

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES

June 27, 2024

**@ 412 Boulevard of the Allies; 7th Floor Board Room Pittsburgh, PA 15219
and Via Zoom Webinar**

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, June 27, 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-Robers, called the meeting to order. The Commissioners in attendance were Ms. Jala Rucker, Mrs. Valerie McDonald-Roberts, Mr. Jake Wheatley, and via Zoom was Ms. Janet Evans. Mr. Khari Mosley. Mr. Alex Laroco and Mr. Majestic Lane were not in attendance. A quorum was met.

Next, the Chair noted that the Board members previously received a copy of the May 23, 2024, the HACP Board Meeting Minutes and asked for a motion to approve the minutes. Jala Rucker made a motion to approve, and Jake Wheatley seconded the motion.

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

"AYES": Jala Rucker, Janet Evans, Jake Wheatley and
Valerie McDonald-Roberts

"NAYS": None.

The Chair declared the motion carried and the minutes approved.

Michelle Sandidge presented the Activity Report for June 2024.

ACTIVITY REPORT:

- Standard on Fifth groundbreaking took place June 12th. The 51-unit mixed income development is one of many Project-Based Voucher endeavors the HACP has committed more than \$33 million to, since 2015.
- Check out the latest video *Red Flags of Fraud* that debuted at a press conference at the EVC with the District Attorney Zappala and his senior justice division.
- On Juneteenth The CyberBus team was at the Best of the Batch foundation with The Bus Stops Here Foundation, and Steeler rookies in Homestead. Look for the CyberBus at Steeler home games on the Jumbotron.

◦ The HACP and its many partners celebrated the culmination of decades of hard work in completing Cornerstone Village on June 20th... a mixed-income HUD Choice Neighborhoods Initiative development of 334 units, green & commercial spaces that includes the remodeled, Larimer School and the city's largest eco/handicapped playground. Immediately following, the HACP hosted 15 representatives from Steubenville, Ohio; City Council staff and JMHA. They had an intimate meeting with the Bedford Resident Leadership Team to discuss the Choice Grant people strategies and development ideas. They also produced an excellent video for Larimer Choice. Congrats JW and Mr. Binion and the staff on this achievement. *"My HUD sources said that we were the talk of HUD Town on Friday. The word on the HUD Street... if you want to know how public housing should be.... Look at the HACP!!! Starting with its Chair, Executive Director, and staff; the best customer service and engagement they've ever seen.*

◦ So true because the day after the event ..HUD's Office of Multifamily Housing Programs announced that it closed on an \$18.7 million Rental Assistance Demonstration (RAD) transaction with the HACP to help rehabilitate and preserve nearly 90 affordable rental homes in Manchester Commons. At HUD, we are not just building new affordable housing – we are preserving affordable homes, so they remain available for families into the future," said HUD Acting Secretary Adrienne Todman. "Today, working with our local partners, (HACP) we have closed a critical transaction to fund needed repairs. All I can say to our Jerome Frank from Development who has spent years working on this..."Well Played my friend ..Well played."

◦ The Pittsburgh Cultural Trust Lullaby, project event at the Greer Cabaret theatre took place on June 24th and included parents of Northview Heights and celebrations of their children with stories they wrote that were turned into lullabies and set to music by professional musicians. Our partnership with the Trust was in conjunction with NYC Carnegie Hall Weill Music Institute. Many thanks to our Muna Adan for this beautiful collaboration.

◦ June Visits and presentations:

*The Grable Foundation, re applying for funding for the CyberBus.

*UPMC office of workforce development re: The CyberBus 2.0 partnership, funding, and HCV engagement with behavioral health and their CHS.

*The Warhol Museum -Pop District and HUD @ the EVC/CAC and CyberBus collaborating to provide programs for residents.

*CMU interns touring HACP development initiatives w/Mr. Choice – JW – Kim.

*Mobility Works National Conference/housing mobility, partnerships to support family success. presentation by Lloyd Wilson and Michelle Sandidge along with our partner MBA to discuss our CyberBus 2.0 Workforce collaboration. MBA national Membership is over 250 commercial contractors and represents 16 unions locally.

