

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
MAY 23, 2024
@ 412 Boulevard of the Allies; 7th 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, May 23, 2024, at 412 Boulevard of the Allies, 7th Floor Board Room, Pittsburgh, PA, and Via Zoom Webinar. The meeting began at 10:30 a.m.

The HACP Board Chairwoman, Valerie McDonald-Roberts, called the meeting to order. The Commissioners in attendance were Ms. Jala Rucker, Ms. Janet Evans, Mrs. Valerie McDonald-Roberts, Mr. Majestic Lane, and Mr. Khari Mosley. Mr. Alex Laroco and Mr. Jake Wheatley were not in attendance. A quorum was met. (Majestic Lane attended the meeting via Zoom Webinar).

Next, the Chair noted that the Board members previously received a copy of the April 25, 2024, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Jala Rucker made a motion to approve, and Janet Evans seconded the motion.

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

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

“NAYS”: None.

The Chair declared the motion carried and the minutes approved.

Michelle Sandidge presented the Activity Report for May 2024.

ACTIVITY REPORT:

Congratulations:

- PPS CTE (career technical education) awards honored our Misty Clark for cooperative education partner and the Industry Partner Award was given to Marian Woods.
- ONCON ICON worldwide awards named our CHRO Marian Woods as a winner of their top 10 Human Resources Professionals.
- Michelle Ralston Director of FS was elected to the PA Marc (Mid Atlantic Regional Council) NAHRO Board. Congrats.

- “*Whose Baaad*”...Goatscape thanks to lending a hand to our Bedford Dwellings landscaping and for providing smiles to staff and residents when the goats “*bleat it*” and escaped due to a storm fence opening issue. Social media received 23k hits regarding this great escape event. It made the national news. This is the largest view of any HACP story on social media to date.



All I can say is “Un bleat-able!”

- A visit from the White House from HUD and State Representative Abney and Mayor Gainey, started with a tour of Bedford Dwellings to talk about the Presidents infrastructure bill and commitment to reconnecting neighborhoods took place this month. The VIPs stopped in and gave some words of encouragement at our Virtual Parenting graduation honoring over 15 students who successfully completed the program. This program was funded by a grant from Highmark Wholecare.
- We were selected to present the CyberBus program at the CLPHA/*Housing Is* conference in DC. On the panel were the HACP and partners, The Jerome Bettis Bus Stops Here Foundation and The Stem Coding Lab. Following the presentation HUD requested us to come back in a few months to speak at their National ConnectHome USA digital conference. This time they want the team and the actual CyberBus. In addition, we were asked to take it to several PHAs across the US.
- A Happy Birthday Centurion celebration in Murray Towers for Ms. Emma Alper who turned 100 this month. She also received a visit and proclamation from council woman Barbara Warwick.
- The Rain Poetry project from Philadelphia, courtesy of PA Humanities with partnership from YouthPlaces, had a reveal party in North View Heights (NVH). Student haikus were displayed with a really cool concrete spray paint that appears once the rain hits it. Kudos to Asset Management Staff Ashley Kirkland and Patricia Briggs of RSS. This unique concept included the young poets reading their haiku. The poems are installed on the garden path between the high rise and the gym along Mt. Pleasant Road. Thanks to Commissioner Wheatley who joined us for the reveal.
- Senior Outdoor Movie nights return, thanks to a \$40K grant from Highmark Wholecare.
- Mark your calendars for June development events:

-Standard on Fifth -Ground Breaking- June 12th at 10am

-Larimer CHOICE Closeout Party and ribbon cutting, June 20th at 11 am

“Big Shout out” to Jerome Frank Mod/Dev who single-handedly got us over the finish line and closed the deal on Manchester, making it officially a RAD development. Mr. Binion take it away.

Mr. Binion acknowledged Jerome Frank and all of his tedious and painstaking efforts to close the Manchester deal.

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 Janet Evans seconded the motion. After a discussion.

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

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

“NAYS”: None.

