

The Housing Authority of The City of Pittsburgh
Board Meeting AGENDA
JANUARY 23, 2025
10:30 A.M.
412 BOULEVARD OF ALLIES, 7TH FLOOR CONFERENCE ROOM
PITTSBURGH, PA 15219 AND
VIA ZOOM CONFERENCING

1. **Roll Call.**
2. **Motion to Approve the December 15, 2024, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report for December 2024.**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 1 of 2025 - Authorizing the Executive Director or his Designee to Award a Three-Year Contract for Google Cloud-based Software and Gemini Enterprise AI Services provided by the Daston Corporation for the Housing Authority of the City of Pittsburgh.**
6. **Resolution No. 2 of 2025 - Authorizing the Executive Director or Designee to Enter into a Three-Year Contract with SHI International Corp for Microsoft Azure Cloud Services to Support Operations and Artificial Intelligence Initiatives Authority-Wide.**
7. **Resolution No. 3 of 2025 - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Electrical Support Contract with Marshall Electric and Tri-Rivers Holdings LLC for Authority-Wide Electrical Support.**
8. **Resolution No. 4 of 2025 - Revising the Public Housing Flat Rent Schedule, as required by The U.S. Department of Housing and Urban Development.**
9. **Resolution No. 5 of 2025 - Ratifying the Executive Director's decision to write off Collection Losses in the amount of \$383,936.97 from Tenant Accounts Receivable for the Months of October 2024 - December 2024.**
10. **Resolution No. 6 of 2025 - Authorizing the Executive Director or his Designee to enter into a new, one (1) year renewal agreement with Gilbert's Risk Solutions for Workers' Compensation Insurance.**
11. **Resolution No. 7 of 2025 - Authorizing the Executive Director or his Designee to enter into an Intergovernmental Agreement with the City of Pittsburgh for the Pittsburgh Regional Disparity Study.**
12. **Resolution No. 8 of 2025 - Authorizing the Executive Director or Designee to Award a Contract to First American Industries, Inc. for Emergency Plumbing Services Authority-Wide for the Housing Authority of the City of Pittsburgh.**

13. **Resolution No. 9 of 2025 – Authorizing the Executive Director or his Designee to enter into a contract with Xycom Technology Group to provide camera installation and maintenance at new and existing sites owned by the Housing Authority of the City of Pittsburgh.**
14. **Resolution No. 10 of 2025 - Authorizing the Executive Director or his Designee to Execute a Contract with Sargent Electric Inc. for Electrical Infrastructure Work Related to the Choice Neighborhood Initiative (CNI) Grant Office Trailers for Case Management and Supportive Services During the Implementation CNI Grant at the Bedford Dwelling Low-Income Public Housing Community, AMP-02.**
15. **Resolution No. 11 of 2025 - Approving the Transfer of Development Project Funds of FY 2025 Capital Fund Budget to Allies & Ross Management and Development Corporation.**
16. **Resolution No, 12 of 2025 - Authorizing Acquisition of Scattered Site Housing (11 Units) with Moving To Work Funds and Recordation of the U.S. Department of Housing and Urban Development's Declaration of Trust.**
17. **Resolution No. 13 of 2025 - A Resolution - Authorizing the Executive Director or his Designee to Purchase Compliance Software for Davis-Bacon Labor Standards Administration & Enforcement.**
18. **Resolution No. 14 of 2025 - Authorizing the Executive Director or his Designee for Purchase of Replacement HVAC Equipment and Safety Upgrades via Cooperative Purchase for Morse Gardens, (Historic Building) AMP-45.**
19. **TABLED - Resolution No. 78 of 2024 - Authorizing the Executive Director or his Designee to Advertise the Fiscal Year (FY) 2025 Housing Authority of the City of Pittsburgh Board of Commissioners Meeting Dates.**
20. **Executive Report.**
21. **New Business.**
22. **Adjournment.**

**Board Meeting
January 23, 2025
Agenda Item No. 5**

RESOLUTION No. 1 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Award a Three Year Contract for Google Cloud-based Software and Gemini Enterprise AI Services provided by the Daston Corporation for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is in its best interest to renew and expand the Licenses & Support contract for Google Cloud-based Software provided by the Daston Corporation; and