◦ In closing - Clean slate E3 will celebrate its 25th birthday as CS E3 presents the Hill District arts festival with ACH clear pathways. The celebration is July 26-28th. Featuring Doug E. Fresh and a return E3 appearance of Kemba Smith with a screening of her made for tv movie.

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, Jake Wheatley 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. 29 of 2024

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Marshall Electric Construction, LLC for the National Standards for the Physical Inspection of Real Estate and Associated Protocols (NSPIRE) Changeover Electrical Support Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, on April 29, 2024, the Housing Authority of the City of Pittsburgh (HACP) issued an Invitation for Bid (IFB) #300-12-24 seeking qualified companies to provide the Physical Inspection of Real Estate and Associated Protocols (NSPIRE) Changeover Electrical Support Authority-Wide; and

WHEREAS, the IFB #300-12-24 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, five (5) companies responded to the IFB #300-12-24 for NSPIRE Changeover Electrical Support, specifically: Marshall Electric Construction, LLC; and

WHEREAS, Marshall Electric Construction, LLC 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 Designee is hereby authorized to enter into a contract in the amount not to exceed \$256,000.00 with Marshall Electric Construction, LLC for the NSPIRE Changeover Electrical Support Authority-Wide for a total of one (1) year; and

Section 2 The total one (1) year authorized amount of \$256,000 shall be awarded to Marshall Electric Construction, LLC and made 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 Jake Wheatley seconded the motion. After a discussion:

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

"AYES": Jala Rucker, Janet Evans, Jake Wheatley
Valerie McDonald-Roberts.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 30 of 2024

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Sargent Electric Company for Exterior Lighting Services Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes vendor support for the repair and maintenance of electrical distribution systems and exterior lighting across all HACP locations; and

WHEREAS, on April 22, 2024, the HACP issued an Invitation for Bid (IFB) #300-09-24 seeking qualified companies to provide Exterior Lighting Services Authority-Wide; and

WHEREAS, IFB #300-09-24 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 the IFB #300-09-24 for Exterior Lighting Services, specifically: Sargent Electric; and

WHEREAS, Sargent Electric Company 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 Designee is hereby authorized to enter into a contract in the amount not to exceed \$500,000.00 with Sargent Electric Company for Exterior Lighting Services Authority-Wide 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 total three (3) year authorized amount of \$500,000.00 shall be awarded to Sargent Electric Company and made 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 Jake Wheatley seconded the motion. After a discussion:

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

"AYES": Jala Rucker, Janet Evans, Jake Wheatley
Valerie McDonald-Roberts.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 31 of 2024

A Resolution - Authorizing the Executive Director or his Designee to support the Intergovernmental Agreement with the Allegheny County Department of Human Services for Out of School Time Programming

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP) plans to enter into an agreement with the Allegheny County Department of Human Services (ACDHS) for Out of School Time (OST) Programming, a term of up to three (3) years; The time period covered for the Agreement is (07/01/2024 thru 7/31/2027) at an annual amount of \$800,490, not to

exceed an amount of \$2,401,470. The Agreement will include the Sarah Heinz House, Youth Places and Center that Cares for Youth Programming in the following Communities: Northview Heights Arlington Heights and Allegheny Dwellings.

WHEREAS, the HACP has identified the need to provide OST Programming services in its communities to encourage residents to seek support for youth services in order to retain their housing and to promote a safe environment for all residents; and

WHEREAS, the HACP has identified the need to provide specific services to enable youth residents ages K-5 & Grades 6-12 to improve their quality of life and maintain safe, independent living; and

WHEREAS, the HACP has identified Northview Heights as one (1) community to encourage residents to seek OST for its youth in grades 6-12 to ensure a safe environment for youth in the community

WHEREAS, the HACP has identified Arlington Heights as one (1) community to encourage residents to seek OST for its youth in grades K-5 to ensure a safe environment for youth in the community.