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

PUBLIC COMMENTS: NONE

RESOLUTIONS:

Next, the Chair introduced the Resolutions:

RESOLUTION No. 26 of 2024

A Resolution - Authorizing the Executive Director or his Designee to enter into a contract with OSA Global, LLC to provide security services for Caliguiri Plaza, Carrick Regency, Finello Pavilion, Gualtieri Manor, Mazza Pavilion, Morse Gardens, Murray Towers, PA Bidwell, and 412 Boulevard of the Allies

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security services in its communities as a part of its plan to synthesize resources from police, private security, and technology to enhance the safety and security of the of its Hi-Rises, Communities and 412 Blvd of the Allies One-Stop Shop; and

WHEREAS, OSA Global, LLC was awarded two (2) three (3) year contracts in February 2021 by the HACP to provide armed and unarmed services to family communities, Northview, Bidwell, and Pressley (Contract 1) and to provide unarmed security for seven (7) high-rises (Contract 2); and

WHEREAS, On July 3, 2023, the HACP advertised a Request for Proposals (RFP) No. 350-26-23 to provide armed and unarmed security services for its High-Rise communities; and

WHEREAS, four (4) proposals were received in response to the RFP No. 350-26-23, as OSA Global, LLC was the highest ranked respondent; and other than the cost proposed for the service provisions, was determined to be the most responsive, responsible, and qualified firm; and

WHEREAS, the contract with OSA Global, LLC was set to end on February 6, 2024; however, in the January 2024 Board Meeting, Resolution No. 5 of 2024 was approved to add additional funds to Contract 1 and Contract 2 to extend armed and unarmed services until May 6, 2024 to explore other options for security in addition to guards and police, to include technology, and community engagement; and

WHEREAS, in an effort to explore and determine other available options to reduce security costs, the HACP considered Artificial Technology (AI), county and city police contracts, and

progressive steps to phase out the existing security guards; and

WHEREAS, one of the options explored included the Allegheny County Housing Authority (ACHA) who stated in writing they would not be in a position to fulfill the obligations of a contract for security services; and

WHEREAS, while the HACP is continuing to explore available options to reduce the costs of security there is still a continuing need to provide security services at the HACP Communities and 412 Boulevard of the Allies; and

WHEREAS, the HACP seeks to award a contract to OSA Global, LLC to continue to provide unarmed security services at the following sites of Caliguiri Plaza, Carrick Regency, Finello Pavilion, Gualtieri Manor, Mazza Pavilion, Morse Gardens, Murray Towers, PA Bidwell, and 412 Boulevard of the Allies; and

WHEREAS, the yearly total cost for services proposed by OSA Global, LLC is \$1,783,288.00 and with an additional two (2) year contract option, the three (3) year total cost not to exceed \$5,349,864.00; and

WHEREAS, the HACP will continue to explore options to lower the total security costs to include the phase-out of security guards at applicable sites; and

WHEREAS, this 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 enter into a contract with OSA Global, LLC to provide security services for the HACP seeks to award one (1) contract to OSA Global, LLC to continue to provide unarmed security services at the following sites of Caliguiri Plaza, Carrick Regency, Finello Pavilion, Gualtieri Manor, Mazza Pavilion, Morse Gardens, Murray Towers, PA Bidwell, and 412 Boulevard of the Allies; and

Section 2: The contract for services will include a yearly total cost of \$1,783,288.00 with an additional two (2) year contract option, for a the three (3) year total cost not to exceed \$5,349,864.00; and

Section 3: The contract shall be payable 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 discussion:

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

“AYES”:
Jala Rucker, Janet Evans, Majestic Lane
Valerie McDonald-Roberts.

“NAYS”:
None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 27 of 2024

A Resolution - Authorizing the Executive Director or his Designee to enter into a contract with 3G Security Solution to provide security services for the HACP High-Rises and Communities to include Pressley Street High Rise, Northview High Rise, Northview Heights Welcome Booths, Penfort Booth, Northview Recreational Center, and Roving Patrols

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security services in its High-Rises and communities as part of its plan to synthesize resources from police, private security, and technology to enhance the safety and security of HACP High-Rises and Communities; Pressley Street High Rise, Northview High Rise, Northview Heights Welcome Booths, Northview Recreational Center, and Roving Patrols; and

