

**HOUSING AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD OF COMMISSIONERS MEETING**  
**MEETING MINUTES**  
**December 14, 2023**  
**@ 412 Boulevard of the Allies; 7<sup>th</sup> Floor Board Room**  
**and Via Zoom Webinar**  
**Pittsburgh, PA 15219**

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, December 14, 2023 @ 412 Boulevard of the Allies, 7<sup>th</sup> Floor Board Room, Pittsburgh, PA and Via Zoom Webinar. The meeting began at 10:30 a.m.

The HACP Board Chairwoman, Valerie McDonald-Robers, called the meeting to order. The Commissioners in attendance were Ms. Jala Rucker, Ms. Janet Evans, Mr. Majestic Lane. Mrs. Valerie McDonald-Roberts and Mr. Alex Laroco and Mr. Jake Wheatley. Rev. Ricky Burgess was not in attendance. A quorum was met.

Next, the Chair noted that the Board members previously received a copy of the October 26, 2023, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Majestic Lane made a motion to approve, and Jala Rucker seconded the motion.

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the minutes approved.

Michelle Sandidge presented the Activity Report for December 2023.

**PUBLIC COMMENTS:** There were no public comments.

**ACTIVITY REPORT:**

**December Monthly Board Report:**

~Virtual parenting: 20 grads funded by a grant from Highmark Wholecare

~Senior luncheon: 150 Tenant Council leaders honoring Councilman Bruce Kraus for his years of service to HACP residents.

~Workforce Hub event with Flotus, Jill Biden and Acting Sec of Labor Su. Thanks to Commissioner Wheatley for connecting us to an exciting Workforce initiative.

~CPR/Narcan/AED training for all RSS, CA and Asset Management Staff.

~Urban League Annual Thanksgiving Meal Giveaway Event helped 30 HACP families for the

holiday.

Year end numbers

~Lloyd Wilson REP Manager - Section 3 hires/109.

Total wages paid to Section 3 employees by all contractors: \$425,170.75

~Cumulative total of hours worked by Section 3 employees: 15,491.09 hours.

~Homeownership - 64 new home purchases.

~Eviction Prevention - Devin Shirey – Assistant Manager & Homeownership Administrator working with Ursuline Supportive Services, Just Mediation and Just Pgh from 10/10/22-11/30/23  
Total mediations - 332

~Total balances: 10/10/2022 - \$1,691,039.88

~Total eligible funds for residents - \$1,073,807.68

~Funds awarded as of today - \$507,496.15

~CLPHA *Housing Is* Webinar yesterday (Resident Focused Racial Equity) feature Panelist was our CNI Manager, Cynthia McCleod.

~Chuck Rohrer represented the HACP @ PA Digital Equity Coalition Press conference with Mayor Gainey and state officials, showcasing our statewide Digital Literacy innovations including our digital program roll out during Covid and beyond. The HACP's digital journey and the CyberBus are heavily included as part of the release of the statewide Community Strategic Plan.

~In the spirit of digital, live from Harrisburg, as we were a part of PA Early Learning Investment Commission meeting with Governor Shapiro, to witness signing to reauthorize his Executive Order for ELIC initiatives statewide. Meeting included us on a Panel of employer-driven, innovative, child care initiatives (highlighting connections to equity, community and economic development, workforce development, ECE workforce, housing, etc.)  
Last year we received an award for ABK Early Learning Center and Digital CyberBus, ECE.

~In Closing, Dr Christopher Meidl is associate professor in the Department of Instruction and Leadership Education at Duquesne University. He gets Congrats and Last Word today, with his newly released book that hit the bookstores and Amazon and is sold out. Partnering to Improve Child Care: University (Duquesne) HUD (HACP) and Private Business (ABK), proposes that the government, private businesses, and early childhood groups must join forces in collaborative partnerships to unite the workforce and childcare needs of communities. We are so excited for the books' release, that showcases the HACP's Early Childhood Education (ECE) innovation and collaboration.

~We presented a copy of the book, signed by our ABK students, at the meeting yesterday, to Lt. Governor, Austin Davis.

Next, Ms. McDonald-Roberts asked the Board for a motion to approve the Activity Report. Janet Evans made a motion to approve, and Majestic Lane seconded the motion. After a discussion.