WHEREAS, the HACP has identified Allegheny Dwelling as one (1) community to encourage residents to seek OST for its youth in grades K-5 to ensure a safe environment for youth in the community

WHEREAS, the HACP has partnered with the ACDHS to expand the scope of existing programs to provide enhanced levels of OST Programming in the targeted HACP communities; 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; and

WHEREAS, the HACP's support of the foregoing services will complement and leverage additional support provided by private foundations and other government sources, including the Sarah Heinz House, Youth Places and The Center that Cares Program Services and Domestic Services as provided by Allegheny County Department of Human Services.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into an Intergovernmental Agreement with the Allegheny County Department of Human Services (ACDHS) for the provision of Out of School Time (OST) Programming in the following HACP communities: Northview Heights, Arlington Heights, and Allegheny Dwellings for an amount not to exceed \$2,401,470. The term of the contract will be for three (3) years; and

Section 2. The Intergovernmental Agreement authorized in Section 1 shall not exceed an annual cost of \$800,490 to be paid from Moving To Work (MTW), Program Income or Clean State E3 funds.

Next, the Chair asked for a motion to approve the resolution. 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, Jake Wheatley,
Valerie McDonald-Roberts.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 32 of 2024

A Resolution – Ratifying the Executive Director or his Designee to Utilize an Existing Contract Negotiated between Region 4 Education Service Center and Willscot, Inc. to rent Temporary Office Space (Trailers) for Case Management and Supportive Services during the permanent installation of the Modular Offices as part of the implementation of the Bedford Dwelling Low-Income Public Housing Community (CNI Grant) Project, at the Bedford Dwelling Community, AMP-02

WHEREAS, on July 26, 2023, the Housing Authority of the City of Pittsburgh (HACP) was awarded an FY 2022 Choice Neighborhoods Implementation (CNI) from the U.S. Department of Housing and Urban Development (HUD) to assist in the redevelopment of the Bedford Dwellings Low-Income Public Housing (LIPH) community. One of the core requirements of the CNI Grant is to provide case management and supportive services to residents at Bedford Dwellings (Case Management Services); and

WHEREAS, the HACP has determined that it is in its best interest to locate the Case Management Services on-site in a modular office trailer in order to provide effective Case Management Services, ensure maximum resident participation, and provide maximum flexibility during the redevelopment of Bedford Dwellings.

WHEREAS, On December 14, 2024, the HACP Board through Resolution #89 approved the acquisition of four (4) trailers to accommodate the Case Management and other programs from the CNI Grant. During the expected three (3) to four (4) months for the manufacture, delivery, and installation of the modular office trailers, the Modernization department will rent two (2) trailers for up to six (6) months until the installation of the permanent trailers is complete; and

WHEREAS, there currently exists a competitively procured contract between the Region 4 Education Service Center and Willscot, Inc. (OMNIA Partners Network Program) with a current term end of October 1, 2024, that will be utilized for that purpose; and

WHEREAS, the Ratification Memorandum of Approval dated June 4, 2024 and approved June 6, 2024, for the Contract was approved in the amount of \$62,877.50, however, additional unforeseen costs have necessitated an increase to a proposed amount of \$80,292.35; and

WHEREAS, the HACP desires to utilize the contract in the proposed amount of \$80,292.35 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 Willscot, Inc. in the not-to-exceed amount of \$80,292.35 to rent two (2) on-site modular office trailers for a period of six (6) months for the Bedford community to provide case management services; and

Section 2. The amount shall be paid from Program Income, Moving to Work (MTW) and/or FY 2022 Choice Neighborhoods Implementation Grant funds.

Next, the Chair asked for a motion to approve the resolution. Jake Wheatley 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": Jala Rucker, Janet Evans, Jake Wheatley,
Valerie McDonald-Roberts.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

Mr. Kahari Mosley joined the meeting at this time via Zoom Webinar.