WHEREAS, the HACP Employees rely on Google Workspace's comprehensive suite of collaboration tools, including Gmail for secure communication, Google Drive for document management and real-time collaboration, Google Groups for team coordination, Google Meet for video conferencing, and Google Chat for instant messaging, enabling efficient work both internally and externally with Tenants, Landlords and Partners; and

WHEREAS, Google Cloud-based Software is an essential Information Technology (IT) tool for sustaining the HACP Online business services to its communities, particularly during any office closures; and

WHEREAS, Google Vault is a critical compliance tool that ensures HACP meets all legal requirements for email retention, eDiscovery, litigation holds, and records management, protecting the organization in legal matters and audits; and

WHEREAS, HACP seeks to enhance its operational efficiency and service delivery through the adoption of Google's Gemini Enterprise AI services, which will automate routine tasks, improve document processing, and provide advanced analytics capabilities; and

WHEREAS, the three (3) year Contract Renewal is required for the HACP to continue to use Google Cloud-based Software and implement transformative AI capabilities that will modernize our service delivery; and

WHEREAS, the HACP will utilize the Federal GSA (General Services Administration) Contract #47QTCA20D00CK to execute the renewal of the License & Support contract for Google's Workspace Enterprise Plus Edition, Google Vault, and Gemini Enterprise with the Daston Corporation, an SBA approved small HUBZone, and Woman-Owned Business; and

WHEREAS, the Daston Corporation is the current contract provider and has consistently met the targeted Service Level Agreements; and

WHEREAS, upon approval of the renewal, the Daston Corporation, as the Authorized Google Premier Partner, will work with the IT Department to continue to implement and support Google's Cloud-based Software with no disruption to the HACP business operations; 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 enter contracts with the Daston Corporation for a three (3) year period for total annual authorization of \$273,650.00; and

Section 2. The total three (3) year authorized amount of \$820,950.00 shall be payable from Program Income and/or Moving to Work (MTW) funds.

RESOLUTION No. 2 of 2025

A Resolution - Authorizing the Executive Director or Designee to Enter into a Three Year Contract with SHI International Corp for Microsoft Azure Cloud Services to Support Operations and Artificial Intelligence Initiatives Authority-Wide

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) requires secure and reliable cloud infrastructure services to support its operations and serve its communities; and

WHEREAS, the HACP is embarking on a digital transformation journey in FY 2025 that includes the adoption of Artificial Intelligence (AI) capabilities to enhance service delivery and operational efficiency; and

WHEREAS, Microsoft Azure Cloud Services provides essential infrastructure for both current operations and future AI initiatives, including machine learning, data analytics, and intelligent automation capabilities; and

WHEREAS, SHI International Corp is a Microsoft Certified Partner currently providing the HACP with Microsoft Enterprise Licenses for Windows Server Operating Systems, Microsoft 365, and SQL Server; and

WHEREAS, SHI International Corp provides these services through the SourceWell Contract #121923-SHI with a maturity date of February 27, 2028; and

WHEREAS, the Information Technology (IT) Department will actively monitor and optimize Azure service utilization to control costs while ensuring optimal performance of the HACP's cloud infrastructure and AI initiatives; 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 enter into a three (3) year contract with SHI International Corp for the provision of Microsoft Azure Cloud Services, to include: (a) Forecasted monthly costs of \$5,000.00/\$60,000 annually, subject to actual service utilization and (b) An annual contingency of 15% (\$9,000.00 annually) to accommodate business growth and AI initiatives; and

Section 2. The total three (3) year authorized amount of \$207,000.00 includes a total annual authorization of (\$60,000.00 base fee per year x three (3) years), and the 15% (9,000 .00 per year x three (3) years contingency fee) shall be payable from Moving to Work (MTW) and/or Program Income funds.