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

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

## **RESOLUTIONS:**

Next, the Chair introduced the Resolutions:

### **RESOLUTION No. 81 of 2023**

#### **A Resolution - Authorizing the Executive Director or Designee to Extend and Add Funds to the Existing Contract with Salsgiver Inc. for the Internet and Firewall Services Contract Authority-Wide**

**WHEREAS**, the Information Technology (IT) Department of the Housing Authority of the City of Pittsburgh (HACP) is required to provide Business Critical, Secure and Fast Internet Access across all its properties in order for the HACP Staff to service tenants, landlords and applicants; and

**WHEREAS**, the HACP is currently under contract with Salsgiver Inc. to provide Internet Access and Firewall Services Authority-wide; and

**WHEREAS**, the monetary value of the current contract with Salsgiver Inc in the amount of \$174,600.00 is expiring on January 31, 2024; and

**WHEREAS**, the IT Department of the HACP must continue to provision secure internet access across all of the HACP locations while also engaging Salsgiver Inc. to help with the migration of Internet and Firewall Services from the 200 Ross Street servers to the new HACP Data Center; and

**WHEREAS**, the HACP is requesting the HACP Board of Commissioners to extend the existing contract with Salsgiver Inc. for a period of six (6) months, from January 31, 2024 to July 31, 2024, and to add \$24,250.00 to the extended contract. The six (6) month extension is essential to avoid disruption of business-critical, secure internet services, while the HACP implements the replacement of the current Internet Services provided by Salsgiver Inc. with Internet Services provisioned from the new HACP Data Center targeted for completion by January 31, 2025.

**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 extend the existing Salsgiver Inc. Internet and Firewall Services Contract for six (6) months and add funds in an amount not to exceed \$24,250.00 for a new total contract not to exceed amount of \$198,850.00; and

**Section 2.** The additional funds will be paid from Moving To Work (MTW) and/or Program Income funds.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 82 of 2023**

#### **A Resolution – Authorizing the Executive Director or his Designee to enter into a Contract Renewal with Salsgiver Inc. for Data Communications Services for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, to ensure the safety of its Residents, the Housing Authority of the City of Pittsburgh (HACP) has installed security cameras in all of the Low-Income Public Housing (LIPH) Communities; and

**WHEREAS**, to enhance the HACP Telephony Services, the HACP has installed Voice-Over Internet Protocol (VOIP) telephones in all of the HACP administrative and community offices; and

**WHEREAS**, the HACP has migrated its core Public Housing Authority (PHA) Management information system to a Cloud-Hosted Service to enhance Community Services via Internet-Based Portals and improve the HACP staff productivity; and

**WHEREAS**, security cameras, VOIP telephones and Cloud-Hosted systems require reliable, high speed data communications between the HACP sites, as well as access to Cloud-Based services via the Internet to function properly; and

**WHEREAS**, the contract for Data Communications & Internet Services was first awarded to Salsgiver Inc. in 2016 and extended for two (2) additional years during the COVID-19 pandemic for two (2) additional years in December 2021, which will end on December 31, 2023; and

**WHEREAS**, the Salsgiver Network connects 16 HACP Community Sites via a dedicated Fiber Optic High Speed Internet, to the legacy Head Office located at 200 Ross Street and the new 412 HACP Head Office. The Salsgiver Network also provides co-location of Network Equipment

(Firewall, Servers & Switches). The Monthly Recurring Cost of the above services is currently \$20,876.00; and

**WHEREAS**, the Salsgiver Network has been a reliable Data Communications and Internet Service Provider for the past seven (7) years including during the COVID-19 pandemic; and

**WHEREAS**, the HACP desires to retain the existing Salsgiver-managed Fiber Cabled Network including the 16 Community Sites for an additional six (6) months and add funds, in an amount not to exceed \$47,500.00 to the remaining contract amount of \$199,597.03 to continue providing data communications and internet access for all of the HACP community sites, and the HACP offices.

**WHEREAS**, during the six (6) month extension period, the HACP Information Technology (IT) Department will be implementing a replacement of the Salsgiver customized network, throughout all of the connected HACP communities and office locations, utilizing the new HACP Data Center; and

**WHEREAS**, this procurement will be conducted in accordance with the 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.** Authorize the Executive Director or his Designee to extend the existing Salsgiver Inc. Data Communications Services for six (6) months starting January 1, 2024 through June 30, 2024 and add additional funds in the amount of \$47,500.00 to the existing contract for a total not to exceed amount of \$247,097.03; and

**Section 2.** The contract is to be paid from Program Income and/or Moving to Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Jala Rucker 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”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