RESOLUTION No. 33 of 2024

A Resolution – Authorizing the Executive Director or his Designee to Execute Change Orders with Liokareas Construction Company, Inc. for Additional General Work for the Office Build-Out at 412 Boulevard of the Allies, AMP-99

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined the need for additional general construction work to resolve unforeseen conditions for its new administrative facility at 412 Boulevard of the Allies; and

WHEREAS, before the construction work was completed, it was determined that additional improvements were needed that were not included in the scope of the original general construction contract; and

WHEREAS, the HACP used the services of its design team to prepare documents for the additional work, and the HACP requested pricing from the general contractor; and

WHEREAS, Liokareas Construction Company, Inc. has submitted proposals totaling \$331,033.47 for each category of work needed and an extension of time through September 30, 2024, which were determined to be reasonable. The original contract established a period of 180 calendar days of work ending on July 9, 2022; and

WHEREAS, the change orders will be finalized 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 execute change orders with Liokareas Construction Company, Inc., in the not-to-exceed amount of \$331,033.47 with a time extension to September 30, 2024, which increases the total amount of the contract to \$2,025,033.47; 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. Jake Wheatley 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": Jala Rucker, Janet Evans, Jake Wheatley
Valerie McDonald-Roberts and Kahari Mosley.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 34 of 2024

A Resolution – Authorizing the Commitment of Additional Grant Funds and the Amendment of the Grant Agreement with Allies & Ross Management and Development Corporation to Fund the Negative Arbitrage Escrow for the Tax-Exempt Loan for the Manchester Redevelopment Project

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) determined that it would be in the best interests of the HACP and its residents to rehabilitate Manchester, which is comprised of eighty-six (86) residential units and related amenities (Project) to be operated in accordance with the U.S. Department of Housing and Urban Development (HUD)'s Rental Assistance Demonstration (RAD) program and Section 42 of the Internal Revenue Code (Code); and

WHEREAS, on February 22, 2024, the HACP Board of Commissioners authorized the Project's RAD conversion along with the rehabilitation of the Project units through HACP's instrumentality, Allies & Ross Management and Development Corporation (ARMDC), with a mix of financing sources that included a tax-exempt loan in the amount of \$22,100,000.00 (Tax Exempt Loan). The Tax Exempt Loan will be partially repaid by a tax credit equity at permanent loan conversion, and the remainder of the Tax Exempt Loan will be converted to a permanent loan; and

WHEREAS, pursuant to that certain financial agreement for the Tax Exempt Loan (Tax Exempt Loan Agreement) entered into by and among the Pennsylvania Housing Finance Agency (Governmental Lender), Citibank, N.A. (Funding Lender) and Bank of New York Mellon Trust Company, N.A. (Fiscal Agent) (together, the Parties) on May 17, 2024, the Parties agreed to advance the proceeds of the Tax Exempt Loan Agreement to Manchester RAD, LLC, a Pennsylvania limited liability company (Owner Entity) for the RAD conversion and rehabilitation of the Project units; and

WHEREAS, a condition of the Tax Exempt Loan Agreement required the ARMDC to provide a cash collateral (Cash Collateral Loan) in the full amount of the Tax Exempt Loan to the Fiscal Agent during the term of the Tax Exempt Loan; and

WHEREAS a secondary condition of the Tax Exempt Loan Agreement requires the ARMDC to provide an additional cash collateral loan in the amount of \$1,029,615, an estimated amount of negative arbitrage payment (Negative Arbitrage Reserve) that will accrue during the term of the Tax Exempt Loan, and will be repaid from the ARMDC's permanent soft loan at the permanent loan conversion; and

WHEREAS, the HACP will grant funds to the ARMDC in an amount not to exceed \$1,029,615 (Grant), which the ARMDC shall utilize to fund the Negative Arbitrage Reserve for the Manchester Redevelopment.

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 and directed, in the name of and on behalf of the HACP to (i) negotiate, execute, and deliver all such agreements, documents, and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Owner Entity to carry out the development activities related to the Project, contemplated herein; and

Section 2. The Executive Director or his Designee is hereby authorized to grant the ARMDC Moving To Work (MTW) and/or Program Income funds in an amount not to exceed \$1,029,615, from which the ARMDC will utilize to invest in the Manchester Redevelopment to fund the Negative Arbitrage Reserve.