**Board Meeting
January 23, 2025
Agenda Item No. 7**

RESOLUTION No. 3 of 2025

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Electrical Support Contract with Marshall Electric and Tri-Rivers Holdings LLC for Authority-Wide Electrical Support

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

WHEREAS, the existing contract (IFB #300-11-22) for Electrical Support Authority-Wide was awarded by Resolution No. 37 of 2022 in the amount of \$500,000 over the term of five (5) years to Marshall Electric and Tri-Rivers Holdings LLC, and an additional \$100,000 was awarded by Resolution No. 2 of 2024. The monetary value of this award has nearly exhausted; and

WHEREAS, the HACP is requesting an additional two million, seventy-four thousand, two hundred forty dollars (\$2,074,240.00) be added to the Electrical Support Authority-Wide Contract with Marshall Electric and Tri-Rivers Holdings LLC.; and

WHEREAS, the additional funds are to ensure the HACP can continue to perform routine and emergency electrical work for the full five (5) years as stated in the terms of the original contract, as well as ensure payments to vendors; and

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 to the Electrical Support Authority-Wide Contract with Marshall Electric and Tri-Rivers Holdings LLC, in an amount of two million, seventy-four thousand, two hundred forty dollars (\$2,074,240.00) for a new, not-to-exceed total amount of \$2,674,240.00; and

Section 2. The additional funds will be utilized to bolster the Electrical Support contract with Marshall Electric and Tri-Rivers Holdings LLC, and will be paid from Moving-to-Work (MTW) and/or Program Income Funds.

**Board Meeting
January 23, 2025
Agenda Item No. 8**

RESOLUTION No. 4 of 2025

**A Resolution – Revising the Public Housing Flat Rent Schedule, as required by
The U.S. Department of Housing and Urban Development**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) establishes Fair Market Rents (FMR) for each market area in the United States; and

WHEREAS, Public Housing Authorities (PHAs) are required to establish a Flat Rent Schedule for each public housing unit based on market rates, and are required to revise that schedule annually; and

WHEREAS, at recertification, PHA's must offer tenants the option of paying either the Flat Rent or the income-based Brooke Rent; and

WHEREAS, HUD Notice PIH 2015-13 requires public housing authorities to review the FMR published annually, and to modify the previously approved flat rent schedule if the existing flat rents are less than 80% of the FMR; and

WHEREAS, HUD published the 2025 FMRs increased for all unit sizes, requiring the Housing Authority for the City of Pittsburgh (HACP) to modify its Flat Rent Schedule for all unit sizes; and

WHEREAS, the proposed 2025 Flat Rent Schedule was posted in the local newspapers on December 4, 2024, and December 11, 2024; and

WHEREAS, the proposed 2025 Flat Rent Schedule was made available for public review and comment on the HACP website and all other forms of HACP social media from Monday, October 21, 2024, through Monday, December 30, 2024 via the following link:

<https://hacp.org/publicnotices/housing-authority-of-the-city-of-pittsburgh-public-notice-of-revised-low-income-public-housing-flat-rent-schedule-2025/>; and

WHEREAS, the HACP facilitated virtual public hearings via Zoom on Wednesday, November 13, 2024, at 11:00 AM and 6:00PM and Wednesday, December 18, 2024, at 11:00 am and 6:00 pm; and

WHEREAS, the HACP did not receive any comments regarding the flat rent schedule.

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

Section 1. The revised Flat Rent Schedule for the Low-Income Public Housing program (LIPH), attached hereto as Exhibit A, is hereby approved; and

Section 2. The revised Flat Rent Schedule for the LIPH portfolio is effective retroactively to January 1, 2025.

Traditional Sites - Family and High Rise- HACP Pays All Utilities

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		798	854	1,024	1,306	1,407	\$ 1,618 \$ 1,829

High Rise-Tenant Pays Electric (Caligiuri, Finello, Morse, Carrick, Gaulatieri)

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		766	816	N/A	N/A	N/A	N/A

Scattered Sites-Duplex, Townhomes, Semi detached-Tenant Pays Utilities

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		N/A	N/A	1148	1474	1574	N/A N/A

Scattered Sites-Single Family - Tenant Pays Utilities

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		N/A	N/A	1134	1456	1553	N/A N/A

Scattered Sites-Single Family New Construction -Tenant Pay All Utilities-Natural Gas

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		N/A	N/A	1149	1472	1570	N/A N/A

Scattered Sites-Single Family New Construction -Tenant Pay All Utilities-Electric

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		N/A	N/A	1104	1418	1508	\$ 1,735

East Liberty Scattered Sites -Rowhouse (Gas and Electric)

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		N/A	N/A	N/A	1456	N/A	N/A N/A