**RESOLUTION No. 83 of 2023**

**A Resolution – Ratifying the Executive Director or his Designee to utilize an existing contract with Trane Technologies through OMNIA PARTNERS Cooperative Purchasing Program for the installation of new boilers and hot water tanks at Pressley High Rise, AMP-17**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to replace existing, non-functioning boilers and hot water tanks at Pressley High Rise, AMP-17; and

**WHEREAS**, there currently exists a cooperative purchasing agreement between the City of Pittsburgh and Trane Technologies that will be utilized for that purpose; and

**WHEREAS**, the subject contract’s current term ends August 31,2027; and

**WHEREAS**, the HACP has obtained pricing from Trane Technologies; and

**WHEREAS**, the HACP desires to utilize the current contract through Omnia Partners in an amount of \$1,017,000. which was determined to be reasonable; and

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

**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 issue a purchase order to Trane in the not-to-exceed amount of \$1,017,000.00 for the installation of new boilers and hot water tanks; and

**Section 2.** The amount shall be paid from Program Income and/or Moving To Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

**RESOLUTION No. 84 of 2023**

**A Resolution – Ratifying the Executive Director or his Designee to utilize an existing contract with Trane Technologies through Omnia Partners Cooperative Purchasing Program for the installation of new boilers at Bedford Dwellings, AMP-02**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to replace existing, non-functioning boilers at Bedford Dwellings; and

**WHEREAS**, the HACP has partnered with Trane Technologies and Omnia Partners to assess the current condition of the boilers and have determined that they are no longer sufficient to maintain proper heating for the boilers for residents; and

**WHEREAS**, there currently exists a cooperative purchasing agreement between the City of Pittsburgh and Trane that will be utilized for that purpose; and

**WHEREAS**, the subject contract’s current term ends August 31, 2027; and

**WHEREAS**, the HACP desires to utilize the contract with Trane Technologies in the proposed amount of \$975,000.00 for the purchase and installation of new boilers at Bedford Dwellings, which was determined to be reasonable; and

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

**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 issue a purchase order to Trane Technologies in the not-to-exceed amount of \$975,000.00 for the installation of new boilers at Bedford Dwellings.

**Section 2.** The amount shall be paid from Program Income and/or Moving To Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Majestic Lane 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”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

**RESOLUTION No. 85 of 2023**

**A Resolution - Approving the Transfer of Development Project Funds of the  
FY 2024 Capital Fund Budget to Allies & Ross Management and Development  
Corporation**

**WHEREAS**, by Resolution No. 56 of 2023, the Housing Authority of the City of Pittsburgh (HACP) agreed to obligate FY 2024 Capital Funds in the amount of \$23,000,000, which are granted from the HACP to the Allies & Ross Management and Development Corporation (ARMDC) to fund certain development activities (Development Activities); and

**WHEREAS**, the HACP transfers the authorized amount of FY 2024 Capital Funds as grant funds (Grant Funds) for the ARMDC to invest and leverage other financing instruments for the Development Activities, and the ARMDC may loan all or a portion of the Grant Funds to development partners and owner entities; and

**WHEREAS**, the HACP will grant to the ARMDC the Grant Funds upon execution of grant agreements between the HACP and the ARMDC subject to the terms and conditions thereof; and

**WHEREAS**, the ARMDC will submit a monthly grant report to the HACP’s Board of Commissioners indicating summary disbursements to date, of the Grant 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 enter into one (1) or more Grant Agreements with the Allies & Ross Management and Development Corporation (ARMDC), transferring the Grant Funds up to \$23,000,000, which the ARMDC shall utilize to fund the Development Activities; and

**Section 2.** The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the Housing Authority of the City of Pittsburgh (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 development 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

<b>Community</b>
Bedford Redevelopment Phase 1
Bedford Redevelopment Phase 2
Bedford Redevelopment Phase 3
Bedford Dwellings CNIG
PBV/Gap Financing Program
<b>Total</b>



Next, the Chair asked for a motion to approve the resolution. Majestic Lane 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”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 86 of 2023**

#### **A Resolution – Authorizing the Executive Director or his Designee to Approve a Change Order to Schulteis Electric, Inc. for Upgrading the Components of the Fire Alarm System for Homewood North Freeze Protection Project AMP-20**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to issue a change order to upgrade components of the fire alarm system for the current freeze protection project at twelve units in Homewood North Community AMP-20; and