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:

Next, the Chair asked for a motion to approve the resolution. Janet Evans 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": Jala Rucker, Janet Evans, Jake Wheatley
Valerie McDonald-Roberts and Kahari Mosley.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 35 of 2024

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 continue serving its residents both in person and online, the Housing Authority of the City of Pittsburgh (HACP) needs Data Communication via network links between its Community Management Offices throughout the City of Pittsburgh and the HACP Central IT Systems and Servers; and

WHEREAS, the Data Communication between the HACP Community Management Offices and the Central IT Systems and Servers is achieved using a Proprietary Fiber Cable network,

with a dedicated link into each Community Management Office provided by Salsgiver Inc. under contract until June 30, 2024; and

WHEREAS, The HACP plans to migrate from the Proprietary Fiber Cable network to a Cloud-based internet link into the community management offices within a period of (6) months. The HACP locations will use the new internet-based links to connect to the HACP Central IT Systems in the Cloud and/or Server in the HACP new data center; and

WHEREAS, to conduct the HACP daily business operations, the data communication between the community management sites and the Central IT Systems must remain operational until the new cloud internet-based links are in place; and

WHEREAS, the HACP requests the approval to retain the existing Salsgiver data communication Fiber Cabled Network for an additional six (6) months and add funds, in an amount not to exceed \$283,739.00 to the current contract amount of \$2,063,183.55 as of June 2024. The requested increase amount is 13.7% of the current contract for a total of \$2,346,922.55; 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 July 1, 2024, and add funds in the amount of \$283,739.00 to the existing contract for a total amount of \$2,346,922.55; 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 Jake Wheatley seconded the motion. After a discussion:

Next, the Chair asked for a motion to approve the resolution. Jake Wheatley 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": Jala Rucker, Janet Evans, Jake Wheatley
Valerie McDonald-Roberts and Kahari Mosley.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 36 of 2024

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 \$198,850.00 is expiring on July 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 completing 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 July 31, 2024 to January 31, 2025, and to add \$27,650.53 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 \$27,650.53 which is 14% of the current contract value of \$198,850.00 for a total of \$226,500.53; 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. Jake Wheatley 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": Jala Rucker, Janet Evans, Jake Wheatley
Valerie McDonald-Roberts and Kahari Mosley.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 37 of 2024

A Resolution - Authorizing the Executive Director or his Designee to renew and add funds to the contract between Gartner Inc. and the Housing Authority of the City Pittsburgh

WHEREAS, Gartner Inc. provides IT Consulting, Industry Research Reports and Technology Solutions Advisory and Assessment tools to the Housing Authority of the City of Pittsburgh (HACP); and

WHEREAS, Gartner Inc. above mentioned deliverables benefit the HACP in developing mission-aligned Technology Roadmaps, System Upgrades, and select the "best of breed" new IT solutions to continuously improve the HACP community members experience; and

WHEREAS, Gartner Inc. was contracted in 2020 following the approval of Resolution No. 64 of 2020 using a Commonwealth of Pennsylvania Department of General Services Master Client Agreement (MCA) for three (3) years with an option to renew in a single-year or multiple-year increments at a cost increase not to exceed six-percent (6%)per year; and

WHEREAS, the HACP contract with Gartner has reached the end of the optional Year 4 increment, and the HACP is requesting the approval of the HACP Board of Commissioners to renew the Gartner Inc. contract for the Year 5 increment, and add funds in the amount not to exceed \$96,281.17; and

WHEREAS, this procurement will be 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 renew the contract with Gartner Inc. and add the amount not to exceed \$96,281.17 to the current value of the contract of \$336,121.40 for a total of \$432,402.57; and

Section 2. The total amount of \$432,402.57 shall be payable from Moving to Work (MTW) and/or Program Income funds.

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

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 38 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Approve the Purchase of Adobe Licenses from Insight Public Sector for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) processes community members housing-related Applications, Certification, Payments, and many other documents using Adobe PDF for Digital Signatures and Electronically Fillable Forms; and

WHEREAS, Adobe PDF computer files are generated via Adobe Pro and Adobe Sign Software for processing Housing Assistance Applications, Contracts and Business documents to serve the HACP Communities; and

WHEREAS, over the past twelve (12) months the HACP has processed more than 15,000 Electronic Signatures while servicing communities, landlords and business partners, as well as internally for approvals, updates, and contracts; and