WHEREAS, OSA Global, LLC was awarded two (2) three (3) year contracts in February 2021 by the HACP to provide armed and unarmed services to family communities, Northview, Bidwell, and Pressley (Contract 1) and to provide unarmed security for seven (7) high-rises (Contract 2); and

WHEREAS, On July 3, 2023, the HACP advertised a Request for Proposals (RFP) No. 350-26-23 to provide armed and unarmed security services for its High-Rises and family communities; and

WHEREAS, four (4) proposals were received in response to the RFP No. 350-26-23, as 3G Security Solution was the second highest ranked respondent; and other than the cost proposed for the service provisions, was determined to be the second most responsive, responsible, and qualified firm; and

WHEREAS, the contract with OSA Global, LLC was set to end on February 6, 2024, however, in the January 2024 Board Meeting Resolution No. 5 of 2024 was approved to add additional funds to Contract 1 and Contract 2 to extend armed and unarmed services until May 6, 2024 to explore other options for security in addition to guards and police, to include technology, and community engagement; and

WHEREAS, in an effort to explore and determine other available options to reduce security costs, the HACP considered Artificial Technology (AI), county and city police contracts, and progressive steps to phase out the existing security guards; and

WHEREAS, one of the options explored included the Allegheny County Housing Authority (ACHA) who stated in writing they would not be in a position to fulfill the obligations of a contract for security services; and

WHEREAS, the HACP seeks to award one (1) contract to 3G Security Solutions to provide unarmed and armed security services at the HACP High-Rises and Communities; Pressley Street High Rise (unarmed) , Northview High Rise (armed) , Northview Heights Welcome Booths

(armed) , Northview Recreational Center (armed) , and Roving Patrols (armed); and

WHEREAS, the yearly total cost for services proposed by 3G Security Solutions is \$1,623,008.40 with an additional two (2) year contract option for a three (3) year total cost not to exceed \$4,869,025.20; and

WHEREAS, the HACP will continue to explore options to lower the total security costs to include the phase-out of security guards at applicable sites; and

WHEREAS, this 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 enter into a contract with 3G Security Solutions to provide security services for the HACP High-Rises and Communities; Pressley Street High Rise, Northview High Rise, Northview Heights Welcome Booths, Northview Recreational Center, and Roving Patrols; and

Section 2. The contract proposed by 3G Security Solutions is \$1,623,008.40 with an additional two (2) year contract option for a three (3) year total cost not to exceed \$4,869,025.20; and

Section 3. 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. 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, Majestic Lane
Valerie McDonald-Roberts.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

Kahari Mosely joined the HACP Board Meeting at this time.

RESOLUTION No. 28 of 2024

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Exterior Electrical Services Contract with Right Electric

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes Exterior Electrical Services at properties HACP-wide in accordance with the Department of Housing and Urban Development (HUD) standards; and

WHEREAS, Invitation for Bid (IFB) #300-13-18 REBID was awarded on December 20, 2018, for \$500,000.00 over the term of five (5) years to Right Electric.

WHEREAS, the HACP is requesting an additional \$100,000.00 to be added to the Exterior Electrical Services contract with Right Electric, to ensure the HACP can continue to abate any hazardous or emergency lighting situation that may occur within the HACP communities' streets and buildings or secondary systems that could endanger life, health, or property and to ensure payments to vendor.

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 in the amount of \$100,000.00 to the Exterior Electrical Services contract with Right Electric, for a new amount not to exceed \$600,000.00; and

Section 2. The additional funds to bolster the Exterior Electrical Services contract with Right Electric will be paid from Moving To Work (MTW) and/or Program Income funds.

Next, the Chair asked for a motion to approve the resolution. Kahari Mosley 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, Majestic Lane
Valerie McDonald-Roberts and Kahari Mosley.

"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.
- Mr. Binion also stated that the HACP Continues to be a pathfinder. Everyone wants to come to the HACP and figure out how we are doing our Choice Neighborhoods. Our customer service is improving and is a priority for us; we are getting a new phone system that will assist us in this priority.
- 500 residents to move in 500 days; HACP working with ACHA, City, Foundations as one to accomplish this goal.

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,
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'.