East Liberty Scattered Sites -Rowhouse (All Electric)

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		N/A	N/A	N/A	\$ 1,511	N/A	N/A N/A

East Liberty Scattered Sites - Detached

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		N/A	N/A	N/A	\$ 1,489	N/A	N/A N/A

East Liberty Scattered Sites-Large Apartment-All Electric

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		N/A	N/A	\$ 1,162	N/A	N/A	N/A N/A

Mid-Rise Apartments (Arch Street)

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
		N/A	932	\$ 1,118	N/A	N/A	N/A N/A

**Board Meeting
January 23, 2025
Agenda Item No. 9**

RESOLUTION No. 5 of 2025

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$383,936.97 from Tenant Accounts Receivable for the Months of October 2024 - December 2024

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 2024- December 2024 is \$383,936.97; 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 \$383,936.97, which is 15.42% of the total rent and associated charges of \$2,490,386.01 for the fourth quarter of 2024.

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 \$383,936.97 from the Tenant Accounts Receivables (TARs) balance for October 2024 - December 2024 is hereby ratified.

**Board Meeting
January 23, 2025
Agenda Item No. 10**

RESOLUTION No. 6 of 2025

A Resolution – Authorizing the Executive Director or his Designee to enter into a new, one (1) year renewal agreement with Gilbert’s Risk Solutions for Workers’ Compensation Insurance

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required by the Pennsylvania Workers’ Compensation Act to provide workers’ compensation coverage to employees for lost wages and medical expenses resulting from work-related injuries and/or a work-related illness; and

WHEREAS, the HACP’s Board of Commissioners approved Resolution 51 of Fiscal Year (FY) 2019 authorizing a contract with Gilbert’s Risk Solutions for Workers’ Compensation Insurance for a term of five (5) years which expired on December 31, 2024; and

WHEREAS, the HACP will need to issue a Request for Proposals (RFP) for Workers’ Compensation Insurance; and

WHEREAS, the HACP is requesting the Board of Commissioners' approval for the Executive Director, or his Designee, to enter into a new, one (1) year renewal agreement with Gilbert’s Risk Solution for Workers Compensation Insurance in an amount not to exceed \$499,721.00 to pay invoices and cover premiums, and ensure coverage while the RFP is conducted; and

WHEREAS, the payment structure is a guaranteed cost program, for which the insured pays a fixed premium (or a fixed rate that is applied to an exposure base) for the policy term, regardless of the number and amount of losses that occur during the policy term; and

WHEREAS, this procurement is conducted in accordance with applicable federal, state, and local laws and regulations and the procurement policies and procedures of the HACP.

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

Section 1. That the Executive Director, or his Designee, is hereby authorized to enter into a new, one-year renewal agreement for workers compensation insurance with Gilbert’s Risk Solution, in the amount not to exceed \$499,721.00, contingent upon the number of employees on the HACP payroll, beginning January 1, 2025, and ending December 31, 2025; and

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

RESOLUTION No. 7 of 2025

A Resolution - Authorizing the Executive Director or his Designee to enter into an Intergovernmental Agreement with the City of Pittsburgh for the Pittsburgh Regional Disparity Study

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP) plans to enter into an agreement with the City of Pittsburgh for the Pittsburgh Regional Disparity Study as a member of the Pittsburgh Regional Disparity Study Consortium (Study Consortium) for a term of up to three (3) years; the time period covered for the Agreement is (01/01/2025 thru 12/31/2027) at an amount not to exceed an amount of \$225,000; and

WHEREAS, the Pittsburgh Regional Disparity Study Consortium (Study Consortium), comprised of the City of Pittsburgh, Allegheny County, Housing Authority of the City of Pittsburgh (HACP), Urban Redevelopment Authority (URA), Parking Authority, Pittsburgh Water and Sewer Authority (PWSA), and the Stadium Authority; and

WHEREAS, the Study Consortium desires to undertake all necessary and reasonable steps to ensure that minority-owned and woman-owned businesses MDWBEs and LGBTQ + are afforded equitable opportunities to participate in local government and other contracts within the relevant marketplace from which Study Consortium members routinely purchase significant quantities of goods and services; and