**WHEREAS**, the HACP is utilizing a competitively procured contract between Central Susquehanna Intermediate Unit No.16 (CSIU) and TSB, Inc. dba Schultheis Electric, Inc. through a Keystone Purchasing Network (KPN) JOC ezIQC® cooperative purchasing program to carry out the project work and the additional work; and

**WHEREAS**, the HACP is to issue a change order for the work in the not-to-exceed amount of \$64,734.80 for which the cost was determined to be reasonable; and

**WHEREAS**, the additional work increases the value of the original contract from \$160,802.84 to \$225,537.64; and

**WHEREAS**, project constraints necessitate the HACP to make practical and effective use of the contract for the additional work to be set in motion during the month of December 2023; and

**WHEREAS**, the change order will be finalized in accordance with applicable federal, state, and local procurement rules and regulations, and the HACP’s procurement policies and procedures.

**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 change order with TSB, Inc. dba Schultheis Electric, Inc. in the not-to-exceed amount of \$64,734.80 which increases the total amount of the contract to \$225,537.64; and

**Section 2.** The amount shall be paid from Program Income and/or Moving To Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Majestic Lane 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”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 87 of 2023**

#### **A Resolution – Authorizing the Executive Director or his Designee to Augment Additional Funds for HERC Rentals, Inc.**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) and HERC Rentals Inc. entered into Rental Agreement on July 31, 2023, to provide portable air conditioning units for the atrium and common hallway areas at Morse Gardens, AMP-45 due to the hot weather that was projected for the period from late July and early August; and

**WHEREAS**, the existing chiller units that serve the atrium and common hallway areas require replacement which is slated to occur in Spring 2024; and

**WHEREAS**, the original Rental Agreement, was anticipated from July 31, 2023, through August 31, 2023 and held a not-to-exceed original amount of \$11,551.00; and

**WHEREAS**, the daytime high temperatures averaged +80F in September 2023, requiring additional rental of the portable air conditioning units which have since been returned; and

**WHEREAS**, the HACP has an outstanding invoice in the amount of \$8,931.00 and a remaining original balance of \$726.00, resulting in a deficit of \$8,205.00; and

**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 allocate additional funds in the amount of \$8,205.00 for HERC Rentals for a new Not-to-Exceed amount of \$19,756.00; and

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

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Jake Wheatley seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 88 of 2023**

#### **A Resolution - Authorizing the Executive Director or his Designee to increase the contract amount for DIRT Environmental Solutions, Inc. for repairs and maintenance at 412 Boulevard of the Allies, AMP-99**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that the Procurement Department needs an enclosed space for the security of certain records and that the unitized glass walls and pivot doors enclosing the Human Resources Department need film panel application and repair for scratch resistance and improved privacy purposes; and

**WHEREAS**, the existing contract held by the Commonwealth's COSTARS program with which DIRT Environmental Solutions, Inc. is the Supplier, and Workscape, Inc. (WBE Certified) is the sole designated dealer for Western Pennsylvania, has been sourced for the additional work; and

**WHEREAS**, the HACP received proposals for the additional work for a total value in the amount of \$24,550.25; and

**WHEREAS**, the additional work increases the value of that which is preexisting including prior modifications for the contract from \$1,419,248.00 to \$1,443,798.25; and

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

**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 increase the contract amount for DIRT Environmental Solutions, Inc. for the additional work in a not-to-exceed amount of \$24,550.25 which increases the total use of the contract to \$1,443,798.25; and

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

Next, the Chair asked for a motion to approve the resolution. Majestic Lane 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”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 89 of 2023**

#### **A Resolution – Authorizing the Executive Director or his Designee to Utilize an Existing Contract to Purchase Trailers as temporary office space for the Bedford Dwellings Redevelopment, Choice Neighborhoods Implementation Grant**

**WHEREAS**, on July 26, 2023, the Housing Authority of the City of Pittsburgh (HACP) was awarded an FY2022 Choice Neighborhoods Implementation Grant (CNIG) from the U.S. Department of Housing and Urban Development for the redevelopment of Bedford Dwellings low-income public housing community; and

**WHEREAS**, One of the core requirements of the CNIG is to provide case management and supportive services to residents at Bedford Dwellings; and HACP has determined that it is in the best interest of its residents to purchase four (4) on-site modular trailers to provide effective office space for the operation of said services; and

**WHEREAS**, through cooperative purchasing within the OMNIA Partners Network, there currently exists a competitively procured contract between the Region 4 Education Service Center and Willscot, Inc.(Supplier) that will be utilized for the purpose of delivery and installation of the trailers; and

