

THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING AGENDA
NOVEMBER 21, 2024
10:00 A.M.
VIA ZOOM CONFERENCING

1. **Roll Call.**
2. **Motion to Approve the October 24, 2024, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report for October 2024.**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 71 of 2024 – Authorizing the Commitment of Funds for First & Market Project-Based Voucher/Gap Financing Project.**
6. **Resolution No. 72 of 2024 - Authorizing the Executive Director or his Designee to extend the duration of a Cooperative Purchase Agreement contract with Graciano Corporation for a Walk-thru Pedestrian Canopy at Building 74, Northview Heights, AMP-09.**
7. **Resolution No. 73 of 2024 - Authorizing the Executive Director or his Designee to Add Additional Funds to the Emergency Contract with Xycom to Repair the Equipment for the Northview Heights Community.**
8. **Resolution No. 74 of 2024 - Authorizing the Executive Director or his Designee to Settle and Amicably Resolve the delay claims of Bronder Technical Services, Inc. regarding construction at 412 Boulevard of the Allies, Pittsburgh, PA renovation project.**
9. **Executive Report.**
10. **New Business.**
11. **Adjournment.**

**Board Meeting
November 21, 2024
Agenda Item No. 5**

RESOLUTION No. 71 of 2024

**A Resolution - Authorizing the Commitment of Funds for First & Market
Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 92 of 2023 awarded Beacon Communities, LLC, the developer, a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for First & Market, an office-to-residential conversion development located at 100 First Avenue in the Downtown neighborhood, which provides ninety-three (93) units of low-income affordable senior-preferred housing (Project), and authorized the HACP to enter into underwriting negotiations with the Project's owner entity, BC First & Market LLC (Owner Entity); and

WHEREAS, the Project applied for a four percent (4%) Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in January 2024; and

WHEREAS, the Project entails the adaptive reuse of a former vacant office building into ninety-three (93) senior (62+) occupancy apartment units, all of which will be supported by LIHTC and PBV; and

WHEREAS, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), conducted underwriting and regulatory compliance reviews and determined that the Project's deal structure and timeline are feasible and viable for long-term affordability; and

WHEREAS, the HACP will grant \$3,800,000 of MTW Gap Financing funds, to the ARMDC which will subsequently issue a construction and permanent loan to the Owner Entity for the Project which will be repaid through project cash flow; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to the final approval of the Project by the U.S. Department of Housing and Urban Development (HUD).

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 grant the ARMDC MTW grant funds in an amount not to exceed \$3,800,000 which the ARMDC will utilize to invest in the Project upon HUD's final approval for the Project; and

Section 2. 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.

**Board Meeting
November 21, 2024
Agenda Item No. 6**

RESOLUTION No. 72 of 2024

A Resolution – Authorizing the Executive Director or his Designee to extend the duration of a Cooperative Purchase Agreement contract with Graciano Corporation for a Walk-thru Pedestrian Canopy at Building 74, Northview Heights, AMP-09

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined it will be necessary to extend the existing Cooperative Purchasing Agreement with Graciano Corporation for the Pedestrian Protection Walk-Through Canopy (safety scaffolding) at Building 74, Northview Heights; and

WHEREAS, the HACP will utilize a Cooperative Purchase Intergovernmental Agreement between the HACP and the City of Pittsburgh, under which the HACP intends to carry out the work under the City of Pittsburgh Contract #53673 with the Graciano Corporation; and

WHEREAS, the base term of the subject Cooperative Purchase Intergovernmental Agreement contract, including renewal options, is scheduled to end on March 31, 2025; and

WHEREAS, in alignment with federal contracting regulations, task or delivery orders issued prior to this end date will permit the contractor to perform work through to completion, even if performance extends beyond the contract's official end date ensuring continuity of services and compliance with applicable guidelines; and

WHEREAS, the HACP is authorized and encouraged under 2 CFR 200.318(e) to enter into local intergovernmental agreements for procurement or use of common goods and services to foster greater economy and efficiency; and

WHEREAS, the HACP will extend the Cooperative Purchase Agreement contract for six (6) months with the Graciano Corporation in the amount of \$24,717.00; and

WHEREAS, this 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 use the intergovernmental agreement between the HACP and the City of Pittsburgh to extend the current contract with the Graciano Corporation in the amount of \$24,717.00; and

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

**Board Meeting
November 21, 2024
Agenda Item No. 7**

RESOLUTION No. 73 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Add Additional Funds to the Emergency Contract with Xycom to Repair the Equipment for the Northview Heights Community