WHEREAS, the Study Consortium solicited proposals from qualified and experienced Consultants (Consultant) to conduct a study to determine if there are any ongoing disparities between the relative numbers of minority-owned businesses, women-owned businesses, and LGBTQ + owned businesses that are willing and able to perform construction, professional services, and goods and services contracts and the relative numbers of these same business types that are actually participating in these same types of contracts with Consortium member entities; and

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

NOW, THEREFORE, BE IT RESOLVED by the 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 City of Pittsburgh for the Pittsburgh Regional Disparity Study as a member of the Pittsburgh Regional Disparity Study Consortium (Study Consortium) for a three (3) year period at an amount not to exceed \$225,000.00; and

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

**Board Meeting
January 23, 2025
Agenda Item No. 12**

RESOLUTION No. 8 of 2025

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to First American Industries, Inc. for Emergency Plumbing Services Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to maintain proper functioning plumbing conditions for resident health and sanitation at properties Authority-wide in accordance with the Department of Housing and Urban Development (HUD) standards; and

WHEREAS, on October 21, 2024, the HACP issued Invitation for Bid (IFB) #300-35-24 seeking qualified companies to provide Emergency Plumbing Services Authority-Wide; and

WHEREAS, IFB #300-35-24 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.

WHEREAS, two (2) companies responded to IFB #300-35-24 for Emergency Plumbing Services, specifically: First American Industries, Inc.; and

WHEREAS, First American Industries, Inc. was determined to be the lowest 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 \$2,200,035.00 with First American Industries, Inc. for Emergency Plumbing 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 \$2,200,035.00 shall be awarded to the vendor and payable from program income and/or Moving-to-Work (MTW) funds.

RESOLUTION No. 9 of 2025

A Resolution – Authorizing the Executive Director or his Designee to enter into a contract with Xycom Technology Group to provide camera installation and maintenance at new and existing sites owned by the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a growing and continuing need for security cameras at the HACP Family and Hi-Rise Communities. The HACP works with law enforcement and needs a camera system that can be integrated with technology used by law enforcement to enhance the safety and security of the HACP communities; and

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

WHEREAS, Reliant IT became noncompliant with the terms of the contract in 2023; and

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

WHEREAS, a contract to provide camera installation and maintenance that is able to integrate with law enforcement was needed to be procured in order to have properly functional camera systems; and

WHEREAS, in October 2023 a Request For Proposals (RFP) #350-34-23 for camera installation and maintenance was advertised and only one (1) proposal was received; and

WHEREAS, a second RFP #350-34-23 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, a temporary contract for emergency services was executed in March 2024; and

WHEREAS, in August 2024 a third RFP #350-24-24 for camera installation and maintenance was advertised; and

WHEREAS, the HACP seeks to award a contract to Xycom Technology Group to provide camera installation and maintenance at new and existing sites owned by the Housing Authority of the City of Pittsburgh; and

WHEREAS, the yearly total cost for services proposed by Xycom Technology Group will include an initial one (1) year term with two (2) one (1) year extension options for a total of three (3) years in the amount of \$3,477,673.00; 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 Xycom Technology Group to provide camera installation and maintenance at new and existing sites owned by the Housing Authority of the City of Pittsburgh; and

Section 2. The contract for services will include an initial one (1) year term with two (2) one (1) year extension options for a total of three (3) years in the amount of \$3,477,673.00; and

Section 3. The contract shall be payable from Program Income and/or Moving to Work (MTW) funds.

**Board Meeting
January 23, 2025
Agenda Item No. 14**

RESOLUTION No. 10 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Execute a Contract with Sargent Electric Inc. for Electrical Infrastructure Work Related to the Choice Neighborhood Initiative (CNI) Grant Office Trailers for Case Management and Supportive Services During the Implementation of the CNI Grant at the Bedford Dwelling Low-Income Public Housing Community AMP-02

WHEREAS, on July 26, 2023, the Housing Authority of the City of Pittsburgh (HACP) was awarded an FY2022 Choice Neighborhoods Implementation (CNI) Grant 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 modular office trailers in order to provide effective Case Management Services, ensure maximum resident participation, and provide maximum flexibility during the redevelopment of Bedford Dwellings. On December 14, 2023, 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; and