WHEREAS, to accommodate the increased demand for electronic signatures, the HACP purchased a twelve (12) month subscription for a volume of 20,000 Adobe Sign Enterprise Transactions, 30 Adobe Pro Named Licenses and 5 Adobe Creative Named Licenses for the cost of \$49,960.93 using a Government Cooperative Purchase Program, OMNIA PARTNERS (COBB COUNTY) for IT PRODUCTS AND SERVICES (# 23-6692-03); and

WHEREAS, Adobe Inc. recently changed their Computer Software License Method and pricing, which requires the HACP to acquire additional volume of Adobe Sign Enterprise

transaction licenses to accommodate anticipated growth in processing Electronic Signatures, as well as the need for 110 Additional Named User Licenses for each HACP Staff designated across departments to Create, Edit and Convert Adobe PDF files; and

WHEREAS, the HACP seeks the approval of the Board of Commissioners for the amount of \$25,597.05 to purchase a twelve (12) month subscription for an additional 110 named HACP User Licenses to allocate to departmentally, designated, HACP Staff members, and a volume of 5,000 Adobe Sign Enterprise transaction licenses for the HACP to process growth in electronic signatures within the upcoming twelve (12) months; and

WHEREAS, this procurement will be 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 add the amount, not to exceed \$25,597.05 to the approved, current subscription order total of \$49,960.93 from Insight Public Sector SLED (an Adobe Authorized Government Reseller) to purchase the Additional Adobe Licenses specified above for a new order total of \$75,557.98; and

Section 2. The new total of \$75,557.98 includes the additional amount of \$25,597.05 and shall be payable 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 Jake Wheatley seconded the motion. After a discussion:

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

"AYES": Jala Rucker, Janet Evans, Jake Wheatley
Valerie McDonald-Roberts and Kahari Mosley.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 39 of 2024

A Resolution - To add Funds to Addendum No 4 of the OSA Global Guard Contracts 1 and 2 through December 31, 2024

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security at the HACP Family and Hi-Rise communities; and

WHEREAS, OSA Global, LLC (OSA) was awarded two (2) three (3) year contracts in February

2021 by the HACP to provide armed and unarmed services to the HACP Family and High-Rise communities. Contract 1 was awarded to provided unarmed services; and Contract 2 was awarded to provided armed services; 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 and Family communities; and

WHEREAS, four (4) proposals were received in response to the RFP No. 350-26-23, and

WHEREAS, the proposals received from companies responding to RFP No. 350-26-23 were cost prohibitive in awarding a contract for a five (5) year period; and

WHEREAS, the contract with OSA was set to end on February 6, 2024; the HACP sought to add additional funds to Contract 1 and Contract 2 to extend armed and unarmed services provided by OSA until May 6, 2024: and

WHEREAS, in the January 2024 Board Meeting, Resolution No. 5 of 2024 was approved to add additional funds to OSA Contract 1 and Contract 2 to extend armed and unarmed services until May 6, 2024; and

WHEREAS, the purpose of extending the OSA contracts through May 6, 2024 was to afford the HACP the opportunity to explore other more cost-effective options for security, to include and not limited to above-baseline police services, technology, artificial intelligence (AI) and community engagement; and

WHEREAS, on May 3, 2024, contract addendums for OSA Contract No 1 and Contract 2 were signed to extend the term-end date to December 31, 2024, while the HACP explored other security options; and

WHEREAS, on May 23, 2024, Resolution No. 26 of 2024 was approved to enter into a contract with OSA to provide unarmed security services at HACP sites: Caliguiri Plaza, Carrick Regency, Finello Pavilion, Gualtieri Manor, Mazza Pavilion, Morse Gardens, Murray Towers, PA Bidwell, and 412 Boulevard of the Allies; and

WHEREAS, on May 23, 2024, Resolution No. 27 of 2024 was approved to enter into a contract with 3G Security Solutions to provide security services at Pressley Street High Rise, Northview High Rise, Northview Welcome Booths, Northview Gym, and Roving Patrols; and

WHEREAS, a Contract was executed by OSA pertaining to the services awarded under RFP No. 350-26-23 and the HACP issued an award letter on June 2024; and

