

**HOUSING AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD OF COMMISSIONERS MEETING**  
**MEETING MINUTES**  
**APRIL 25, 2024**  
**@ 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, April 25, 2024, at 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, Mrs. Valerie McDonald-Roberts, Mr. Alex Laroco, Mr. Majestic Lane and Mr. Khari Mosley Mr. Jake Wheatley was not in attendance. A quorum was met. (Janet Evans and Majestic Lane attended the meeting via Zoom Webinar)

Next, the Chair noted that the Board members previously received a copy of the February 22, 2024, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Alex Laroco made a motion to approve, and Jala Rucker seconded the motion. March Board minutes were not received as the meeting was cancelled.

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

“AYES”: Jala Rucker, Khari Mosley, 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 March and April 2024.

**ACTIVITY REPORT:**

- ✓ March/April Board Report
  - Live from the CyberBus in Detroit Michigan with NFL draft activities which includes us hosting 1900 youth from the Boys and Girls clubs throughout the Detroit PHA area at the 3C (community, culture, and competition )sports conference. We were honored to be joined by Jerome Bettis and HUD Detroit and Field Office Director Micheal Pasinelli.
  - FS/RSS/AM - February late weekend call to action in NVH delivering meals and restoring services to residents due to a gas outage!!
  - Councilman Charland and Councilwoman Warwick visited residents at HACP communities in their district.

- The Ronald McDonald care mobile unit was in Bedford as part of Choice activities In addition, we closed on Bedford Phase 1A&B. 1st phase of person to person relocation meetings have been completed.
- Mayor Gainey did a 412 food drop in Bedford last month for Rescue Hero week. 412 Food Rescue started its journey with us as their first pilot in 2015. Successfully helping to eradicate hunger in public housing in six months
- Congratulations Mod Dev on the NAHRO award for excellence for the Lemington home apartments. Turning an abandoned 35 year old nursing home to a 54 unit affordable apartment building with a health care faculty on the first floor.
- District Attorney Steven Zappala partnered with the HACP CAC to produce a video on scamming. Video includes the DA and Bedford dwellings residents. It's airing at all 28 digital signage locations and on our social media networks. FYI... Allegheny County in 2022 was the #2 largest county in the US where seniors reside.
- Workforce update: our REP held Workshops on getting ready to work, acing the interview, and mental wellness, in Bedford, NVH, and HWN. Job fairs were held at St. Paul church, the EVC with / Mistick Construction, Partner4Work, Career Links and Diversified Health (home health aide). HUD field office Director, Micheal Horvath joined us at the job fairs. The job fairs were featured on HUDs regional and national SM pages. YTD new hires is 26 which includes 8 recent graduates from CVS/EOM pharmacy tech program and 1 hire from our HR.
- Continued Workforce Updates.... CyberBus 2.0 workforce mobile unit is well under construction with the signing of several partners.
- We have entered into an agreement with (MBA) the Master Builders 'Association, represents over 260 leading general contractors, construction managers, specialty contractors, and service and supplier companies in our region's commercial construction industry. (Released in a joint press release) Through our collaboration, we are launching an innovative initiative that will provide residents with exposure and access to life-changing career opportunities within the 16 union trades.
- CCAC has signed on as our workforce education partner.
- PNC is exploring how they can add mobile banking to our menu of Workforce experiences on the CyberBus 2.0.
- From the We've Got mail department...Hello Chuck (Rohrer)and Jerome (Frank))I truly appreciate your presentation; it provided a valuable opportunity for both my students and me to learn from your insightful experiences. I must acknowledge Jerome's exceptional clarity in explaining the HCV program; his expertise surpassed my own. Thanks a lot for the contribution! There are actually a lot of students who are very interested in housing development and planning in Pittsburgh. This course aims to expose students to various urban planning topics and fields, helping them explore potential career paths in the future. Chihuangji (Herbert) Wang, Ph.D.  
Urban Studies Program Univ of Pittsburgh
- We also received this letter from one of our EVP partners: Dear Anthony (Ceoffe), as JMP builds up more capacity for more mediations in 2024 and hopes/expects that this will serve HACP residents in larger numbers and more deeply. Though this has been on my mind for a while, one thing that inspires it is this flyer I've seen coupled with the good press in PublicSource recently regarding HACP mediation participation. As word gets out further, I want to make sure mediation's benefits are fully felt so that the "HACP CAN CONTINUE LEADING THE PACK WITH THIS EFFORT YOU'VE BEEN INSTRUMENTAL IN BUILDING!"Aaron Erb - Exec Director -JMP