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

WHEREAS, the damage from the ceiling collapse caused all of the camera equipment to fail. The camera system assists the City of Pittsburgh in solving crimes that are committed at Northview Heights, as well as providing the residents with a sense of security in the community. As a result of public safety concerns, the Housing Authority of the City of Pittsburgh (HACP) Public Safety Department needed to enter into an emergency contract with Xycom to repair the equipment for the Northview Heights Community; and

WHEREAS, the quote received by Xycom on Thursday, October 12, 2023 was for a total amount of \$372,417.00 split into two (2) phases of the repair. Phase 1 was quoted for an amount of \$104,418.00 and Phase 2 for an amount of \$267,999.00; and

WHEREAS, an Emergency Memorandum was prepared by the HACP Public Safety Department requesting emergency funds in the amount of \$372,417.00 to repair the damage camera equipment; and

WHEREAS, Resolution 97 of 2023 was approved on December 14, 2023, to ratify the action of the Executive Director of Entering into an Emergency Contract with Xycom to repair the equipment for the Northview Heights Community; and

WHEREAS, the invoice received for Phase 1 of the repairs was received on November 17, 2023 in the amount of \$150,618.00; and

WHEREAS, the amount was over the Phase 1 quote \$46,200.00 due to Xycom having to complete a hardware physical reset of the entire Ubiquiti Network Ecosystem at Northview Heights. Every network switch, cloud key, wireless access point, directional antenna each needed to be factory reset and reprogrammed to join the new environment that HACP is now the administrator of. This was a result of the former vendor, Reliant, not providing login credentials; and

WHEREAS, the amount authorized by the Executive Director for the emergency contract to repair the equipment at Northview Heights community in the amount of \$372,417.00 is not enough to cover the outstanding invoice for Phase 2 in the amount of \$267,999.00; and

WHEREAS, additional funding is needed to cover the cost of the emergency repairs at the Northview Heights community in the amount of \$46,200.00; and

WHEREAS, the HACP is seeking to add \$46,200.00 to the existing emergency contract amount of \$372,417.00 for a revised total amount of \$418,617.00 to the emergency contract with Xycom for the emergency repairs at the Northview Heights community.

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

Section 1. The Executive Director or his Designee is hereby authorized to add additional funds in the amount of \$46,200.00 to the current contract of \$372,417.00 for a revised total amount of \$418,617.00 to the emergency contract with Xycom for the emergency repairs at the Northview Heights community; and

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

**Board Meeting
November 21, 2024
Agenda Item No. 8**

RESOLUTION No. 74 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Settle and Amicably Resolve the delay claims of Bronder Technical Services, Inc. regarding construction at 412 Boulevard of the Allies, Pittsburgh, PA renovation project

WHEREAS, Pursuant to sealed competitive bidding IFB – 600-01-21 the Housing Authority of the City of Pittsburgh (HACP) awarded a contract (Contract Management No, 8123 BPO No. 4384) to Bronder Technical Services, Inc. (Bronder) for various construction services to be provided relating to the 412 Boulevard of the Allies, Pittsburgh, PA renovation project. (Project); and

WHEREAS delays in construction occurred which caused Bronder to incur additional costs necessary for completion of the Project; and

WHEREAS, Bronder Technical Services, Inc. estimates construction delay claims in the amount of \$268,278.38 plus an outstanding invoice of \$2,920.00; and

WHEREAS, the HACP does not dispute that delay(s) occurred; and

WHEREAS, the HACP desires to settle and resolve the claim brought by Bronder to avoid possible and expensive litigation of said claim; and

WHEREAS, the HACP has determined through consultation with legal counsel that a settlement payment, not to exceed \$155,347.40 is reasonable under the circumstances; and

WHEREAS, the settlement of the above-mentioned claim is made in accordance with applicable federal and state laws 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 settlement agreement with Bronder to fully resolve any and all claims made by Bronder with regard to 412 Boulevard of the Allies, Pittsburgh, PA renovation project of the HACP as referenced above for \$155,347.40 for the additional costs incurred due to the delay claims plus an outstanding invoice of \$2,920.00; and

Section 2. The Executive Director, or his Designee is hereby authorized to pay a settlement amount, not to exceed \$155,347.40 to Bronder to fully resolve any and all claims made by Bronder in its delay claims against the HACP plus an outstanding invoice of \$2,920.00, as referenced above, related to work performed on the 412 Boulevard of the Allies, Pittsburgh, PA Project.