WHEREAS, the Contract with 3G Security Solutions has not been signed to provide armed security services to Northview High Rise, Northview Welcome Booths, Northview Gym, and Roving Patrols; however, the referenced services are still needed by the HACP for the stated sites; and

WHEREAS, as previously cited, on May 3, 2024, Addendum 4 for Contract 1 and 2 for OSA Global Security Service extended the term of the OSA contract until December 31, 2024 but did not add funds to Contract 1 or Contract 2 for continued services; and

WHEREAS, the HACP incurred invoices from OSA for Contract 1 and Contract 2 in the interim of the new OSA contract awarded on June 24, 2024; and

WHEREAS, OSA has outstanding and anticipated invoices through July 6, 2024 for Contract 1 (\$405,833.48) and in Contract 2 (\$160,933.73) for a total amount of (\$566,767.21) for armed and unarmed guard services; and

WHEREAS, as previously referenced, the HACP has signed a new contract with OSA for unarmed services that is scheduled to begin in July 2024. Future unarmed services to OSA will be paid from the new Contract, therefore, the only additional funds needed for Contract 1 are the outstanding and anticipated invoices in the amount of \$405,833.48; and

WHEREAS, the HACP will need to add to the OSA Contract 2 an amount of \$1,675,765.93 that includes \$160,933.73 for outstanding and anticipated armed guard services through July 6, 2024 and \$1,514,832.20 for services from July 6, 2024 to December 31, 2024, or until the contract with 3G is signed and services begin pursuant to the contract with 3G.

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

Section 1. Authorize the Executive Director or his Designee is to add additional funds to Addendum No 4 of the OSA Contract No 1 in the amount of \$405,833.48 and Contract 2 in the amount of \$1,675,765.93 that includes the outstanding and anticipated invoices and through December 31, 2024 or until a Contract with 3G is executed and services begin; and

Section 2. Addendum 4 of the Contract 1 and Contract 2 to OSA shall be payable from Program Income and/or Moving to Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Jake Wheatley 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": Jala Rucker, Janet Evans, Jake Wheatley,
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.
- Speaking about the Larimer Development, Mr. Binion thanked Mayor Gainey and the Board for their Leadership.

NEW BUSINESS – No New Business

ELECTION OF OFFICERS:

Valerie McDonald-Roberts – asked for a nomination for Chair of the Board of the Housing Authority of the City of Pittsburgh.

Jala Rucker made a motion to nominate Jake Wheatley for the Board Chair. Kahari Mosely seconded the motion. Valerie McDonald-Roberts then asked if there were any other nominations. There were no additional nominations for Chair of the Board of the Housing Authority of the City of Pittsburgh. Nominations were closed. A roll call vote was had thereon:

“AYES” : Valerie McDonald-Roberts, Jake Wheatley, Janet Evans, Kahri Mosely and Jala Rucker.

“NAYS”: None.

Five (5) Votes were cast, and Jake Wheatley became the new Chair of the Board.

Next, Valerie McDonald-Roberts asked for a motion to nominate Vice-Chair of the Board of Commissioners of the Housing Authority of the City of Pittsburgh.

Jake Wheatley made a motion to nominate Jala Rucker for the Board Vice-Chair. Kahari Mosely seconded the motion. Valerie McDonald-Roberts then asked if there were any other nominations. There were no additional nominations for Vice-Chair of the Board of Commissioners of the Housing Authority of the City of Pittsburgh. Nominations were closed. A roll call vote was had thereon:

“AYES” : Valerie McDonald-Roberts, Jake Wheatley, Janet Evans, Kahri Mosely, and Jala Rucker.

“NAYS”: None.

Five (5) Votes were cast in favor for Mr. Wheatley; Jake Wheatley became new Chair of the Board of the Housing Authority of the City of Pittsburgh.

Ms. McDonald-Roberts turned the gavel over to Mr. Jake Wheatley.

Mr. Wheatley asked if there was any more New Business. There was no New Business.

ADJOURNMENT: Chairman Wheatley asked for a motion to adjourn the meeting.

Valerie McDonald-Roberts made a motion to adjourn, and Jala Rucker seconded the motion.

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

"AYES": Janet Evans, Jala Rucker, Kahari Mosley, Jake Wheatley 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.