- The HACP has received and distributed \$556,113.54 and participated in 124 mediations YTD. For the month of April, 19 mediations and distributed \$58,750.56 in rental assistance. Total distribution in 2022-2024 is over 2.3 million. Kudos Devan Shirey, Asset Management and RSS working with our partners JMP, Ursuline, Rent help Pittsburgh and Action Housing, on eviction prevention
- In closing...The HCV waiting list opened March 11th -15th receiving 11,804 applications. WL last opened, 12/2018, taking in 10k applications. OPENING was carried on local news and NPR and highlighted the need for affordable housing. Shout out to Laverne Wagner, Gary Mesko and the entire Occupancy staff, CA, IT, RSS, and AM working 24/7 to make this application process smooth and efficient.

End of Activity Report.

Next, Ms. McDonald-Roberts asked the Board for a motion to approve the Activity Report. 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”: Jala Rucker, Janet Evans, Alex Laroco and Valerie McDonald-Roberts.

“NAYS”: None.

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

Janet Evans and Majestic Lane joined the meeting at this time.

**PUBLIC COMMENTS – FEBRUARY - Received February 28, 2024:**

1. Treshay Harris  
 (724) 261-0176  
Treshayharris838@gmail.com  
 Wants a Response: YES  
 Wants Comment Read Aloud: NO

"I'll be there"

2. Tenaj Eiram  
 (412) 872-0964  
jmarie53196@gmail.com  
 Wants a Response: YES  
 Wants Comment Read Aloud: YES

What takes the Section 8 process so long? Can the associates who assist in the Section 8 process do anything different to speed up the process (such as answering phones, emails, etc.)?

**PUBLIC COMMENTS – MARCH:** None

**RESOLUTIONS:**

Next, the Chair introduced the Resolutions:

**RESOLUTION No. 18 of 2024**

**A Resolution – Ratifying the Executive Director’s decision to Authorize the Commitment of Funds for Settlement of the Terminated Turnkey Development of Twenty-Two (22) Scattered Sites Units in the Middle Hill Neighborhood by Amani Christian Community Development Corporation**

**WHEREAS**, on October 27, 2016, the Housing Authority of the City of Pittsburgh (HACP) desired to work with community partners in establishing a neighborhood and community revitalization strategy by investing in the development of affordable housing throughout the City of Pittsburgh; and

**WHEREAS**, over the next five (5) years, the HACP intended to utilize Moving To Work (MTW) funds, 4% Low Income Housing Tax Credit (LIHTC) equity, 221(d)(4) loans supported by project based vouchers and other funding sources amounting to approximately \$13.7 million, to effectuate the acquisition/rehab, turnkey development and/or co-development of up to 50 scattered sites units; and

**WHEREAS**, in furtherance of this goal, on December 10, 2014, the HACP advertised a Request for Proposals (RFP) #600-32-14 seeking qualified community partners to provide services for Acquisition/Rehabilitation and Turnkey Development of Scattered Sites Units; and

**WHEREAS**, preference was given to Community Development Organizations/Community Based Organizations and Faith Based Organizations and/or those working in collaboration with partners that have the capacity to produce and sell to the HACP Scattered Site units and/or further co-develop Scattered Sites units in partnership with HACP’s instrumentality Allies and Ross Management and Development Corporation (ARMDC) throughout the city of Pittsburgh over the next five (5) years; and