**WHEREAS**, the subject contract’s current term ends October 1, 2024, and the HACP desires to utilize the contract in the not-to-exceed amount of \$1,000,000.00, which was determined to be reasonable; and

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

**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 Willscot, Inc. in the not-to-exceed amount of \$1,000,000.00 to purchase and install four (4) on-site modular trailers; and

**Section 2.** The amount shall be paid from Program Income and/or Moving-to-Work funds.

Next, the Chair asked for a motion to approve the resolution. Majestic Lane 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”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 90 of 2023**

#### **A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Frederick and Son Contracting for HVAC Heating and Air Conditioning Support Authority-Wide for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) utilizes HVAC Services across all HACP locations for HVAC Heating and Air Conditioning Support and for Geothermal heating and cooling systems for Homewood North, Northview Heights and Arlington; and

**WHEREAS**, on August 7, 2023, the HACP issued an Invitation for Bid (IFB) #300-30-23 seeking qualified companies to provide HVAC Heating and Air Conditioning Support, Authority-Wide; and

**WHEREAS**, IFB #300-30-23 was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

**WHEREAS**, two (2) companies responded to IFB #300-30-23 for HVAC Heating and Air Conditioning Support and Frederick and Son Contracting was determined to be the most responsive and responsible bidder.

**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 an amount not-to-exceed \$786,480.00 with Frederick and Son Contracting for HVAC Heating and Air Conditioning Support Authority-Wide, for the initial term of three (3) years with two (2) one (1) year extension options, for a total of five (5) years; and

**Section 2** The total five (5) year authorized amount of \$786,480.00 shall be made payable from the Operating Budgets of the sites that utilize the services.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,

Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 91 of 2023**

#### **A Resolution – Authorizing the Executive Director or his designee to Enter into an Intergovernmental Agreement with the Allegheny County Housing Authority for Professional Investigative Services**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has a need for Professional Investigative Services; and

**WHEREAS**, these investigative services include tenant fraud and workers compensation which would entail internal investigations and surveillance; and

**WHEREAS**, the HACP’s current contract for these services expires on January 31, 2024; and

**WHEREAS**, the HACP has identified the need for investigative services to identify and prosecute tenant fraud such as unauthorized occupants living in their units or failure to report their income in the Low-Income Public Housing (LIPH) and the Housing Choice Voucher (HCV) Program; and

**WHEREAS**, the HACP has determined that the use of investigative services in workers compensation cases can assist the HACP in document fraud and reduce workers compensation costs; and

**WHEREAS**, the HACP has determined that the use of investigative services in internal investigations of HACP employees that are not abiding by the HACP Employee Code of Conduct and other requirements of employment can reduce liability exposure and risk to tenants resulting from employee violations of policy; and

**WHEREAS**, the U.S Department of Housing and Urban Development (HUD) authorizes the use of Intergovernmental Agreements and has issued regulations governing such agreements.

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

**Section 1.** The Executive Director or his Designee is authorized to enter into an Intergovernmental agreement with the Allegheny County Housing Authority (ACHA) for professional investigative services for a three (3) year period not to exceed \$480,000.00.

**Section 2.** The Intergovernmental agreement cost will be paid from Program Income or Moving To Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Majestic Lane seconded the motion. After a lengthy discussion it was decided that this resolution should be Tabled.

The Chair asked for a motion to Table this resolution. Alex Laroco made a motion to table this resolution and Majestic Lane seconded the motion.

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution TABLED.

### **RESOLUTION No. 92 of 2023**

#### **A Resolution - Authorizing the Award of and Negotiation with Selected Respondents Under the 2023 Gap Financing Request for Proposals Program**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) established the Project-Based Voucher and Gap Financing (PBV/Gap Financing) program as a gap financing tool designed to bridge funding gaps faced by private developers/owners of affordable housing projects; and

**WHEREAS**, the Allies & Ross Management and Development Corporation (ARMDC), a non-profit instrumentality of the HACP, is tasked with performing certain development activities, which include the management and implementation of the PBV/Gap Financing program; and

**WHEREAS**, on October 6, 2023, the HACP issued a Request for Proposals (RFP) #600-31-23 (RFP) representing another round of funding availability under the PBV/Gap Financing program; and