WHEREAS, on November 10, 2024, the HACP advertised Invitation for Bid (IFB) 600-37-24 seeking qualified vendors for the project, and on December 10, 2024, the HACP received three (3) bids in response to the IFB; and

WHEREAS, Sargent Electric was determined to be the lowest responsive and responsible electrical construction bidder with a bid amount of \$60,391.00; and

WHEREAS, the HACP desires to utilize the contract in the proposed amount of \$60,391.00 which was determined to be reasonable; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to issue a contract to Sargent Electric Company with the not-to-exceed amount of \$60,391.00 to provide electrical infrastructure construction work to connect the modular office trailers for the Bedford community; and

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

**Board Meeting
January 23, 2025
Agenda Item No. 15**

RESOLUTION No. 11 of 2025

**A Resolution - Approving the Transfer of Development Project Funds of FY 2025
Capital Fund Budget to Allies & Ross Management and Development Corporation**

WHEREAS, by Resolution No. 61 of 2024, the Housing Authority of the City of Pittsburgh (HACP) agreed to obligate FY 2025 Capital Funds in the amount of \$21,500,000, which are granted from the HACP to the Allies & Ross Management and Development Corporation (ARMDC) to fund certain development activities (Development Activities); and

WHEREAS, the HACP transfers the authorized amount of FY 2025 Capital Funds as grant funds (Grant Funds) for the ARMDC to invest and leverage other financing instruments for the Development Activities, and the ARMDC may loan all or a portion of the Grant Funds to development partners and owner entities; and

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

WHEREAS, the ARMDC will submit a monthly grant report to the HACP's Board of Commissioners indicating summary disbursements to date of the Grant Funds.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into one or more Grant Agreements with the Allies & Ross Management and Development Corporation (ARMDC), transferring the Grant Funds up to \$21,500,000, which the ARMDC shall utilize to fund the Development Activities; and

Section 2. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the Housing Authority of the City of Pittsburgh (HACP), to (i) negotiate, execute and deliver all such agreements, documents, and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the Development Activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Development Activities contemplated herein; and

Section 3. All amounts shall be payable from Moving-to-Work (MTW) funds, Program Income, or other sources as appropriate.

RESOLUTION No. 12 of 2025

A Resolution - Authorizing Acquisition of Scattered Site Housing (11 Units) with Moving To Work Funds and Recordation of the U.S. Department of Housing and Urban Development's Declaration of Trust

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) will obligate FY 2025 Capital Funds (Federal Funds) in the amount of \$2,025,565.20 to fund acquisition and pre-development activities (Development Activities) for eleven (11) scattered sites residential units (Project).

WHEREAS, in 2022, the HACP acquired the Project located in three (3) Pittsburgh neighborhoods: Brighton Heights, Central Northside, and North Point Breeze; and

WHEREAS, the Project was acquired to diversify the scattered sites public housing; and

WHEREAS, the Project will reposition the HACP housing stock to preserve and expand affordable housing options in desirable neighborhoods, increase housing choices for low-income families, and preserve long-term affordability of low-income public housing in desirable neighborhoods of the city of Pittsburgh; and

WHEREAS, the HACP submitted a development proposal to the U.S. Department of Housing and Urban Development (HUD) and received approval to use Federal Funds for the Project in the 4th Quarter of 2024; and

WHEREAS, HUD requires a recorded Declaration of Trust for any development project receiving federal funds.

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 transfer funds up to \$2,025,565.20, which the HACP shall utilize to fund the Development Activities. All amounts shall be payable from Moving-to-Work (MTW) Capital Fund Program (CFP) funds; and

Section 2. The Executive Director of his Designee is hereby authorized to execute the Declaration of Trust and any other closing documents required for this transaction, as per HUD's approval.