**WHEREAS**, in Resolution 48 of October 2016, the HACP Board of Commissioners approved the selection of East Liberty Development Inc. (ELDI) and Amani Christian Community Development Corporation (ACCDC) as both entities were determined to be the highest ranked firms, based on evaluation criteria including, but not limited to, experience, capacity and proposed total development cost per unit; and

**WHEREAS**, pursuant to the award, the HACP worked with the first-ranked ELDI on the turnkey development of twenty (20) scattered sites; and the HACP proceeded to work with ACCDC, on the development of turnkey units [constituting two (2) and/or three (3) bedroom unit mix] on Scattered Sites located within the Middle Hill neighborhoods; and

**WHEREAS**, the HACP identified MTW funds in the amount of \$6,300,111.00 in the FY 2017 Budget for the development of the turnkey development of twenty-two (22) Scattered Sites units in the Middle Hill neighborhood; and

**WHEREAS**, the ACCDC repeatedly failed to meet the development project deadlines over a period of five (5) years and failed to provide a complete and feasible turnkey development proposal required for the U.S. Department of Housing and Urban Development (HUD) approval that would eventually allow the HACP and the ACCDC to enter into a HUD turnkey contract; and

**WHEREAS**, the HACP subsequently canceled its 2016 award to the ACCDC for such failures in November 2022; and

**WHEREAS**, the ACCDC created significant outstanding debts with local businesses, vendors, and lenders, including a local church,, as the result of their planning and predevelopment activities until November 2022; and

**WHEREAS**, the HACP desires to avoid such negative impact on such local businesses, vendors, and lenders as the result of the failure of the ACCDC to pay its debts.

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

**Section 1:** The Executive Director decision is hereby ratified to authorize and enter into Settlement Agreements with the ACCDC, its subcontractors, vendors, and lenders in amounts not to exceed a total of \$350,000.00; and

**Section 2:** The payment amount for the Settlement Agreements shall be paid from Moving to Work (MTW) and/or Program Income Funds; and

**Section 3:** The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP, to 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 discharge these outstanding debts.

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

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

## **RESOLUTION No. 19 of 2024**

**A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$97,803.00 from Tenant Accounts Receivable for the Months of October 2023 through December 2023**

**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 2023 through December 2023 is \$97,803.00, 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 \$97,803.00, which is 4.12% of the total rent and associated charges of \$2,372,430.14 for the fourth quarter of 2023.

**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 \$97,803.00 from the Tenant Accounts Receivables (TARs) balance for October 2023 through December 2023 is hereby ratified.

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”: Jala Rucker, Janet Evans, Kahari Mosley, Majestic Lane  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

**RESOLUTION No. 20 of 2024**

**A Resolution – Ratifying the Executive Director’s decision to Authorize to Add Additional Funds to the Temporary Contract with Xycom to Provide Emergency Camera Maintenance While Awaiting the HUD Reviewal Process**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security cameras at the HACP Family and Hi-Rise Communities, as part of its plan to synthesize resources from law enforcement, private security, and technology to enhance the safety and security of the HACP communities; and

**WHEREAS**, the HACP signed a contract with Reliant in March 2022 to provide camera installation, maintenance, and internet services for camera systems throughout the Family and Hi-Rise Communities; and

**WHEREAS**, Reliant became noncompliant with the terms of the contract; and

**WHEREAS**, the HACP provided Reliant with several opportunities to come into compliance with the terms of the contract; however, all opportunities failed and eventually Reliant stopped responding to the HACP's written and verbal requests; and

**WHEREAS**, the HACP was forced to terminate the contract with Reliant in October 2023, which included among activities, installation, and maintenance for the camera systems; and

**WHEREAS**, a contract to provide camera installation and maintenance needed to be procured in order to have properly functional camera systems; and

**WHEREAS**, in October 2023 a Request For Proposals (RFP) for camera installation and maintenance was advertised and only one (1) proposal was received; and

**WHEREAS**, a second RFP for camera maintenance and installation was advertised in December 2023 and again, only one (1) proposal was received in January 2024 and HUD must approve the sole source responder before the HACP can move forward with awarding the contract; and