**WHEREAS**, on October 24, 2023, the HACP received ten (10) proposals from eight (8) developers through the RFP; and

**WHEREAS**, the HACP/ARMDC has evaluated the PBV/Gap Financing proposals to determine if the applicants are responsive, responsible, and in good standing with the HACP and the ARMDC, and ensure that the proposals meet the basic underwriting criteria and regulatory requirements prescribed by the HACP/ARMDC, the U.S. Department of Housing and Urban Development (HUD), and the Pennsylvania Housing Finance Agency (PHFA), where applicable; and

**WHEREAS**, the HACP has selected all proposals to receive a conditional commitment for PBV and Gap Financing within the HACP’s Gap Financing budget limitation as follows (Awarded Respondents); and

<b>Name of Developer</b>	<b>Development Name</b>	<b>Neighborhood</b>	<b># of PBV Units</b>	<b>Gap Financing</b>
CHN Housing Partners	Carrick Senior Apartments	Carrick	13	1,300,000
CHN Housing Partners	421 Seventh Avenue	Downtown	16	1,600,000
Beacon Communities	120 Cecil Way	Downtown	25	2,050,000
Woda Cooper Development, Inc.	Smithfield Lofts	Downtown	16	1,600,000

Beacon Communities	First & Market	Downtown	93	3,800,000
The Community Builders	4800 Second Avenue	Hazelwood	22	1,980,000
WPP Development Group	The Bethel (Lower Hill)	Lower Hill	32	2,880,000
Standard Communities	Carson Square Apartments	South Side	8	720,000
Legacy Village LLC	Legacy Village	Perry South	13	1,040,000
Trek Development Group	Hazelwood Green	Hazelwood	40	3,200,000
			278	20,170,000

\*74,704.00 Average cost per unit.

**WHEREAS**, the HACP will issue a conditional commitment of funds before conducting complete underwriting procedures with each Awarded Respondent.

**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 issue contingent commitment(s) of funds and begin project underwriting negotiations with the Awarded Respondents that are in good standing with the HACP and ARMDC; and

**Section 2.** The PBV units will be funded by the HACP’s Housing Choice Voucher (HCV) program, and the Gap Financing will be funded by Moving to Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley, Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 93 of 2023**

#### **A Resolution – Authorizing the Housing Authority of the City of Pittsburgh to deposit funds into the Hill District Federal Credit Union (HDFCU) to enter their Mortgage Lending Program**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) recognizes the vital role that financial institutions play in supporting community development initiatives; and

**WHEREAS**, the Hill District Federal Credit Union has demonstrated a commitment to fostering economic growth and financial inclusion within the City of Pittsburgh; and

**WHEREAS**, the HACP acknowledges the importance of partnerships with local institutions to enhance economic opportunities for residents and further community development goals; and



**WHEREAS**, the HACP has determined that providing financial support to the HDFCU aligns with its mission to improve the quality of life for residents and promote sustainable, vibrant communities.

**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 Designee is hereby authorized to approve the deposit of \$250,000 into the HDFCU for the purpose of supporting community development initiatives, fostering economic growth and promoting financial inclusion within the City of Pittsburgh; and

**Section 2.** The Executive Director or Designee is authorized and directed to execute any necessary agreements and take all actions necessary to effectuate this deposit, including the disbursement of funds in a manner consistent with the goals outlined in the resolution; and

**Section 3.** The HACP Board of Commissioners expresses its appreciation to the HDFCU for its dedication to the betterment of the community and looks forward to a continued partnership for the benefit of the residents of the City of Pittsburgh; and

**Section 4.** The total authorized amount of \$250,000 shall be payable from Program Income and/or Moving-to-Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Majestic Lane seconded the motion. After a lengthy discussion it was decided that this resolution should be Tabled.

The Chair asked for a motion to Table this resolution. Jake Wheatley made a motion to table this resolution and Majestic Lane seconded the motion.

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution TABLED.

### **RESOLUTION No. 94 of 2023**

#### **A Resolution - Approving the Housing Choice Voucher FY 2024 Administrative Plan**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) adopted its current Housing Choice Voucher (HCV) Program Administrative Plan (Admin Plan) on or about April 27, 2023; and

**WHEREAS**, the current HCV Program Admin Plan must be amended to clarify policy and procedures and to maintain compliance with federal regulations as they pertain to the HCV Program; and

**WHEREAS**, the proposed amendments to the HCV Program Admin Plan will clarify and replace existing provisions under the current HCV Program Admin Plan; and