**Board Meeting
January 23, 2025
Agenda Item No. 17**

RESOLUTION No. 13 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Purchase Compliance Software for Davis-Bacon Labor Standards Administration & Enforcement

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is responsible for ensuring that construction laborers and mechanics working on covered projects are paid no less than the Federal prevailing wage rate for the type of work they perform, as mandated by the Davis-Bacon labor standards; and

WHEREAS, the HACP uses LCPtracker licensed software to support its Davis-Bacon labor standards administration and enforcement requirements; and

WHEREAS, licensing for LCPtracker software is available for purchase through an intergovernmental agreement under the General Services Administration (GSA) contract No. GS-35F-364BA, IT Schedule 70; and

WHEREAS, the current GSA contract No. GS-35F-364BA option period ends on May 7, 2029, while HACP license period for the LCPtracker software license is set to expire on January 31, 2025; and

WHEREAS, the HACP will purchase the licensed software at an annual cost of up to \$49,369.57 for a period of four (4) years, not to exceed a total of \$197,478.28; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, and local procurement rules and regulations, as well as 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 their Designee is hereby authorized to purchase LCPtracker software at an annual cost of up to \$49,369.57 for a period of four (4) years, not to exceed a total of \$197,478.28, to support Davis-Bacon Labor Standards Administration and Enforcement.

Section 2: The total four (4) year authorized amount of \$197,478.28 shall be payable from Moving to Work (MTW) funds and/or Program Income.

**Board Meeting
January 23, 2025
Agenda Item No. 18**

RESOLUTION No. 14 of 2025

A Resolution – Authorizing the Executive Director or his Designee for Purchase of Replacement HVAC Equipment and Safety Upgrades via Cooperative Purchase for Morse Gardens, (Historic Building) AMP-45

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to replace the Heating, Ventilation and Air Conditioning (HVAC) equipment at Morse Gardens, AMP-45. The HVAC equipment has recurrently experienced signs of failure over the recent cooling seasons. The non-maximum performance of the HVAC equipment affects the operational impact and jeopardizes the system’s ability to maintain a safe and comfortable environment for the residents; and

WHEREAS, the HACP procured the Architectural/Engineering (A/E) firm of AE7 Pittsburgh to design the appropriate efforts necessary for the installation for the HVAC and safety upgrades at Morse Gardens; and

WHEREAS, the critical nature of HVAC functionality requires expedited solutions to prevent further system degradation and ensure continued operations; and

WHEREAS, in order to facilitate the replacement of the HVAC equipment, per the HACP Procurement Policy, the HACP may enter into State and/or local cooperative or intergovernmental agreements to purchase or use common supplies, equipment, or services; and

WHEREAS, it is the intent of the HACP to purchase the equipment from Trane using Trane's Omnia Partners Contract #1153, Omnia/US Communities Contract #31 -373522-20-001/USC 15JLP-023 to perform the HVAC construction activities; and

WHEREAS, the decision to use an interagency agreement instead of conducting a direct procurement is based on economy and efficiency. The cooperative purchasing agreement offers pre-negotiated pricing and terms vetted through a competitive process. This procedure ensures compliance with procurement regulations while achieving timely and cost-efficient results. Furthermore, the HACP can lock-in the costs at the current unit pricing available to Omnia Partners, which are lower and discounted; and

WHEREAS, AE7 Pittsburgh will collaborate with Trane to ensure the successful delivery of a comprehensive HVAC system for Morse Gardens, meeting all project specifications and performance standards; and

WHEREAS, the HACP desires to place orders for the equipment in Trane’s proposal so the timing on the deliveries will proceed and align with the implementation and sequence of the overall construction work in time for the summer season.

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 utilize the existing contract negotiated between Omnia Partners and Trane Contract #1153, Omnia/US Communities Contract #31 -373522-20-001/USC 15JLP-023 for the purchase of replacement HVAC Equipment and Safety Upgrades in the amount of \$326,616.00 for Morse Gardens; and

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

**Board Meeting
December 12, 2024
Agenda Item No. 7**

RESOLUTION No. 78 of 2024

**A Resolution - Authorizing the Executive Director or his Designee to Advertise the
Fiscal Year (FY) 2025 Housing Authority of the City of Pittsburgh
Board of Commissioners Meeting Dates**

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

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

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

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

Thursday, January 23, 2025

Thursday, February 27, 2025

Thursday, March 27, 2025

Thursday, April 24, 2025

Thursday, May 22, 2025

Thursday, June 26, 2025

Thursday, July 24, 2025

NO BOARD MEETING IN AUGUST

Thursday, September 25, 2025

Thursday, October 23, 2025

NO BOARD MEETING IN NOVEMBER

Thursday, December 18, 2025

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