**WHEREAS**, as HUD's approval process can take an extended period of time and the need to keep the cameras functioning during this process is necessary to provide safety and security at the HACP sites; and

**WHEREAS**, until HUD has completed the approval process, a temporary contract needed to be executed to continue emergency maintenance to keep the security cameras functioning at Northview Heights, Allegheny Dwellings, Arlington Heights, Bedford Dwellings, PA Bidwell, Caliguri Plaza, Carrick Regency, Finello, Gualtieri, Mazza, Morse, Murray, and Pressley Street High Rise; and

**WHEREAS**, on February 20, 2024, Xycom was authorized by the Executive Director in the amount of \$45,000 for emergency camera system maintenance at Northview Heights, Allegheny Dwellings, Arlington Heights, Bedford Dwellings, PA Bidwell, Caliguri Plaza, Carrick Regency, Finello, Gualtieri, Mazza, Morse, Murray and Pressley Street High Rise until HUD has completed with the approval process; and

**WHEREAS**, as HUD has not completed with the approval process, an additional funding is needed in the amount of \$195,000 for emergency camera system maintenance at Northview Heights, Allegheny Dwellings, Arlington Heights, Bedford Dwellings, PA Bidwell, Caliguri Plaza, Carrick Regency, Finello, Gualtieri, Mazza, Morse, Murray, and Pressley Street High Rise.

**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 Xycom for emergency camera system maintenance for the HACP family and Hi-rise communities, until HUD completes the approval process and to add an additional \$195,000 to

the existing contract of \$45,000 for a combined total not to exceed \$240,000; 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. Jala Rucker made a motion to approve, and Kahari Mosley seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 21 of 2024**

**A Resolution – Ratifying the Action of the Executive Director for the expenditure of \$306,791.64 to satisfy the contract to provide internet services at all HACP communities.**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security cameras at the HACP Family and Hi-Rise Communities, as part of its plan to synthesize resources from law enforcement, private security, and technology to enhance the safety and security of the HACP communities; and

**WHEREAS**, HACP signed a contract with Reliant in March 2022 to provide camera installation, maintenance, and internet services for camera systems throughout the Family and Hi-Rise Communities; and

**WHEREAS**, Reliant became noncompliant with the terms of the contract; and

**WHEREAS**, HACP gave Reliant several opportunities to come into compliance with the terms of the contract; however, all opportunities failed and eventually Reliant stopped responding to the HACP’s written and verbal requests; and

**WHEREAS**, HACP was forced to terminate the contract with Reliant in October 2023, which included among other things internet services for the camera systems; and

**WHEREAS**, the services for Comcast that supplied the internet to the cameras were in the name of Reliant; and

**WHEREAS**, Reliant was responsible for the payments of internet services with Comcast for all HACP camera systems; and

**WHEREAS**, Reliant did not pay Comcast and the internet service to all HACP camera systems would be discontinued; and



**WHEREAS**, the camera systems at all HACP sites do not function without internet service; and

**WHEREAS**, a contract to provide internet services needed to be procured in order to have properly functional camera systems; and

**WHEREAS**, the HACP submitted an Emergency Memo in December 2023 to procure a contract with Comcast for internet services; and

**WHEREAS**, the HACP Executive Director approved a three (3) year contract with Comcast to provide internet services at all HACP sites in the amount of \$306,791.64; and

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

**Section 1:** Ratify the actions of the Executive Director effective Thursday, December 14, 2023, for the funds expended for the contract to provide internet services at all HACP communities in the amount of \$306,791.64.