**WHEREAS**, the proposed amendments to the HCV Program Admin Plan adopt the Housing Opportunity Through Modernization Act of 2016 (HOTMA) Section 102 and 104 regulatory changes; and

**WHEREAS**, the proposed amendments to the HCV Program Administrative Plan were posted in the local newspapers from Sunday, November 12, 2023, to Tuesday, December 12, 2023; and

**WHEREAS**, the proposed amendments to the HCV Program Admin Plan were made available for public review and comment on its website and all other forms of the HACP social media from Sunday, November 12, 2023, to Tuesday, December 12, 2023, via the following link: [https://hacp.org/public\\_notices/public-notice-of-fy-2024-revised-housing-choice-voucher-administrative-plan/](https://hacp.org/public_notices/public-notice-of-fy-2024-revised-housing-choice-voucher-administrative-plan/).

**WHEREAS**, the HACP hosted public hearings via Zoom on Wednesday, November 29, 2022 at 9:30 am and 5:30 pm; and

**WHEREAS**, no members of the public attended the public hearings, and no public comments were received during the stated public comment period; and

**WHEREAS**, the proposed changes to the HCV Program Admin Plan will go into effect on January 1, 2024, except for the HOTMA changes, which will be implemented later in FY 2024 per PIH Notice 2023-27, or in accordance with subsequent U.S. Department of Housing and Urban Development (HUD) guidance.

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

**Section 1.** The Amendments to the Housing Choice Voucher (HCV) Program Administrative Plan are hereby approved and will go into effect on January 1, 2024, and the HOTMA amendments will go into effect later in FY 2024 per PIH Notice 2023-27, or in accordance with subsequent HUD guidance.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

**RESOLUTION No. 95 of 2023**

**A Resolution – Authorizing the Executive Director or his Designee to Advertise the Fiscal Year (FY) 2024 Housing Authority of the City of Pittsburgh Board of Commissioners Meeting Dates**

**WHEREAS** the regular Board of Commissioners meetings of the Housing Authority of the City of Pittsburgh (HACP) shall be held on the dates noted in Section 1 of this resolution; and

**WHEREAS** the HACP Board of Commissioners meetings will be publicly advertised in two (2) newspapers of general circulation and social media specifying the date, time, and location of each meeting.

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

**Section 1.** The Executive Director is hereby authorized and directed to publicly advertise in the *Pittsburgh Post-Gazette*, *New Pittsburgh Courier*, and any other newspaper or social media platform that the Executive Director considers necessary for the following HACP Board of Commissioners meeting dates, times, and location:

**Thursday, January 25, 2024**

**Thursday, February 22, 2024**

**Thursday, March 28, 2024**

**Thursday, April 25, 2024**

**Thursday, May 23, 2024**

**Thursday, June 27, 2024**

**Thursday, July 25, 2024**

**NO BOARD MEETING IN AUGUST**

**Thursday, September 26, 2024**

**Thursday, October 24, 2024**

**NO BOARD MEETING IN NOVEMBER**

**Thursday, December 12, 2024**

**Section 2.** All of the above meetings will be held at 10:30 a.m. via ZOOM Conferencing and/or in person unless specified otherwise by public advertisement.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,

Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

**RESOLUTION No. 96 of 2023**

**A Resolution - Authorizing the Executive Director or his Designee to increase the contract amount to OSA Global, Guard Contract for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, OSA Global was awarded two (2) three (3) year contracts in February 2021, by the Housing Authority of the City of Pittsburgh (HACP) in the amount of \$6,000,000 to provide armed and unarmed services to family communities, Northview, Bidwell, and Pressley (Contract 1) and \$3,600,000 to provide unarmed security for seven (7) high-rises (Contract 2); and

**WHEREAS**, the HACP has a continuing need for guard service at the HACP communities as a part of its plan to synthesize resources from law enforcement, private security, and technology; and

**WHEREAS**, various unforeseen situations arose to call a need for increased security services at various sites, including the Main Office Building located at 412 Boulevard of the Allies, which caused the HACP to exceed the previous contracted amount; and

**WHEREAS**, The HACP is seeking to add \$295,000 to Contract 1 to provide armed and unarmed services to family communities, Northview, Bidwell, and Pressley for a total new contract amount of \$6,295,000, and \$5,000 to the contract (Contract 2) for unarmed security for seven (7) high-rises for a total new contract amount of \$3,605,000; and

