, Janet Evans, Alex Laroco
Tammy Thompson and Rev. Burgess.
“NAYS”: None

The Chair declared the motion carried and the resolution approved.

End of Resolution portion of the meeting

EXECUTIVE REPORT: Mr. Binion addressed the Board and reminded them that they have received the Operations, Finance and Executive Reports. Mr. Binion stated that the City of Pittsburgh continues to address affordable housing issues. With the continued help of HACP, staff, URA, and the BOC we will use every tool in our box to continue to assist with the affordable housing issue in the city.

NEW BUSINESS: There was no new business.

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

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Tammy Thompson,
Rev. Burgess and Alex Laroco.
“NAYS”: None

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

Recording Secretary