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

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

#### **RESOLUTION No. 22 of 2024**

##### **A Resolution – Ratifying the Executive Director’s Decision to Rescind Resolution 82 of 2023 and Approve Contract Renewal with Salsgiver Inc. for Data Communications Services for the Housing Authority of the City of Pittsburgh (HACP)**

**WHEREAS**, to serve its residents, the Housing Authority of the City of Pittsburgh (HACP) needs Data Communication via computer network links between its locations throughout the city of Pittsburgh and the Housing Authority of the City of Pittsburgh (HACP) central IT Servers and Systems; and

**WHEREAS**, the links between the HACP sites and the servers are currently provided via a fiber optic data communications network by Salsgiver Inc., which was awarded the contract in 2016 and completed its 5 years term in 2021, followed by a 2 years emergency extension until Dec 2023 due to the shutdown during the COVID-19 Pandemic; and

**WHEREAS**, for the HACP to continue to serve its residents, the data communication links provided by Salsgiver must remain active to conduct HACP daily business operations in person and online.

**WHEREAS**, the HACP requests the HACP Board ratification of the Executive Director’s decision to Rescind Resolution 82 of 2023 due to the fact the referenced resolution did not include enough funding to perform the required tasks. In addition, extend the existing Salsgiver Inc. Data Communications Services for six (6) months starting from January 1, 2024, to June 30, 2024, and add funds in the amount of \$314,087.55 to the existing contract of \$1,749,096.00 for a new total contract amount of \$2,063,183.55 to pay outstanding invoices and continue providing data communications for all the HACP community sites, and the HACP offices while migrating to cloud based internet data communications.

**WHEREAS**, this procurement was 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.** Ratifies the Executive Director’s decision to Rescind Resolution 82 of 2023 and extend the existing Salsgiver Inc. Data Communications Services for six (6) months starting January 1, 2024, as well as adding additional funds in the amount of \$314,087.55 to the existing contract for a total amount of \$2,063,183.55; 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 Kahari Mosley seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 23 of 2024**

**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 Program, and the Housing Choice Voucher Program; and

**WHEREAS**, the HACP issued a Request for Proposals (“RFP”) for Grievance Hearing Officer services on October 23, 2023; and

**WHEREAS** the HACP received three (3) proposals, but one (1) proposal was subsequently withdrawn, and a second proposal had a conflict of interest; and

**WHEREAS**, to obtain additional Grievance Hearing Officer services, the HACP issued a three (3) quote bid and obtained proposals for two (2) additional Grievance Hearing Officer services; and

**WHEREAS**, both the RFP and the Three (3) Quote Bid were conducted in accordance with the applicable federal, state, and local rules and regulations, and the procurement policies and procedures of the Housing Authority of the City of Pittsburgh;

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

**Section 1.** As a result of the RFP, The Executive Director or his designee is hereby authorized to enter into a contract with Maiello Brungo & Maiello, LLP for Grievance Hearing Officer services for grievances filed in relation to Admissions, the Low-Income Public Housing Program, and the Housing Choice Voucher Program. The maximum amount approved by this resolution for the sum of the contract entered is \$145,000 to be entered into through March 2026 subject to the applicable time period in Maiello Brungo & Maiello, LLP’s qualification contract; and,

**Section 2.** As a result of the Three (3) Quote Bid, the Executive Director or his designee is hereby authorized to enter into contracts with Richard Morris & Associates and Rhega Taylor for Grievance Hearing Officer services for grievances filed in relation to Admissions, the Low Income Public Housing Program, and the Housing Choice Voucher Program; with the maximum amount approved by this resolution for the sum of the two (2) contracts being \$24,000 with \$12,000 being allotted to each; and

**Section 3.** The funds will be provided through 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 Kahari Mosley seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

*Ms. Rucker asked that it go on record that she believes there is a conflict with Richard Morris and the Urban League. She also stated that she believes that the tenants should have representation at grievance hearings.*

## **RESOLUTION No. 24 of 2024**

### **A Resolution – Authorizing the Executive Director or his Designee to Award a Contracts to J&S Handyman and Grace Construction for the Painting of Occupied Units and Common Areas (Asset Management) for the Housing Authority of the City of Pittsburgh.**

**WHEREAS**, the Asset Management Division of the Housing Authority of the City of Pittsburgh (HACP) provides preventative maintenance services and improved aesthetics by painting approximately twenty (20) percent of all occupied units on an annual basis, and common areas as needed; and