**WHEREAS**, procurement was conducted in accordance with applicable State and Federal 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 add additional funds to the current OSA Global two (2) contracts in an amount not to exceed \$6,295,000 to provide armed and unarmed services to family communities, Northview, Bidwell, and Pressley (Contract 1) and \$3,605,000 for unarmed security for seven (7) high-rises (Contract 2); and

**Section 2.** The contract shall be payable from Program Income and/or Moving to Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Alex Laroco made a motion to approve, and Jala Rucker seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 97 of 2023**

#### **A Resolution – Ratifying the Actions of the Executive Director of Entering into an Emergency Contract with XYCOM to repair the equipment for the Northview Heights Community**

**WHEREAS**, on Monday, October 2, 2023, the camera room at Northview Heights, the location where all of the equipment for the Cameras is stored, had a leak from the ceiling. The ceiling fell and damaged the camera equipment in this room, along with other items; and

**WHEREAS**, the damage from the ceiling collapse caused all of the camera equipment to fail. As a result of public safety concerns, the Housing Authority of the City of Pittsburgh (HACP) Public Safety Department needed to enter into an emergency contract with XYCOM to repair the equipment for the Northview Heights Community; and

**WHEREAS**, the stated quote from XYCOM was in excess of \$50,000. The revised repair cost was received Thursday, October 12, 2023, for \$372,417.00, and

**WHEREAS**, the camera system assists the City of Pittsburgh Police Department (PPD) in solving crimes that are committed at Northview Heights, as well as providing the residents with a sense of security in the community; and

**WHEREAS**, to promote the enhanced safety initiatives established in this community, the camera system needed to be repaired as soon as possible. Therefore, the Public Safety Department prepared an Emergency Memorandum requesting emergency funds in the amount of \$372,417.00 to repair the damaged camera equipment. The Emergency Memorandum was signed by Valarie McDonald Roberts, the Chair of the Board of Commissioners of the HACP and by Caster D. Binion, the Executive Director of the HACP.

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

**Section 1.** To ratify the actions of the Executive Director of entering into an Emergency Contract with XYCOM to repair the equipment for the Northview Heights Community in the amount of \$372,417.00; and

**Section 2.** The total amount of \$372,417.00 will be paid from Program Income or Moving To Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Alex Laroco made a motion to approve, and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

**RESOLUTION No. 98 of 2023**

**A Resolution - Authorizing the Executive Director or his Designee to increase the contract amount to the Edgeworth Security contract for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, on September 22, 2022, the Housing Authority of the City of Pittsburgh (HACP) entered into a contract with Edgeworth Security to provide Professional Services to Export Camera Footage; and

**WHEREAS**, the original contract was a not to exceed amount of \$32,000.00; and

**WHEREAS**, in May, 2023 the HACP prepared an Addendum to the existing contract to add \$6,400.00 to the contract; and

**WHEREAS**, there are two (2) outstanding invoices in the amount of \$4,000.00 each and the HACP is seeking to add \$8,000.00 to the current contract to pay the remaining invoices. The new total not to exceed amount of the contract is \$46, 400.00.

**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 add additional funds to the current Edgeworth Security contract in an amount of \$8,000 with a total not to exceed amount of \$46,400.00; and

**Section 2.** The contract shall be payable from Program Income and/or Moving to Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Alex Laroco made a motion to approve, and Jake Wheatley seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

End of Resolutions.

**EXECUTIVE REPORT:**

Executive Director Binion addressed the Board:

Mr. Binion thanked the Board for their leadership which allowed the HACP to be innovative and pathfinding in their development. He also thanked the residents for their questions and keeping everyone on their toes. Mr. Binion stated that will strive for the best customer service in 2024. He also thanked all of the partners in the Choice Neighborhood project. Mr. Binion thanked the URA and the City of Pittsburgh for the collaboration efforts in homeownership.

- 73 families can have a new home for the 2023 holiday season.
- 738 residents were given keys to new homes through the HCV Department.
- 350 residents were given keys through our LIPH and Mixed Finance programs.

Staff is pushing to get even more residents into housing before the end of the year.

In 2024 we have big things to do, he said.

Mr. Binion thanked the HACP staff and looks forward to 2024.

**NEW BUSINESS** – No New Business

**AJOURNMENT:** The Chair asked for a motion to adjourn the meeting.

Janet Evans made a motion to adjourn, and Majestic Lane seconded the motion.

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

“AYES”: Majestic Lane, Janet Evans, Jala Rucker, Jake Wheatley,  
Alex Laroco and Valerie McDonald-Roberts.

“NAYS”: None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