**WHEREAS**, the HACP utilizes Painting Services for occupied units across all HACP locations for painting support; and

**WHEREAS**, on February 26, 2024, the HACP issued an Invitation for Bid (IFB) #250-05-24 for Painting of Occupied Units and Common Areas (Asset Management) for the HACP; and

**WHEREAS**, six (6) companies responded to the IFB #250-05-24 Painting of Units and Common Areas for Asset Management; and

**WHEREAS**, J&S Handyman and Grace Construction were determined to be the most responsive and responsible bidders; and

**WHEREAS**, the total three (3) year authorized amount of \$808,000.00 shall be split amongst the two (2) vendors on a task-order basis; 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 contracts in the amount not to exceed \$808,000.00 with J&S Handyman and Grace Construction Services for painting of occupied units and common areas for the initial term of one (1) year with two (2) one (1) year extension options for a total of three (3) years; 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. Kahari Mosley 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”: Jala Rucker, Janet Evans, Kahari Mosley, Majestic Lane,  
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 25 of 2024**

#### **A Resolution – Authorizing the Executive Director or his Designee to Award a Contract to Blue Ground Mining LLC. For the Grass Cutting of Vacant Lots in the Middle Hill and Hamilton Larimer for the Housing Authority of the City of Pittsburgh.**

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

**WHEREAS**, on February 26, 2024, the HACP issued an Invitation for Bid (IFB) #250-06-24, for Grass Cutting of Vacant Lots in the Middle Hill District and Hamilton Larimer; and

**WHEREAS**, Blue Ground Mining LLC. submitted the lowest, responsive proposal; and

**WHEREAS**, the HACP provided a list of vacant lots (attached) for vacant lot land care services in the Middle Hill District and Hamilton Larimer; and

**WHEREAS**, Blue Ground Mining LLC submitted a bid in the amount of \$750,772.80 for land care services for a term of one (1) year (initial term,) with two (2) separate one (1) year extension options for a total of three (3) years; and

**WHEREAS**, upon completion of the initial one (1) 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 to enter into a contract with Blue Ground Mining LLC. For Grass Cutting of Vacant Lots in the Middle Hill District and Hamilton Larimer; and

**Section 2.** The maximum amount approved by this resolution is for \$750,772.80 for one (1) year with two (2), one (1) year extensions for a total of three (3) years; and

**Section 3.** 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 Kahari Mosley seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

**Board Meeting**  
**April 25, 2024**  
**Agenda Item No. 13**

**RESOLUTION No. 93 of 2023**  
**(Tabled – December 14, 2023)**

**A Resolution – Authorizing the Housing Authority of the City of Pittsburgh to deposit funds into an interest-bearing account with the Hill District Federal Credit Union (HDFCU)**

**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 (HDFCU) 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 depositing funds will provide 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.** Authorize the Executive Director or Designee to approve the deposit of \$250,000 in an interest-bearing account at 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; 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 \$250,000.00 shall be deposited using 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 Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Jala Rucker, Janet Evans, Kahari Mosley, Majestic Lane,  
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 stated that the commissioners previously received copies of the Finance, Operations and Executive Report. He also thanked them for their leadership.
- Shout out to Staff with regard to eviction prevention as they work with Action Housing and other partners.
- Development and Mod staff with Operations working toward Choice Neighborhood were able to close Bedford Phase 1.
- 11,000 applications for the Housing Choice Voucher program shows that Pittsburgh is still in need of affordable housing. We will use every resource and every partnership in our imagination to create affordable housing in the City of Pittsburgh.
- Mr. Binion commended the wait list team for a very smooth and successful operation and thanked the staff.

**NEW BUSINESS** – No New Business

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

Janet Evans made a motion to adjourn, and Kahri Mosley seconded the motion.

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

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

“NAYS”: None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

A handwritten signature in blue ink that reads "Amy L. Shaffer". The signature is written in a cursive style with a large initial 'A' and 'S'.